

APPENDIX N
WEST MOJAVE PLAN
SOCIO-ECONOMIC ANALYSIS

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SOCIO-ECONOMIC ANALYSIS

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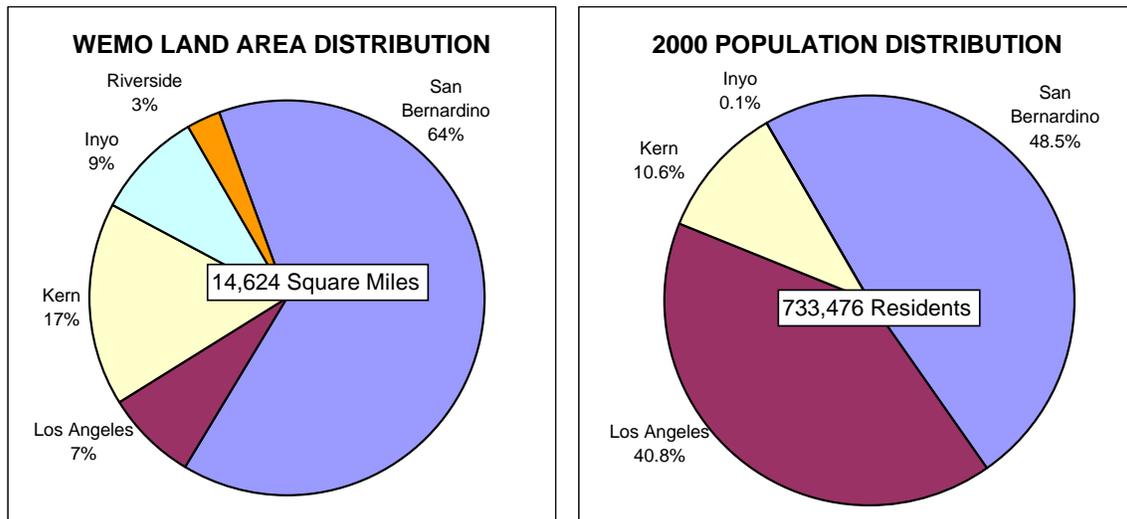
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Existing Socio-Economic Setting

Socio-Economic Overview

Encompassing nearly 9.36 million acres, the West Mojave Plan Area (WEMO) is a substantial geographic region. If WEMO existed as separate corporate county, it would rank as the 2nd largest in the State behind San Bernardino County in terms of total land area. This large study area hosts over 733,000 residents (2000 Census) and would rank as the 13th most populated County in the State. WEMO, however, encompasses portions of five separate counties. The corresponding land area and resident population base within each of the respective county subareas that comprise WEMO is graphically summarized below.



Approximately 3.0 percent or 262,000 acres of WEMO is within a portion of Riverside County that is Federally owned and designated as a National Park (Joshua Tree National Park) and habitat conservation open space. The resident population base and associated building and employment activity in this subarea is minimal and primarily defined by existing park service and habitat conservation activities. Socio-economic conditions within this Riverside County subarea will remain unaffected by the habitat conservation program proposed under WEMO. As such, the analysis of existing socio-economic conditions and potential effects associated with WEMO is effectively limited to conditions and impacts found within the other four remaining subareas comprising 97.0 percent of the study area.

Regional Environment

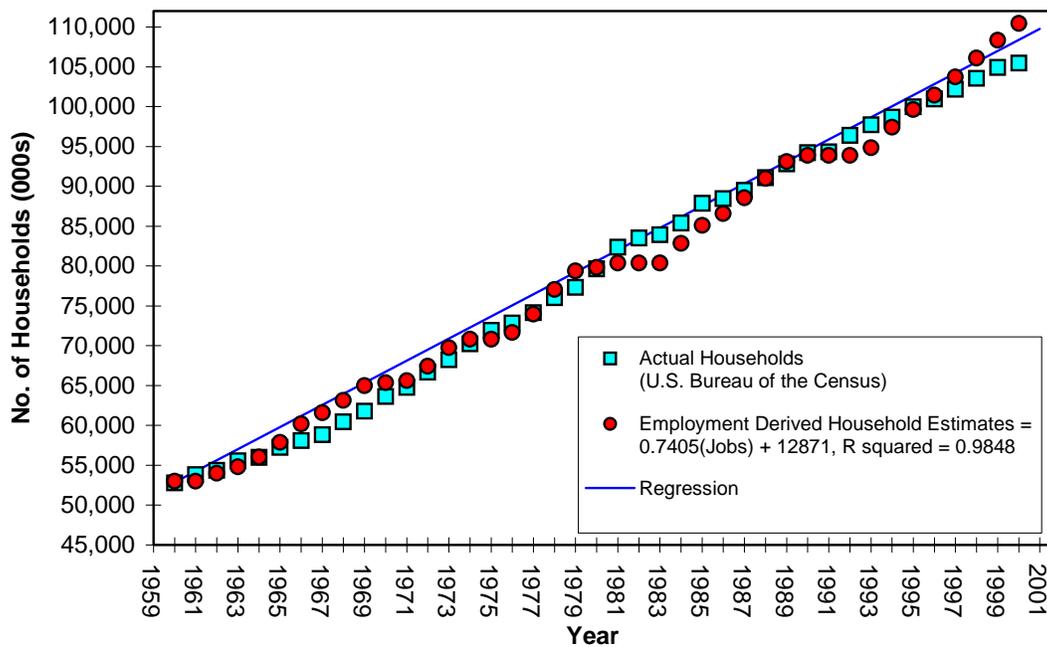
The WEMO area constitutes a vast geographic region, exceeded in size by only one county in California, and hosts about 730,000 residents. In totality, the WEMO population base is significant but is widely dispersed in scattered concentrations ranging from as few as 25,000 residents in such areas as Barstow and Ridgecrest to more than 200,000 in the Palmdale-Lancaster area of Los Angeles County and also the Victor Valley area of San Bernardino County. A mature self-generating economy, by contrast, is invariably characterized by a relatively dense concentration of population in excess of 1.0 million residents (arguably more) due to the specialized nature of workforce skills and equally specialized industry sectors that exist in the 21st Century. The WEMO area is too small and dispersed to be realistically considered a self-generating economy. The WEMO area also is situated along the periphery of the huge Southern California industrial complex, even though certain industries such as aerospace, mining, military, and government operations have long provided local employment to area residents. By and large, the WEMO area is influenced and driven by growth within the larger economic region of which it is a part, namely Southern California.

The six-county Southern California region (Los Angeles, Orange, San Diego, San Bernardino, Riverside, and Ventura counties) hosting 19.7 million residents and 8.0 million nonagricultural wage and salary jobs in 2001 constitutes the principal economic engine driving demand for household formation within various sub locations of this region, such as WEMO. Kern County hosting 681,000 residents and 200,000 nonagricultural jobs in 2001 is expected to have a modest influence on housing and population growth in the Kern subarea of WEMO, since this region of Kern County is closely tied to the Antelope Valley area of Los Angeles County. Finally, Inyo County with less than 20,000 residents, and a heavy of mix of population-serving retail trade, service, and government jobs is not expected to function as a significant employment-based driver of WEMO area housing and population growth.

Historic Regional Trends

An understanding of growth trends across the greater Southern California region provides insight about socio-economic relationships that have influenced historic growth and can be expected to influence future growth in the sub-region

environments such as WEMO. A wide variety of socio-economic factors can be evaluated but changes in population, employment, and housing reflect principal drivers of urbanization and associated economic activity. Area population growth is a product of household formation. Household formation is primarily driven by the availability of employment, with the exception of retirement households. Household formation closely correlates with nonagricultural employment gains as the following chart of U.S. households and employment-derived estimate of households indicates:



The illustrated correlation reflects an intuitive perception that most households require a means of gainful employment to pay necessary housing cost, whether as renters or owners. Population growth is sometimes used as a predictive indicator of the demand for housing, although the statistical correlation between population and housing is lower than noted above, and the logical argument for the use of population versus employment to evaluate housing demand is debated. The following discussion is supplemented by a series of detailed tables included in the A-Exhibits at the end this report.

Population

Total population within the six-county region of Southern California, plus Kern County, grew by 6.54 million residents over the 21-year period from 1980 to 2001 as summarized below:

TOTAL POPULATION GROWTH

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 7,498,300 | 1,947,000 | 668,700 | 897,800 | 1,876,500 | 529,700 | 13,418,000 | 406,350 | 13,824,350 |
| 1990 | 8,910,342 | 2,420,953 | 1,183,814 | 1,430,644 | 2,509,842 | 671,060 | 17,126,654 | 548,837 | 17,675,491 |
| 2001 | 9,739,331 | 2,909,854 | 1,613,966 | 1,762,397 | 2,889,076 | 772,624 | 19,687,247 | 680,598 | 20,367,845 |

Source: California Department of Finance; Alfred Gobar Associates.

Inyo County is addressed on a supplementary basis in regard to regional trends for the following reasons. This subarea is geographically isolated from the Southern California region and, as such, regional economic growth (population, housing, and employment) is expected to exert limited pressure for future growth in Inyo County. The household population base of Inyo County has also experienced very little change between 1980 (17,682 persons) and 2001 (18,042 persons). Further, the southern portion of Inyo County accounts for less than 0.1 percent, or roughly 600 residents, of the population base of WEMO. Corresponding housing, and employment trends roughly parallel the indicated household population trend.

As summarized above, total population throughout Southern California grew at an average annual rate of 1.84 percent, while total population in the three counties hosting the most populated subareas of WEMO grew by 1.25 percent (Los Angeles), 3.26 percent (San Bernardino), and 2.49 percent (Kern County) on average over the same reference period. Since 1990, the rate of population growth has slowed relative to the average rate experienced over the entire 21-year interval. Since 1990, total population in Southern California increased at an average annual rate of 1.27 percent with a corresponding rate of 0.81 percent for Los Angeles County, 1.91 percent for San Bernardino County, and 1.98 percent for Kern County.

In absolute terms, Los Angeles County accounts for the largest increase in total population, even at a significantly slower rate of growth than in other counties. Due to

sheer size, Los Angeles County will continue to account for the largest share of total population in Southern California over the long run. The pattern of population growth, however, is shifting and outlying sub-regions are capturing a greater share of total growth as indicated below:

DISTRIBUTIVE SHARE OF TOTAL POPULATION

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 54.2% | 14.1% | 4.8% | 6.5% | 13.6% | 3.8% | 97.1% | 2.9% | 100.0% |
| 1990 | 50.4% | 13.7% | 6.7% | 8.1% | 14.2% | 3.8% | 96.9% | 3.1% | 100.0% |
| 2001 | 47.8% | 14.3% | 7.9% | 8.7% | 14.2% | 3.8% | 96.7% | 3.3% | 100.0% |

Source: California Department of Finance; Alfred Gobar Associates.

As shown, outlying counties such as Riverside, San Bernardino, and Kern have steadily increased their respective share of total population over the 21-year reference period. An indexed measure of the shifting pattern of population growth, relative to conditions that existed in 1980, further illustrates these trends:

INDEXED SHARE OF POPULATION RELATIVE TO 1980

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1990 | 0.93 | 0.97 | 1.38 | 1.25 | 1.05 | 0.99 | 1.00 | 1.06 | 1.00 |
| 2001 | 0.88 | 1.01 | 1.64 | 1.33 | 1.04 | 0.99 | 1.00 | 1.14 | 1.00 |

Source: California Department of Finance; Alfred Gobar Associates.

Employment

Southern California growth trends describing total population are influenced by trends describing nonagricultural employment and related housing construction. Since 1980 the nonagricultural employment base for Southern California and Kern County has grown by 34.0 percent as indicated below:

TOTAL NONAGRICULTURAL WAGE AND SALARY EMPLOYMENT

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 3,610,400 | 836,400 | 189,704 | 244,296 | 650,300 | 152,900 | 5,684,000 | 131,200 | 5,815,200 |
| 1990 | 4,133,300 | 1,172,400 | 304,200 | 408,500 | 966,600 | 230,300 | 7,215,300 | 170,700 | 7,386,000 |
| 2001 | 4,093,900 | 1,418,300 | 472,400 | 556,700 | 1,221,600 | 280,200 | 8,043,100 | 200,000 | 8,243,100 |

Source: California Employment Development Department; Alfred Gobar Associates.

The aggregate increase in nonagricultural employment throughout the region since 1980 equates to an average annual growth rate of 1.68 percent. This 21-year average rate is significantly lower than the corresponding rate between 1980 and 1990 (2.42 percent) but significantly higher than the average rate since 1990 (1.00 percent). The seven-County region created 1.57 million new jobs (net) between 1980 and 1990 compared to 0.86 million (net) since 1990. On a combined basis, economic growth within the three WEMO area counties (Los Angeles, San Bernardino, and Kern) created about 138,000 additional jobs (net) since 1990, or 16.1 percent of net employment gains throughout the region. By contrast, the corresponding share of total job gains between 1980 and 1990 was 46.3 percent. The share of employment growth occurring in the three WEMO area counties has been substantially less since 1990 than during the previous decade.

The reduced rate of employment growth among the WEMO area counties is indicative of broader employment trends describing overall economic expansion throughout the region as indicated by the following employment share data:

DISTRIBUTIVE SHARE OF TOTAL EMPLOYMENT

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 62.1% | 14.4% | 3.3% | 4.2% | 11.2% | 2.6% | 97.7% | 2.3% | 100.0% |
| 1990 | 56.0% | 15.9% | 4.1% | 5.5% | 13.1% | 3.1% | 97.7% | 2.3% | 100.0% |
| 2001 | 49.7% | 17.2% | 5.7% | 6.8% | 14.8% | 3.4% | 97.6% | 2.4% | 100.0% |

Source: California Employment Development Department; Alfred Gobar Associates.

In 1980, Los Angeles County accounted for 62.1 percent of nonagricultural employment throughout the Southern California region, including Kern County. By comparison, Los Angeles County's respective share was down to 49.7 percent in 2001. In fact, aggregate 2001 employment within Los Angeles County remains below levels reported in 1990 due to the protracted recession during the early 90's and heavy losses in the manufacturing sector, particularly aerospace and defense related jobs. By comparison, San Bernardino County has captured an increasing share of employment (from 4.2 percent in 1980 to 6.8 percent in 2001), while the corresponding share for Kern County has remained relatively constant (2.4 percent).

Since 1980, net employment gains in Orange County (581,000 jobs) and San Diego County (571,300 jobs) have each exceeded net employment gains in Los Angeles

County (483,500 jobs), which accounted for 62.1 percent of the region’s employment in 1980. Since 1990, these two counties have led all other individual counties in job growth. Both Riverside and San Bernardino County are commonly recognized as a single metropolitan statistical area (Inland Empire) for purpose of tracking most socio-economic trends. On the basis of this definition, the Inland Empire has actually led Southern California in net employment gains since 1990 (314,400 jobs). As these trends suggest, the proportionate share of nonagricultural employment growth has been shifting over the 21-year reference period, principally from Los Angeles County to the other six counties as the following indexed measures further illustrate:

INDEXED SHARE OF EMPLOYMENT RELATIVE TO 1980

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1990 | 0.90 | 1.10 | 1.26 | 1.32 | 1.17 | 1.19 | 1.00 | 1.02 | 1.00 |
| 2001 | 0.80 | 1.20 | 1.76 | 1.61 | 1.33 | 1.29 | 1.00 | 1.08 | 1.00 |

Source: California Employment Development Department; Alfred Gobar Associates.

Average annual rates of growth are useful in describing overall long-term trends that affect a region. Economic growth, however, is cyclical in nature and subject to volatility on a year-to-year basis. The Southern California economy has not been immune to such volatility since 1980 as the graph in Exhibit 1 indicates. The graph covers two recession periods, a sharp but relatively short recession from 1982 to 1983 then a more severe and protracted recession that started in 1990 then bottomed out in 1993 before significant recovery began in 1995. The graph also depicts the onset of the current economic slump that began in earnest throughout California following the technology sector fallout at the end of 2000. Careful review of the graph shows that San Bernardino County and Kern County weathered the recession of the early 90’s fairly well while Los Angeles County suffered the most. The impact of the 90’s recession on aggregate employment levels is graphically depicted in Exhibit 2. As shown, the Southern California economy did not return to 1990 employment levels until 1997, and Los Angeles County has not yet recovered all jobs lost during the early 90’s.

Housing

Southern California housing growth trends are also characterized by year-to-year volatility and shifting development activity throughout the region. Since 1980 roughly 1.93 million construction permits have been issued for new housing development. The average annual volume of development activity for all forms of housing (detached, attached, condo, apartment, etc.) is summarized below:

AVERAGE ANNUAL UNITS CONSTRUCTED - ALL HOUSING

| Period | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|-----------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1981-85 | 31,073 | 13,211 | 11,904 | 13,654 | 21,740 | 3,694 | 95,276 | 4,912 | 100,188 |
| 1986-90 | 50,112 | 20,366 | 23,277 | 21,556 | 27,547 | 4,916 | 147,773 | 4,496 | 152,269 |
| 1991-95 | 10,166 | 7,911 | 7,920 | 5,708 | 6,658 | 1,977 | 40,338 | 3,556 | 43,894 |
| 1996-00 | 11,963 | 11,379 | 11,799 | 5,927 | 12,353 | 3,265 | 56,686 | 3,008 | 59,694 |
| 2001 | 18,118 | 8,585 | 18,097 | 8,395 | 15,468 | 3,453 | 72,116 | 3,494 | 75,610 |
| 22 Yr Avg | 25,611 | 12,902 | 13,656 | 11,410 | 16,824 | 3,488 | 83,890 | 3,925 | 87,815 |

Source: Bureau of the Census - Construction Statistics Division; Alfred Gobar Associates.

Inyo County housing growth is not explicitly described above but grew at an average annual rate of approximately 28 dwelling units per year between 1980 and 2000. In contrast to Southern California trends, average annual construction throughout the entire County averaged close to 33 units per year between 1990 and 2000 compared to 23 units per year between 1980 and 1990.

Regional trends identified above clearly show that the volume of development activity in all seven counties of the region has dropped considerably since peak building activity between 1984 and 1989. The 80's reflected a period of rampant overbuilding fueled by lack of oversight in the savings and loan industry and inadequate foresight on the part of many developers. Housing construction activity was significantly outpacing sales volume just as the Southern California economy was being impacted by the post-Cold War recession in 1990. In effect, the bottom dropped out of Southern California's aerospace and defense industry, heavily concentrated in Los Angeles County, which fueled more wide spread job losses as illustrated in Exhibit 3. During the subsequent recovery period (1995 to 2000), annual job growth began to approach previous peak levels but housing development has continued at much more moderate levels.

The employment and housing market collapse in the early 90's ushered a shift in the pattern of housing development activity throughout Southern California, albeit at a significantly slower pace than during the 80's. After 1990, Orange, Riverside, Ventura, and Kern County began to capture significantly greater shares of housing development activity than during the previous decade as summarized below:

DISTRIBUTIVE SHARE OF TOTAL HOUSING ACTIVITY

| Period | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|---------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1981-85 | 31.0% | 13.2% | 11.9% | 13.6% | 21.7% | 3.7% | 95.1% | 4.9% | 100.0% |
| 1986-90 | 32.9% | 13.4% | 15.3% | 14.2% | 18.1% | 3.2% | 97.0% | 3.0% | 100.0% |
| 1991-95 | 23.2% | 18.0% | 18.0% | 13.0% | 15.2% | 4.5% | 91.9% | 8.1% | 100.0% |
| 1996-00 | 20.0% | 19.1% | 19.8% | 9.9% | 20.7% | 5.5% | 95.0% | 5.0% | 100.0% |
| 2001 | 24.0% | 11.4% | 23.9% | 11.1% | 20.5% | 4.6% | 95.4% | 4.6% | 100.0% |

Source: Bureau of the Census – Construction Statistics Division; Alfred Gobar Associates.

The indicated shift in housing development activity, starting after 1990, generally reflects the corresponding shift in share of employment (positive or negative) throughout the region with the exception of San Bernardino County. San Bernardino County's share of regional housing activity began declining after 1990, despite accounting for increasing shares of regional nonagricultural employment.

Relative changes in housing activity within the three WEMO area counties and Southern California is graphically illustrated in Exhibit 4. Since the market decline in 1990, the volume of housing development activity throughout Southern California has grown modestly but has yet to surpass the average indexed volume for the 22 reporting periods shown. The same housing cycle pattern applies to San Bernardino and Los Angeles County, while Kern County housing trends indicate this submarket is less affected by Southern California housing dynamics.

Job-Housing Mix

The Southern California economy has been characterized by a shifting pattern of employment, housing, and population growth trending outward from the traditional urban centers. The interrelationship of job and housing growth is illustrated in Exhibit 5 for Southern California overall and each county sub-region. For the 22 reporting periods shown, Southern California's economy has effectively generated 1.20 nonagricultural wage and salary jobs per household, although this average has

fluctuated in cyclical fashion. In 1980, Los Angeles County was the traditional employment center and led all other counties in local jobs per occupied household, followed by Orange County fast emerging as an employment center at that time. Since 1980, the ratio of local jobs per occupied household has increased substantially in Orange County (1.51 jobs per household in 2001), and San Diego County (1.22 jobs per household in 2001). Despite substantial employment losses during the early 90's, Los Angeles County recently has been generating local jobs at a ratio approaching its long-term average rate (1.31 jobs per household). Relatively isolated employment submarkets in Ventura County and Kern County have also increased relative job-housing performance since the early 90's. The rate of local job growth in San Bernardino County and Riverside County has accelerated since 1995, but these sub-regions continue to lag the overall region (0.98 jobs per household). A significant portion of housing growth within these two sub-regions continues to reflect the sub-region's attraction as an affordable housing destination for workers commuting to jobs in the major metropolitan employment centers.

Whether or not outlying sub-regions, such as the WEMO area, can realistically reflect the Southern California equilibrium ratio of local jobs to occupied housing (1.20 persons per household on average since 1980) is debatable. In 1980, San Diego County represented a sizeable and relatively isolated local economy with a population of 1.88 million persons and jobs-housing mix of 0.97 jobs per occupied household. In 1980 Kern County also represented a relatively isolated but significantly smaller local economy with a population base of 406,000 persons, and had a jobs-housing mix of 0.94 jobs per occupied household. Between 1980 and 2001, the local job base in Kern County grew 52.0 percent, but the job-housing mix remains at a ratio of 0.95 jobs per occupied household. The noted increase in the jobs-housing mix in Ventura County has been significantly influenced by the proximity of Westlake Village, Thousand Oaks, and Simi Valley to San Fernando Valley and the greater Los Angeles employment complex.

Wealth and Income

Personal income data provides some useful insight about the relative distribution of wealth throughout the region and extent discretionary income available to households within distinct sub-regions may be growing or failing to keep pace with inflationary

pressure. Personal income generally includes private earnings, plus income from government and government enterprises, dividends, interest, rent, and transfer payments (social security, pensions, Medicare, etc.) less earnings contributed to social security. Personal income is not the same as wages and salary earnings but includes wages and salary as part of a broader measure of personal wealth. In 2000, reported personal income throughout Southern California and Kern County exceeded \$575.0 billion. The distribution of personal income among the region's households for selected periods since 1990 is summarized as follows:

PERSONAL INCOME PER HOUSEHOLD

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1990 | \$65,481 | \$74,890 | \$57,185 | \$53,677 | \$59,864 | \$69,594 | \$64,606 | \$50,483 | \$64,179 |
| 1995 | 70,649 | 82,645 | 60,593 | 57,266 | 67,183 | 79,026 | 70,295 | 54,825 | 69,798 |
| 2000 | 89,529 | 109,505 | 78,815 | 72,127 | 91,684 | 96,993 | 90,787 | 64,240 | 89,902 |

Source: California Statistical Abstract; Bureau of Labor Statistics; Department of Finance; California State University, Long Beach; Alfred Gobar Associates.

Estimated 2000 personal income for the region is about \$90,800 per household. Clearly, this is not the average household income level describing the region but reflects an equivalent level of wealth generated per occupied household. The corresponding distribution of wealth is summarized for each County as an index, relative to Southern California:

INDEXED PERSONAL INCOME PER HOUSEHOLD (COUNTY VS SOUTHERN CALIFORNIA)

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1990 | 1.01 | 1.16 | 0.89 | 0.83 | 0.93 | 1.08 | 1.00 | 0.78 | 0.99 |
| 1995 | 1.01 | 1.18 | 0.86 | 0.81 | 0.96 | 1.12 | 1.00 | 0.78 | 0.99 |
| 2000 | 0.99 | 1.21 | 0.87 | 0.79 | 1.01 | 1.07 | 1.00 | 0.71 | 0.99 |

Source: California Statistical Abstract; Bureau of Labor Statistics; Department of Finance; California State University, Long Beach; Alfred Gobar Associates.

As shown, personal income per household within two of the three WEMO area counties has been consistently lower than Southern California overall. The lower level of personal income does not necessarily imply less income available for baseline and discretionary expenditures since housing costs in these sub-regions is also lower. Gains in personal income reflect an important consideration that helps gauge whether or not income available to area households is keeping pace with the

cost of living. The following summary describes the increase in personal income per household relative to 1990:

INDEXED PERSONAL INCOME PER HOUSEHOLD (REFERENCE YEAR VS 1990)

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1990 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1995 | 1.08 | 1.10 | 1.06 | 1.07 | 1.12 | 1.14 | 1.09 | 1.09 | 1.09 |
| 2000 | 1.37 | 1.46 | 1.38 | 1.34 | 1.53 | 1.39 | 1.41 | 1.27 | 1.40 |

Source: California Statistical Abstract; Bureau of Labor Statistics; Department of Finance; California State University, Long Beach; Alfred Gobar Associates.

The Consumer Price Index (CPI) for All Urban Consumers in Southern California increased at an average annual rate of 2.36 percent between 1990 and 2000. Based on this rate of inflation, the corresponding 2000 index should equal or exceed 1.26 if personal income per household in each sub-region is keeping up with inflation. As shown, overall wealth in each respective sub-region of Southern California has matched or exceeded the corresponding rate of inflation.

Because housing costs constitutes the largest single component of living expense, another useful gauge of the effective increase or decrease in personal wealth is to compare relative gains in personal income per housing unit to relative increases in the price of housing. This form of comparison for Southern California is graphically illustrated in Exhibit 6. While average housing cost has increased 37.0 percent in 12 years to \$275,000 in 2000, corresponding personal income has increased 65.0 percent. Households as a whole have benefited from disproportionately larger increases in personal income than the corresponding cost of housing.

Projected Regional Growth

Historic trends describing regional growth between 1980 and 2000 reflect a period of significant flux including two recessions followed by two sustained periods of economic recovery and expansion. Each cycle has contributed to the dispersion of economic activity across the region with relatively greater shares of growth occurring in outlying areas that previously served as host locations for workforce commuters. An outgrowth of the economic cycles discussed above and preceding cycles has been the emergence of new centers of economic activity. The overall progression, however, has not been linear or immune to contraction. This is particularly true in

peripheral housing markets that are first to feel the impact of fluctuations in the regional economy and last to reap the benefits of premium pricing pressure associated with sustained periods of growing demand. The WEMO area reflects a peripheral employment and housing market in the context of the greater Southern California economy, of which it is largely a part. As such, future growth in WEMO is linked to the level of growth anticipated throughout the entire region.

Several agency sources have been compiled and referenced to describe projected long-term growth within the seven-County region evaluated above in terms of historic trends. Specifically, research projections prepared by several Council of Government (COG) agencies – Southern California Association of Governments, San Diego Association of Governments, and Kern Council of Governments, and the California Department of Finance (DOF) have been used to describe the regional growth outlook from 2000 to 2020. By comparison, the WEMO Habitat Conservation Plan (HCP) will be implemented and managed over a 30-year period, up to 15 years longer than the projections compiled from agency sources. To address the extended project period describing WEMO, a least-squares method of extension was used to trend agency-driven growth projections through the Year 2035.

Long-term growth projections reflect a far-reaching vision based on current understanding of socio-economic dynamics, observation of historic interactions, and anticipated future interactions. Population projections generally consist of three fundamental components: a natural rate of growth (the difference between births and deaths as influenced by the existing age-cohort structure); net domestic migration (from other U.S. States); and international immigration (both documented and undocumented). Considerable expertise and resources are used in the preparation of published projections since they establish the framework for government programs and policies, infrastructure planning, finance, and other forms of capital investment. Due to their inherent predictive nature and the extended time frame for their application, even the best of projections will inevitably fail to anticipate all socio-economic dynamics and consequently overestimate or underestimate conditions at the end of the projection period. This reality can be illustrated using the 1982 SCAG forecast projections for a five-County portion of Southern California as follows:

COMPARATIVE SUMMARY OF PROJECTED VS REPORTED POPULATION

| Agency Source | 1980 | 2000 | Chg 80-00 | Avg Yrly Rate |
|-------------------------------|------------|-------------|-------------|---------------|
| SCAG 1982 Forecast (5-County) | 11,444,800 | 14,438,100 | 2,993,300 | 1.17% |
| DOF (Census Adj. E-5 Reports) | 11,541,500 | 16,652,573 | 5,111,073 | 1.85% |
| Difference: | (96,700) | (2,214,473) | (2,117,773) | n.a. |
| Difference As % of DOF: | 0.84% | 13.30% | 41.43% | |

Source: Southern California Association of Governments; California Department of Finance

If applied without periodic update and revision the 1982 growth projections effectively underestimated cumulative population growth by 13.3 percent over the 20-year time frame identified.

It is important to recognize that the seemingly tenuous nature of long-term projections is inextricably tied to the inability to accurately predict the future, which is dependent on interactions within a complex social structure (Southern California) heavily influenced by environmental, economic, political, and international factors. The challenge remains, nonetheless, and the outlook for future growth must be anticipated on the basis of current understanding. Summarized below are alternative population projections for a portion of the broader region used to describe the economic environment influencing future growth within the WEMO area:

COMPARATIVE SUMMARY OF SOUTHERN CALIFORNIA PROJECTIONS

| Agency Source | 2000 | 2020 | Chg 00-20 | Avg Yrly Rate |
|----------------------------------|------------|------------|-----------|---------------|
| SCAG 2001\ Forecast (5-County) | 16,670,256 | 21,024,482 | 4,354,226 | 1.17% |
| DOF (Interim County Projections) | 16,589,860 | 21,461,403 | 4,871,543 | 1.30% |
| Difference: | 80,396 | (436,921) | (517,317) | n.a. |
| Difference As % of DOF: | 0.48% | 2.04% | 10.62% | |

Source: Southern California Association of Governments; California Department of Finance

These alternative projection sources are reasonably close in terms of their respective estimate of total household population that will exist in 2020 (2.04 percent difference).

For purpose of assigning future growth to the WEMO area, an average of the two projection sources noted above is used as summarized in Exhibit 7 for the seven-County Southern California regional environment and the WEMO Counties. As shown, the seven-County regional environment is projected to increase by 51.0

percent or 10.3 million residents over a 35-year period, equal to an average annual rate of 1.18 percent. For purpose of comparison, the regional environment grew at an average annual rate of 2.49 percent between 1980 and 1990 and at 1.35 percent annually between 1990 and 2000. In relative terms, the regional environment is projected to grow at a relatively slower pace over the next 20 to 35 years than was true during the previous 20 years. In absolute terms, the population is projected to grow by about 300,000 residents per year between 2000 and 2020, compared to an average of 320,000 per year between 1980 and 2000 (roughly 6.0 percent less per year on average). Because the regional environment was 1.5 times larger in 2000 than in 1980, a lower rate of growth supports a comparable volume of absolute growth. Similar dynamics are expected to characterize growth over the next 20 to 35 years.

Also shown in Exhibit 7 is a breakout for a portion of the regional environment represented by the WEMO Counties (including Los Angeles, San Bernardino, Kern, and Inyo Counties). Due to the size of the population and employment base in Los Angeles County, the WEMO Counties are projected to account for more than 50.0 percent of total increase throughout the region over the next 20 to 35 years, even at considerably slower rates of average annual growth. In the future, the effective share of total population, employment, and housing in the WEMO Counties sub-region is projected to decline (population from 60.0 percent in 2000 to 57.0 percent in 2035) as other counties and sub-regions capture increasing amounts of future growth. The future outlook for growth in the WEMO area, therefore, must be considered in relation to its host counties that constitute a majority but diminishing share of regional economic activity.

WEMO Area Demographics

The WEMO study area extends across large portions of four counties with a combined 2000 Census population (11.7 million residents) representing nearly 35.0 percent of the corresponding Statewide population (33.8 million residents). The vast majority of residents in the four-County region, however, reside in substantially developed and urbanized settings with average population densities generally ranging from 2,500 persons to more than 7,500 persons per square mile. The high desert setting of the WEMO study area is significantly less populated, accounting for

nearly 34.0 percent of the four-County land area but only 6.3 percent of its resident population base. Even within the incorporated boundaries of the eleven WEMO area cities (accounting for 71.0 percent of the WEMO population base), the average population density is about 680 persons per square mile. The Census Bureau utilizes a minimum threshold of 1,000 person per square mile to denote an urbanized setting. The WEMO study area is rural in character and distinctly different than the urbanized setting hosting the majority of residents in the four-County region.

Demographic traits describing the 2000 population base of the four WEMO subarea regions are detailed in Exhibit 8. Included in the B-Exhibits at the end of this report is a series of demographic tables identifying Statewide, County, study area, and City-level demographic traits from the 2000 Census and corresponding data from the 1990 Census. Selected demographic attributes of the WEMO study area are described below with respect to differences that distinguish each of the County subareas.

Age Distribution

- Overall, WEMO has a relatively young population base. The median age describing WEMO area residents is 31.7 years (2000 Census) compared to 33.3 years for the State overall. The population base of WEMO has been aging relatively quickly over the past 10 years. The median age was 26.9 years in 1990 but has since increase by 18.0 percent. The Statewide median age has also increased in the last 10 years but at half the rate (9.0 percent).
- Overall, WEMO has a greater share of children and young adults 20 years of age or younger (36.7 percent) than was true for the State as a whole in 2000 (31.6 percent). The relative abundance of young people representing the area's future labor base market is greatest within the Los Angeles subarea (38.7 percent). Inyo County is the only subarea whose proportion of youth (26.2 percent) is below the Statewide average.
- The proportion of residents 55 years and older throughout WEMO (17.5 percent) is slightly lower than typical throughout the State (18.4 percent) as is the proportion of young working age adults 21 to 34 years of age (17.4 percent versus 21.0 percent). The proportion of working age adults in their primary earning years (35 to 54 years of age) is comparable to the Statewide average (29.0 percent).
- Within the WEMO subareas, there is a greater proportion of retirement age seniors (65+ years of age) in the San Bernardino and Inyo subareas but a significantly smaller proportion within the Los Angeles subarea. Similarly, there is a greater proportion of pre-retirement working age adults (55 to 64 years of age) in the Kern and Inyo subareas and smaller proportion in Los Angeles County. The San Bernardino subarea has the highest proportion (18.2 percent) of young working age adults (21 to 34 years of age) but still lags the Statewide average (21.0 percent).

Household Type and Size

- Overall, WEMO has a relatively high proportion of family households. Families represent 75.0 percent of all WEMO area households compared to 68.9 percent for the State. The proportion of families as a share of total WEMO households has declined over the last 10 years from 76.4 percent in 1990. By comparison, families as a share of all households have increased slightly throughout the State from 68.7 percent.
- Throughout WEMO the proportion of family households is highest in the Los Angeles subarea (76.6 percent) followed by San Bernardino (74.7 percent), Kern (71.3 percent), and Inyo (59.8 percent). Families as a share of all households in each subarea have declined since 1990 but remain above the Statewide average, with the exception of the Inyo subarea.
- The average household size throughout WEMO (2.92 persons per household) is comparable to the Statewide average (2.87 persons per household). The average household size throughout WEMO increased slightly since 1990 but decreased in the San Bernardino subarea (2.90 to 2.84 in 2000) and the Kern subarea (2.80 in 1990 to 2.65 in 2000). The largest average household size is in the Los Angeles subarea (3.12 persons per household) and smallest is in the Inyo subarea (2.37 persons per household).
- Small households (2 or fewer persons) account for 46.6 percent of all WEMO households compared to 53.1 percent throughout the State in 2000. Small households make up a substantially greater share of total households in the Kern subarea (57.1 percent) and Inyo subarea (75.5 percent). Large households (5 or more persons) account for 17.2 percent of total WEMO households compared to 15.9 percent throughout the State. The Los Angeles subarea has the greatest proportion of large households (20.2 percent), followed by San Bernardino (16.1 percent), Kern (12.1 percent), and Inyo (7.4 percent).

Racial-Ethnic Composition

- The WEMO study area contains a relatively homogenous population base when compared to the State as a whole. The single largest racial-ethnic group includes Non-Hispanic Whites representing 58.0 percent of the entire population base compared to 46.7 percent for the State. Despite its relatively homogenous character, WEMO has experienced increased racial-ethnic diversification since 1990 when 73.9 percent of the population base consisted of Non-Hispanic Whites. Racial-ethnic groups contributing most to the areas increased diversification include Hispanics (from 16.4 percent in 1990 to 25.9 percent in 2000), Blacks (from 5.8 percent to 9.3 percent), and persons of some other or mixed race (from 0.2 percent to 3.1 percent).
- WEMO subareas with the greatest racial-ethnic diversification include Los Angeles and San Bernardino, the two most populated subareas. In all subareas the single largest racial-ethnic group includes Non-Hispanic Whites (73.7 percent – Inyo; 70.7 percent – Kern; 61.5 percent – San Bernardino; and 50.5 percent – Los Angeles). Hispanics make up the second largest single racial-ethnic group (29.5 percent – Los Angeles; 25.0 percent – San Bernardino; 21.5 percent – Inyo; and 16.6 percent – Kern).

Housing Type and Tenure

- Overall, WEMO households represent a newer, if not more transient, population base than is true for the State as a whole. About 23.5 percent of WEMO households occupied their residence less than 15 months at the time of the 2000 Census, which is only slightly higher than the State at 21.4 percent. By comparison, short-term occupancy accounted for 32.4 percent of WEMO households in 1990 compared to 12.1 percent for the State at that time. Trends describing the transient nature of WEMO area households contrast sharply against broader trends describing the State and major metro areas.
- Long-term WEMO households (occupying their current residence more than 20 years) only account for 9.6 percent of total households compared to 15.7 percent for the State. Compared to broader Statewide trends, WEMO area households have occupied residences in a cyclical manner. Between 1980 and 1989, WEMO experienced a disproportionately greater share of area housing occupied by existing households. A similar trend occurred between 1990 and 1994. Between 1995 and 1998, a relatively small share of housing was occupied by existing households.
- The vast majority of WEMO households (72.7 percent) occupy single-family detached units versus attached or mobile home units. Detached residential units reflect the predominant housing type occupied by WEMO households, particularly when compared to the Statewide average (56.8 percent). The strong preference for detached housing is not strictly limited to stick-built units. About 9.3 percent of WEMO households also occupy mobile home units, compared to 4.1 percent for the State on average.
- On a combined basis, detached housing (stick-built or manufactured) reflects the overwhelming preference of WEMO area households and accounts for 82.0 percent of all occupied housing. The strong preference for some form of detached housing exists in all subareas including Inyo (93.5 percent), Kern (84.3 percent), San Bernardino (82.5 percent), and Los Angeles (80.7 percent). The relative preference for detached housing is greatest in those subareas furthest removed from the metropolitan employment centers of Southern California.
- WEMO area households show a relatively strong preference for ownership. Owner-occupied housing accounts for 66.5 percent of total occupied housing throughout the WEMO area compared to a Statewide average of 56.9 percent. The preference for ownership among WEMO area households has remained relatively constant since 1990, as is the case throughout the State. WEMO area households within the eleven WEMO cities suggest similarly strong preference for home ownership (65.6 percent on average), with the exception of households in Barstow (54.1 percent) and 29-Palms (43.3 percent).

Workforce Participation

- Relatively fewer WEMO area residents indicate some level of employment participation than is true for the State as a whole. The incidence of workers per household (persons indicating a place of work versus local jobs) suggests 1.11 workers per WEMO area household compared to a Statewide average of 1.28 workers per household in 2000. The lower incidence of worker participation cannot be attributed to a significantly greater proportion of retirement households

(householder 65 years of age or older). Retirement households in WEMO account for 19.0 percent of total households, essentially the same as for the State at 18.8 percent. By comparison, WEMO residents in the principal working age range (age 18 to 64 years) account for a relatively smaller share of the total population (58.0 percent) when compared to the Statewide average (62.1 percent). In fact, the proportionate share of principal working age residents in WEMO has declined since 1990 (from 60.0 percent) while Statewide the relationship has remained unchanged.

- Throughout WEMO the implicit rate or workforce participation is highest within the Los Angeles subarea (1.16 workers per household), followed by San Bernardino (1.11 workers per household), Kern (1.10 workers per household), and Inyo (0.82 workers per household). By contrast the proportionate share of working age residents throughout WEMO is generally the same, ranging from 57.8 percent in San Bernardino to 59.5 percent in the Kern subarea.
- Current estimates from the California Employment Development Department and data purveyors place the 2002 employment base (local jobs, as distinct from resident workers) throughout WEMO at approximately 232,500 civilian jobs available to a base population of 758,000 persons or 247,900 households. These estimates indicate that there are fewer job opportunities in the WEMO area (0.94 jobs per occupied household) than is true for the State economy or Southern California as a whole (1.20 jobs per household – long-term average). The incidence of local job opportunities in WEMO, however, is comparable to other outlying regions of Southern California, including Kern County (0.92 jobs per household) and the Inland Empire (0.98 jobs per household).
- The difference between the incidence of WEMO residents claiming to have a place of work (1.11 workers per household) and agency estimates of local area employment (0.94 jobs per household) can be attributed in part to the independent survey methods used to compile such data. The difference is also attributed to the fact that many workers residing in the WEMO area commute to jobs in more central urban locations of Southern California. 2000 Census data for the eleven WEMO cities indicates that roughly 1 out of every 5 workers drives 60 minutes or more to their place of employment.
- About 69.0 percent of workers residing in the WEMO area identify their work as a White-Collar occupation, including management, finance, service, professional, sales, office, or similar positions. About 31.0 percent of WEMO area residents are employed in Blue-Collar occupations, including agriculture, resource extraction, construction, production, materials moving, transportation, and similar positions. The proportion of WEMO residents employed in White-Collar occupations is higher than is true of the State overall (62.7 percent) and has jumped substantially since last reported in 1990 (31.1 percent).
- The proportion of WEMO area residents employed in White-Collar occupations is highest within the Kern subarea (70.2 percent) but exceeds the Statewide average within all WEMO subareas.
- There is a greater prevalence of WEMO area households with only a single worker (37.5 percent) or zero workers (15.8 percent) than is true Statewide (32.4 and 13.8 percent, respectively). By contrast, a substantially smaller share of WEMO households includes two or more workers (46.9 percent) than is true Statewide (56.3 percent). The proportion of multi-worker households in the

WEMO area has declined nearly 13.0 percent from 1990 (from 53.7 percent). This helps explain the lower incidence of worker participation among WEMO area households.

- The incidence of multi-worker households is greatest within the Los Angeles subarea (49.3 percent) followed by Kern (46.9 percent), San Bernardino (45.0 percent), and Inyo (40.4 percent). The greatest incidence of WEMO households with zero workers occurs in the Inyo subarea (21.3 percent), followed by San Bernardino (17.7 percent), Kern (14.7 percent), and Los Angeles (13.0 percent). The proportion of retirement age householders in each subarea exceeds the proportions of zero-worker households, and suggests notable levels of employment participation among WEMO area seniors.

Educational Attainment

- Overall educational attainment throughout the WEMO study area compares favorably to Statewide averages in many respects. Approximately 21.5 percent of all WEMO area adults over 25 years of age do not have a high school diploma compared to 23.2 percent for the State as a whole. Within the WEMO subareas non-high school graduates represent as little as 13.4 percent of adults in the Los Angeles subarea. A relatively greater proportion of WEMO area adults have obtained a high school education (27.5 percent) than is true for the State (20.1 percent) and a greater share (37.2 percent) have 1 to 3 years of additional college education than is true Statewide (30.0 percent). By contrast, only 13.8 percent of WEMO area adults have obtained a Bachelor's degree or post-graduate education compared to 26.6 percent Statewide.

Household Income

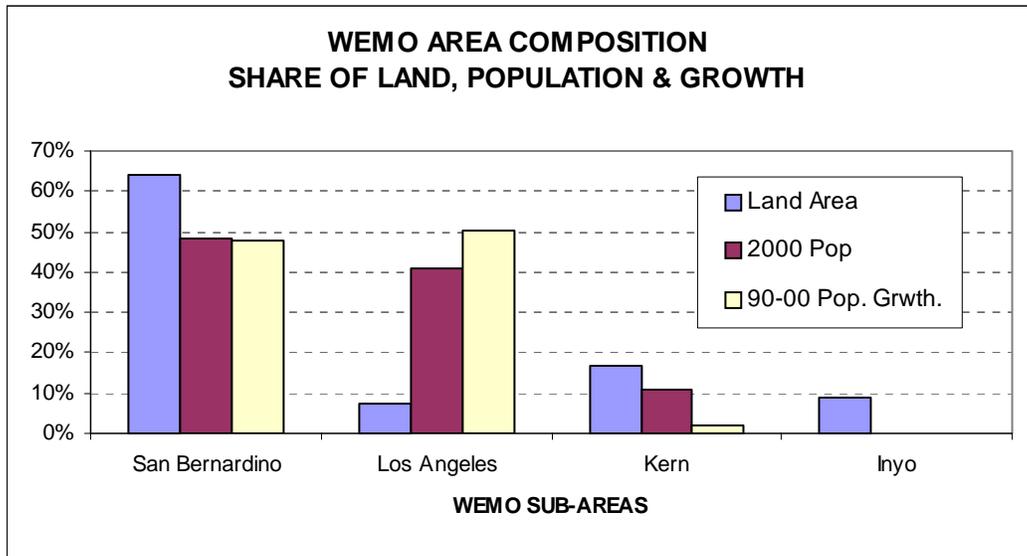
- Median household income provides a good central measure of disposable wealth since it is not subject to the influence of very high-income households that can distort the indicated average within a relatively small population base. The 2000 median household income in WEMO equates to \$40,100 per year, a level that is 16.0 percent below the Statewide median income level of approximately \$47,500 per household. Compared to 1990, the 2000 reported median household income in WEMO has increased at a rate of 1.7 percent annually over the 10-year period compared to 2.8 percent for the State overall. The corresponding inflationary index (CPI) for All Urban Consumers in the Southern California metro area increased at an average annual rate of 2.36 percent. The Census-based measure of household income reflects "self-reported" income (primarily salary and wages) and is distinctly different and not directly comparable to "Personal Income" measures that reflect tax-based reporting from employers, government agencies, and financial institutions.
- Year 2000 median household income also varies considerably among the WEMO subareas. Median household income in WEMO varies according to the incidence of workforce participation and proportion of multi-worker households. The Los Angeles subarea with the highest level of workforce participation and proportion of multi-worker households reports the highest level of median income (\$42,200 per year). Median household income for the remaining subareas include Kern (\$40,700 per year), San Bernardino (\$36,000 per year), and Inyo (\$24,700 per year). The median income for residents of all eleven WEMO area cities is

\$40,100 per year but ranges from \$30,400 in Yucca Valley to \$46,900 in Palmdale.

- The distribution of household income is also an important indicator of relative wealth. Throughout WEMO approximately 37.5 percent of all households report annual income of \$30,000 or less compared to 31.1 percent for the State. High-income households reporting \$100,000 or more per year account for 8.8 percent of WEMO households compared to 17.3 percent throughout the State. WEMO subareas with the highest proportion of lower income households (\$30,000 or less per year) include Inyo (58.3 percent) and San Bernardino (40.5 percent). WEMO subareas with the highest proportion of high-income households (reporting \$100,000 or more per year) includes Los Angeles (11.3 percent) and Kern (8.9 percent). The proportion of households reporting annual income between \$30,000 and \$60,000 per year is consistent throughout WEMO at 32.0 to 33.0 percent of all households, with the exception of the Inyo subarea (27.0 percent).

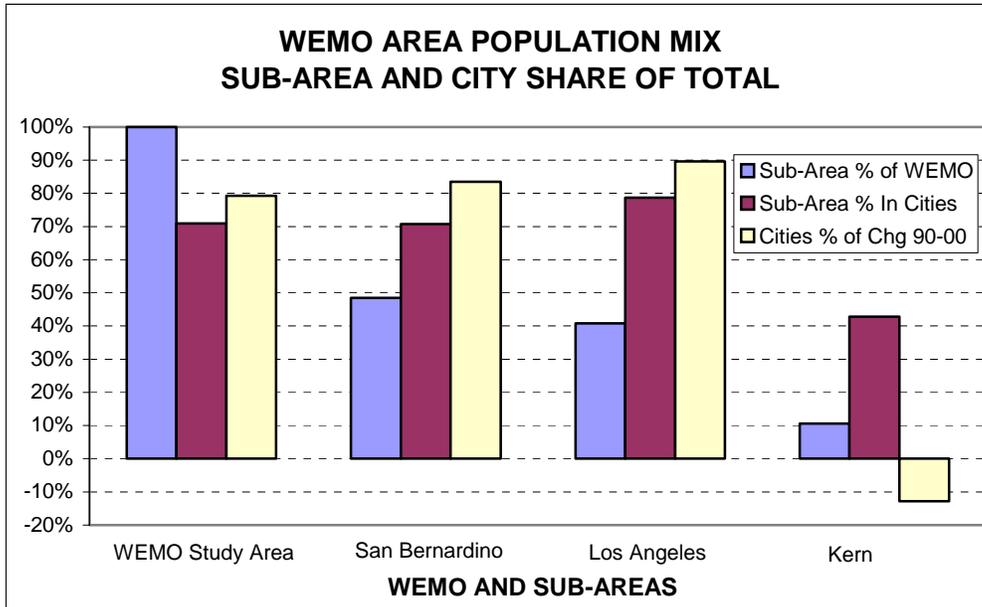
The WEMO study area consists of a relatively young population base but is aging more rapidly than the State overall or more central metropolitan areas of Southern California. The WEMO area includes a relative strong composition of families and similarly has a greater proportion of residents 20 years of age or younger. As result, there are relatively fewer small households (two persons or less). Workforce participation among WEMO households continues to lag overall rates of participation describing the State or Southern California economy. The WEMO area is still attracting a relatively large number of new households but at a slower rate than experienced through the 80's and mid-90's.

Demographic traits and growth trends describing the WEMO area overall can vary considerably among the four subareas. This is particularly evident with respect to the distribution of population and land area throughout WEMO as summarized below:



The San Bernardino subarea accounts for 64.0 percent of WEMO land area, nearly 49.0 percent of the 2000 resident population, and nearly 48.0 percent of population growth between 1990 and 2000. By comparison, the Los Angeles subarea only accounts for 7.0 percent of WEMO land area, but 41.0 percent of the 2000 resident population, and over 50.0 percent of corresponding population growth. The Kern subarea accounted for 11.0 percent of the 2000 population base but less than 2.0 percent of total corresponding growth. The Inyo subarea with fewer than 600 residents accounts for less than 0.01 percent of the WEMO population and has experienced an overall decline in population since 1990. On a combined basis, the Los Angeles and San Bernardino subareas accounted for over 98.0 percent of total population growth between 1990 and 2000.

The distribution of WEMO area population cannot be distinguished strictly on the basis of subarea alone. A distinct pattern of population and growth is evident and is expected to significantly influence the future direction of growth as indicated below:



The eleven WEMO area cities account for 71.0 percent of the total 2000 population. Within each subarea location the corresponding share of population within a city limit boundary ranges from 43.0 percent in the Kern subarea to 79.0 percent in the Los Angeles subarea. There are no incorporated cities within the Inyo subarea of WEMO. The indicated pattern of population growth further underscores the expected role WEMO cities will have in hosting future population growth. As shown, 79.0 percent of population growth between 1990 and 2000 occurred within city limits, as distinct from outlying unincorporated areas. Within the Los Angeles subarea, cities accounted for 90.0 percent of subarea population growth. Similarly, cities accounted for 84.0 percent of population growth within the San Bernardino subarea. In effect, over 85.0 percent of WEMO area population growth since 1990 has been concentrated in those cities within the Los Angeles and San Bernardino subareas. The share of population growth experienced since 1990 within these two subareas was equal to or greater than each subarea's respective share of WEMO population as of the 1990 Census, indicating these two subareas appear to be capturing a disproportionately large share of WEMO area growth. The Census information used to evaluate the population growth trends noted above also indicate similar trends for overall housing and employment participation. Several of the cities in these two subareas (Palmdale, Lancaster, Apple Valley, Victorville, Hesperia, and Adelanto) represent gateway

housing markets for the major employment centers located within the Inland Empire and Los Angeles County.

On a combined basis, the Kern subarea cities (California City and Ridgecrest) actually experienced a net decline in population between 1990 and 2000, equal to 1,155 persons. In actuality, the resident population of Ridgecrest declined by about 3,500 residents or 10.4 percent, while California City increased by about 2,350 residents or 40.0 percent over this time period. Population trends in the Kern subarea of WEMO appear more related to the geographic proximity to Antelope Valley, an employment submarket of Los Angeles County (the Los Angeles subarea of WEMO). Census data compiled by ZIP Code location indicates that those portions of the Kern subarea within the Antelope Valley (Rosamond, Mojave, and California City) experienced an increase of approximately 7,330 residents or 36.0 percent over the 1990 population base, while the resident population in the remaining portions of the Kern subarea declined by about 6,100 residents or 12.0 percent.

Census data strongly suggest that population and housing growth throughout the WEMO over the past 12 years area has been substantially concentrated within cities and unincorporated enclaves located closest to the major employment centers of Southern California.

WEMO Growth Capacity

Economic growth within any given jurisdiction is ultimately affected by its latent capacity to host additional amounts of land use development. The latent holding capacity of an area is largely dictated by underlying land use policy adopted by the affected jurisdiction in the form of a General Plan. The WEMO area includes 15 distinct government jurisdictions (11 cities and 4 counties) charged with the responsibility of planning for land use development within their respective jurisdiction. Each City or County agency has formulated a unique series of land use policies, primarily in the form of General Plan land use designations, to guide and control the eventual quantity and intensity of distinct land uses that may ultimately exist in its respective jurisdiction. The growth capacity of WEMO is cumulatively defined by distinct land use policies adopted by the 15 affected jurisdictions.

To assess ultimate growth capacity of WEMO, it is necessary to review the distinct land use policies in each jurisdiction and then tabulate (when necessary) the corresponding supply of land area allocated to each land use activity. Because each jurisdiction formulates its own respective policy pertaining to land use intensity (dwelling units per acre, FAR, etc.), it is necessary to review and compare specific land use policies rather than associated nomenclature. As example, “Medium Density Residential” may provide for a target density of 6 dwelling units per acre in one jurisdiction but only 4 dwelling units per acre in the next. The distinction is particularly important when determining the ultimate holding capacity within a study area as large as WEMO. As part of the comparative review of distinct policies, a universal land use intensity scheme has been developed in order to describe various City and County General Plan growth objectives in terms of a common reference. Exhibit 9 and Exhibit 10 summarize the comparative review process with respect to the eleven WEMO cities and four WEMO subareas (incorporated and unincorporated combined) used to evaluate socio-economic conditions. Additional summaries of land use growth capacity within each subarea are detailed in a series of tables included in the C-Exhibits at the end of this report.

Exhibit 9 summarizes ultimate land use capacity for the WEMO area overall and each respective subarea. In all, land use growth capacity is identified for approximately 9.1 million acres of the WEMO area. Approximately 0.26 million acres in Riverside County is not included, since the parkland and habitat open space designations that predominate the area will not be affected by the proposed project or alternatives. Twelve unique residential density classifications are used to describe the various target densities of the City and County jurisdictions represented. Due to the diverse and overlapping range of land uses permitted within a given nonresidential designation, four generic classifications are used for more intensive nonresidential activities (Office, Retail, Industrial, and Institutional). Considerable effort was required to distinguish “Other” nonresidential land uses characterized by negligible or limited building space per acre utilized. Overall, the designated supply of residential and nonresidential land use throughout WEMO has the capacity to support roughly 4.86 million residents, 1.58 million residential dwelling units, and 3.09 million local jobs if all WEMO properties are developed and utilized according to General Plan policy.

The indicated job base capacity reflects the assignment of density employment ratios compiled from several regional planning, urban policy research, and industry association groups, as well as an internal database describing the incidence of employment per unit of land or building area. Actual employment density can range substantially, even for a narrowly defined land use classification, due to the diversity of site-specific activities permitted by General Plan land use policies. The indicated job base capacity reflects a theoretical employment yield corresponding to the amount of land designated for various nonresidential activities and not necessarily the base of local employment that can be realistically anticipated if the WEMO area eventually hosted a self-sustaining economy and population base exceeding 4.5 million residents.

If all WEMO land uses were developed according to General Plan policy, the area would effectively host 1.95 local jobs per housing unit (rough equivalent of 2.15 jobs per occupied household). Since 1990, overall workforce participation throughout WEMO has been declining from about 1.16 workers (including self-employed) per household to 1.11 workers per household in 2000, with many of these workers commuting to jobs in the metropolitan regions of San Bernardino and Los Angeles County. The corresponding rate of workforce participation for the State has been increasing from 1.63 workers per household in 1990 to 1.71 workers per household in 2000. To achieve the local employment generation rate suggested by General Plan policies the WEMO area would have to rival or exceed Orange County (2.00 total employment jobs per occupied household in 2000) as a leading employment generator within Southern California.

It is highly unlikely the WEMO area will become a leading Southern California employment generator within the 30-year life of the habitat conservation plan (HCP) project. An aggressive but more realistic outlook for employment capacity is for the WEMO area to generate local employment at a rate reflective of the State overall (averaging 411.25 jobs per 1,000 population between 1990 and 2000). Based on the Statewide rate, the buildout population capacity of WEMO (4.86 million residents) implies a total employment base of 2.2 to 2.4 million jobs. In relation to its residential holding capacity, the WEMO area has a fundamental oversupply of nonresidential designated land use (office, retail, industrial, and institutional forms of land use in particular).

General Plan land use policies suggest a substantially different geographic distribution of population and related land use than currently exists in the WEMO area as indicated below:

**WEMO AREA POPULATION
CURRENT VS POLICY-DRIVEN DISTRIBUTION**

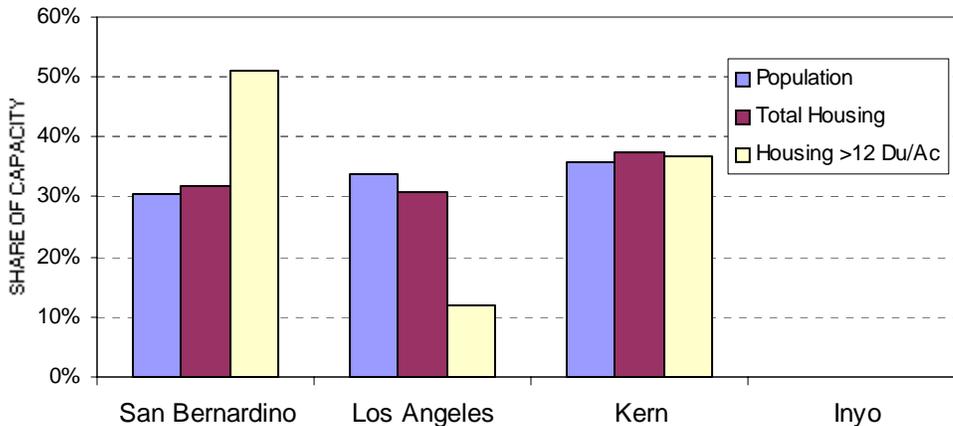
| Reference | Subarea Location | | | |
|--------------|------------------|-------------|-------|------|
| | San Bernardino | Los Angeles | Kern | Inyo |
| 2000 Current | 48.5% | 40.8% | 10.6% | 0.1% |
| Buildout | 30.4% | 33.7% | 35.9% | 0.0% |

Source: Alfred Gobar Associates.

Given a 2000 population base of roughly 730,000 residents, the San Bernardino subarea accounts for nearly half of total population while the Kern subarea accounts for little more than 10.0 percent. Upon buildout, the WEMO area population base will be roughly 6.6 times greater (at 4.86 million) with the Kern subarea accounting for nearly 36.0 percent of the total (an increase exceeding 22 times the current subarea population). Because the geography within each WEMO subarea is large, corresponding land use designations suggest a vastly different environment than currently exists if ultimately developed to full buildout capacity.

Aside from the order of magnitude changes implicit with buildout of General Plan policy, the distribution of land use across subareas provides some perspective about policy that will influence vectors of growth during interim periods, such as the 30-year implementation life of the HCP project. With respect to population holding capacity, the respective share of residential land uses planned throughout the WEMO area is graphically illustrated as follows:

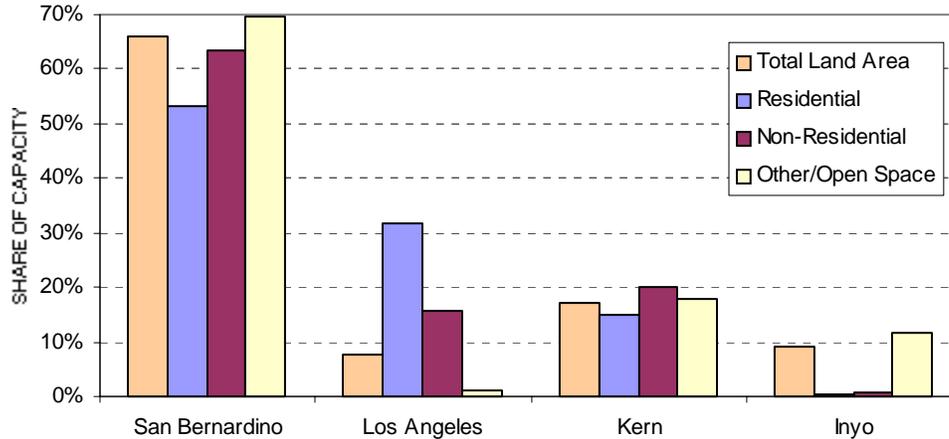
**WEMO GENERAL PLAN POLICY
SUBAREA SHARE OF RESIDENTIAL CAPACITY**



Again, growth policies in the Kern subarea indicate a sustained emphasis on residential development that culminates in a 36.0 percent share of buildout population and slightly higher share of total housing. Housing growth policy in the Kern subarea also places an emphasis on relatively high-density housing (12 dwellings per acre) to host future residents, accounting for a 37.0 percent share of this housing product type at WEMO buildout. By comparison, growth policies in the Los Angeles subarea essentially forward the existing pattern of housing development with very little emphasis on higher-density product to host future residents. Consequently, the Los Angeles subarea will account for a smaller relative share of WEMO area housing and population upon buildout under current policy. Growth policies in the San Bernardino subarea effectively limit its respective share of WEMO area population and housing upon full buildout, despite a heavy emphasis on the construction of higher density housing product to host future residents. The reality is San Bernardino subarea policies, while limiting the ultimate supply of housing relative to the Kern subarea, are not likely to constrain the market supply of housing over the 30-year life of the HCP project. San Bernardino growth policies provide for more than a four-fold increase in this subarea population base (from 355,000 residents in 2000 to 1.48 million at buildout). General Plan buildout policy in the Inyo subarea provides for a very limited amount of growth and reflects the extensive supply of property under government or Department of Water and Power control that effectively precludes residential development at any significant density.

The respective subarea share of major classifications of land use provided for by General Plan policy throughout WEMO is graphically illustrated below:

**WEMO GENERAL PLAN POLICY
SUBAREA SHARE OF DESIGNATED LAND USE**



As shown, the San Bernardino subarea accounts for the majority share of total land area in WEMO and General Plan buildout policies promote a majority share of the three major classes of land use activity identified. Ironically, growth policy in the San Bernardino subarea provides for the majority share of higher-density residential property in WEMO (57.0 percent), majority share of all forms of residential property (53.0 percent), but less than one-third of total housing and population. This seeming disparity is explained by comparing the effective average density of housing promoted by residential growth policies throughout WEMO as summarized below:

**WEMO AREA RESIDENTIAL POLICY
EFFECTIVE AVERAGE DENSITIES AT BUILDOUT**

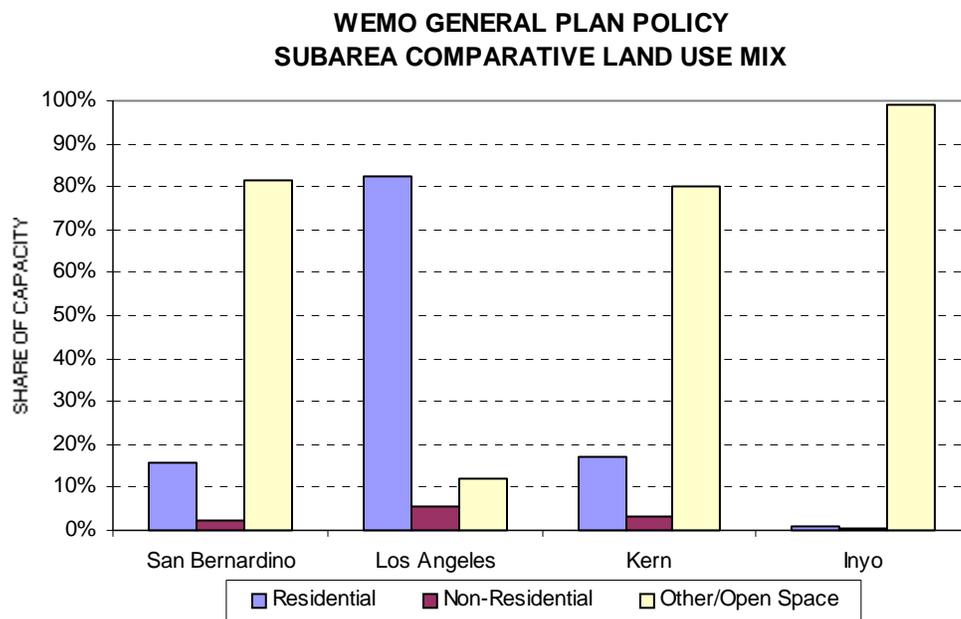
| Buildout Policy | Subarea Location | | | |
|-----------------|------------------|-------------|-------|------|
| | San Bernardino | Los Angeles | Kern | Inyo |
| Avg DU's/Ac | 0.53 | 0.86 | 2.21 | 0.07 |
| Pop/Sq Mi | 994 | 1,857 | 4,181 | 111 |

Source: Alfred Gobar Associates.

The majority share of total housing and higher density housing within the San Bernardino subarea reflects its overall size while the effective density of residential development is substantially less than in the other subarea environments, with the

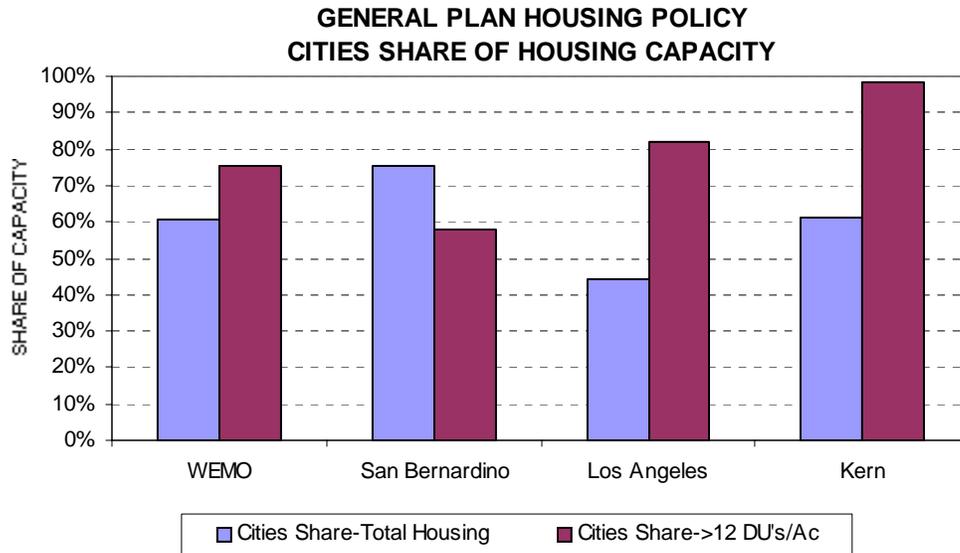
exception of the Inyo subarea. By comparison, effective population density promoted by residential growth policies in the Kern subarea is characteristic of population densities found in the metropolitan portions of San Bernardino County. Growth policy in the Kern subarea does not include a disproportionately large share of total residential land describing WEMO but instead promotes future residential development at substantially higher overall densities and, as result, would account for nearly 36.0 percent of total WEMO population under a buildout scenario.

Growth policies describing the WEMO area overall promote a substantial increase over the current base of resident population, local employment, and housing. In order to reach planned buildout within a probable HCP approval and implementation time frame of 35 years (2000 to 2035), the WEMO area would have to grow at a pace 9.0 times faster (118,000 residents per year) than experienced since 1990 (13,100 residents per year). The relative mix of land use promoted by General Plan policies still provides for a substantial supply of non-urbanized land uses, such as open space, agriculture, resource extraction, military, and utilities as the following bar graph illustrates:



WEMO cities accounted for 71.0 percent of the areas population base in 2000 and 79.0 percent of total population growth since 1990. General Plan housing development policies, summarized in Exhibit 10, suggest the recent pattern of

development is likely to continue if not increase in the future. The following graph illustrates the proportionate mix of housing suggested by residential land use designations within City limits and in unincorporated portions of each subarea.



Overall, 60.0 percent of total housing capacity is designated with the eleven WEMO cities. Over 75.0 percent of residential housing envisioned at relatively high densities (12 units per acre or higher) is designated within City limits. The proportion of total housing planned within City locations is greatest within the San Bernardino subarea (75.0 percent) in part because seven of the eleven WEMO cities are in this subarea. Interestingly enough, a lower share of higher density housing is planned within the San Bernardino subarea cities than is true of the other subareas or WEMO overall. In effect, San Bernardino County General Plan policy envisions relatively dense pockets of residential development locations outside or adjacent to the principal development areas of WEMO. The vast majority of higher density housing within the Kern subarea is planned to occur in a City location. In fact, nearly 99.0 percent of such higher density residential development is planned to occur within the City of California City (in excess of 90,000 units).

An understanding of General Plan policy direction is important, not because such policy necessarily dictates a precise pattern of development, because such policy tends to influence property owner expectations about the eventual yield from site development. It is the interaction of property holder expectations and the economic limits of market potential that determines the probable timing of site development.

Since 1990, the predominant form of housing developed in the WEMO area has been single-family detached homes. The vast supply of undeveloped residential properties combined with strong consumer preference for single-family detached units, high desert market pricing limits, and the prevalence of construction defect litigation suggests the form of housing that has characterized development since 1990 can be expected to persist indefinitely. To achieve buildout in a manner consistent with General Plan policies, historical market dynamics and consumer preferences in the WEMO area will need to shift substantially. Absent a significant change in housing market dynamics that have characterized growth in outlying regions of Southern California during the past 20 years, the probable timing of buildout for WEMO is likely to occur during the life span of the HCP project. Recent growth trends and the long-term outlook for housing development is summarized based on Census reported changes in area housing:

**WEMO AREA HOUSING DEVELOPMENT OUTLOOK
EFFECTIVE MIX OF DETACHED VS HIGHER DENSITY PRODUCT**

| Type Housing | Buildout | 2000 Est. | 1990 Est. | Chg 2000- Buildout | Chg 1990- 2000 |
|----------------|-----------|-----------|-----------|-----------------------|-------------------|
| All Housing | 1,580,000 | 271,250 | 230,125 | 1,308,750 | 41,125 |
| Higher Density | 253,000 | 41,775 | 38,900 | 211,225 | 2,875 |
| % High Density | 16.0% | 15.4% | 16.9% | 16.1% | 7.0% |

Source: Bureau of Census; Alfred Gobar Associates.

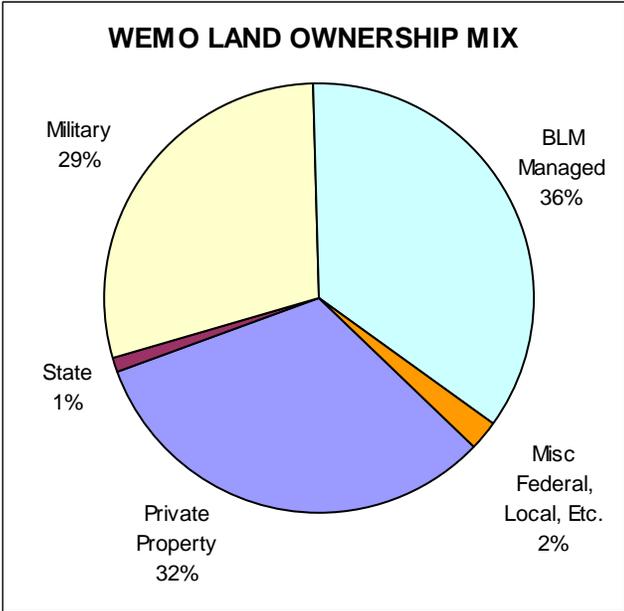
Census-based information indicates the total supply of housing in WEMO increased by about 41,000 dwelling units between 1990 and 2000, with 7.0 percent of total units representing higher density product. Independently reported permit information from the Bureau of Census Residential Construction Branch indicates a substantially smaller number of units were issued building permits over this 10-year period. Historically, a significant component of housing construction activity in the high desert region has occurred without associated permits. The statistical difference between both independent sources, however, is significant (in excess of 20.0 percent), suggesting actual market construction activity likely reflects a lower overall volume of housing development than suggested by the above Census information.

WEMO Area Valuation

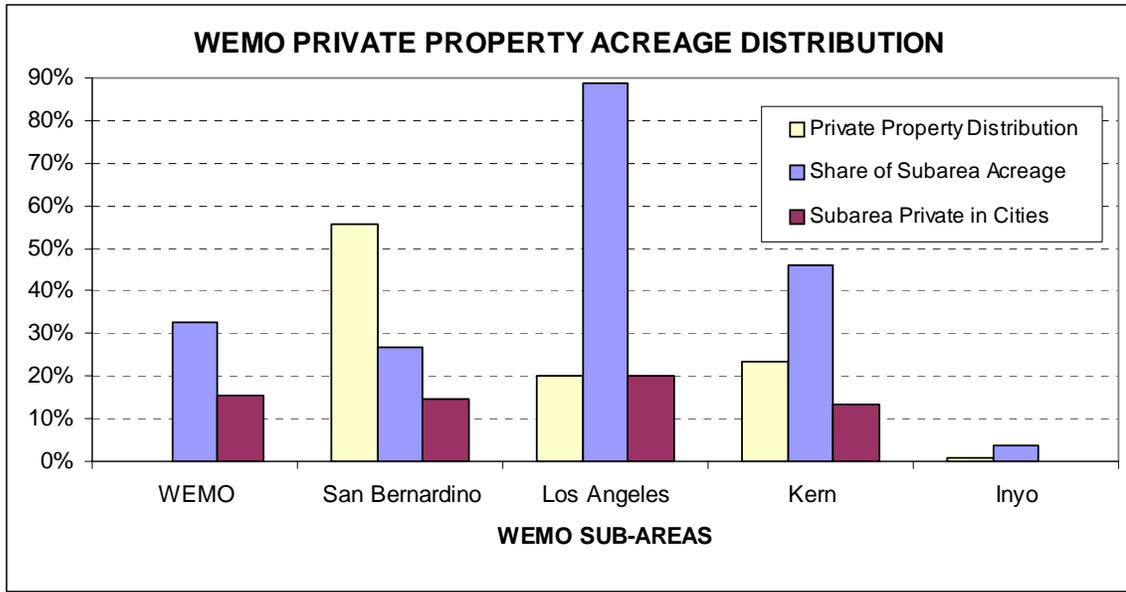
Property valuation throughout WEMO represents an important consideration in relation to the HCP program. The assessed value of WEMO property largely determines the amount of property tax revenue appropriated to each of the eleven WEMO Cities and four County governments in order to provide necessary public services (police, fire, health & safety, cultural and community, etc.). The assessed value of property within selected portions of WEMO, namely the Habitat Conservation Areas (HCA's), also determines the mitigation fee that will be imposed within the HCP compensation framework for Allowable Ground Disturbance (AGD) and incidental taking permits needed to facilitate future development and generate funds to acquire additional habitat area. These two areas of consideration are important for the following reasons. As the HCP is implemented and privately owned property in the HCA's is purchased and removed from the tax rolls, affected City and County governments will need to forego corresponding property tax revenue used to support public service responsibilities. The HCP mitigation fee establishes a definitive expense that that must be shouldered by site-specific development in order to eliminate case-by-case cost uncertainties associated with enforcement of current endangered species regulations (CESA and FESA). The following discussion is supplemented by detailed tables included in the D-Exhibits at the end of this report.

Subarea Valuation

Property tax revenue-generating potential within a given jurisdiction is largely limited to the assessed value of private property, since government owned land is exempt from direct payment of property tax. Although the four-County region of WEMO encompasses more than 9.0 million acres, the vast majority of land area reflects government owned land as illustrated below:



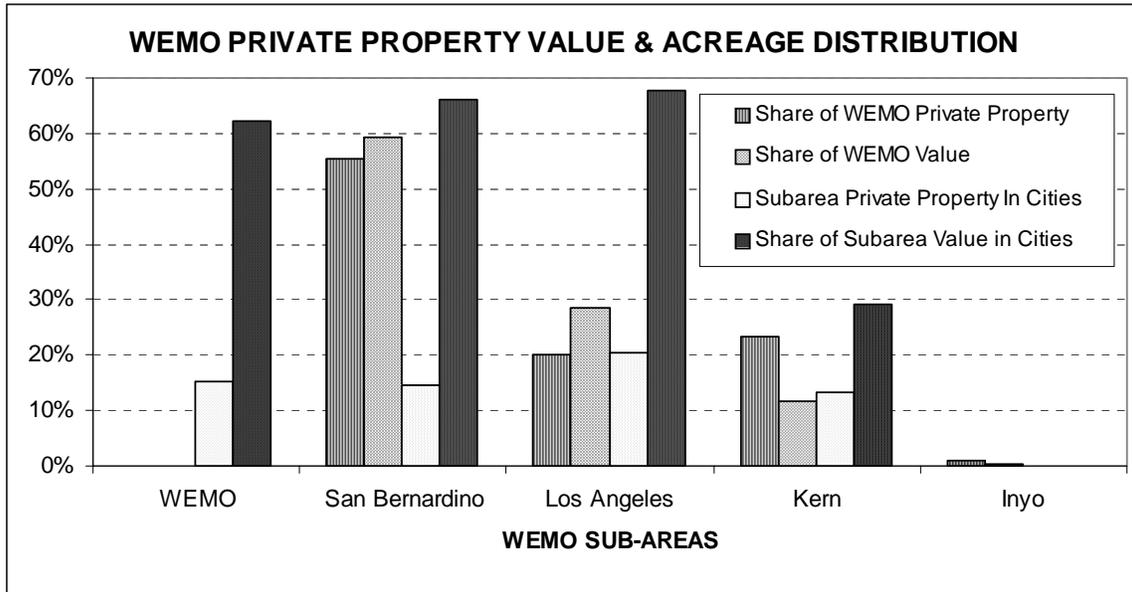
As shown, only 32.0 percent or 2.9 million acres of WEMO is privately owned and subject to property tax. Under current taxing regulations, private property is taxed according to a basic levy equal to 1.0 percent of its assessed value. City and County governments are allocated a portion of the property tax proceeds, along with other government service agencies (school districts, flood control districts, vector control districts, cemetery districts, library districts, etc.). The relative supply of private property within a given jurisdiction affects the amount of fiscal operating revenue that can be anticipated in the form of property tax versus other fiscal sources (sales tax, transient occupancy tax, franchise fees, motor vehicle fees, government subventions, service revenue, fines and forfeitures, etc.). The relative supply of private property throughout WEMO and its respective subareas is illustrated below:



As shown, the San Bernardino Subarea accounts for the greatest relative share of total private property within WEMO at 56.0 percent (vs. 66.0 of all land in WEMO), followed by the Kern Subarea at 23.0 percent (vs. 17.0 percent of all land), the Los Angeles Subarea at 20.0 percent (vs. 8.0 percent of all land), and finally the Inyo Subarea at 1.0 percent (vs. 9.0 percent of all land). Private property accounts for 32.0 percent of all land throughout WEMO but varies considerably within each subarea. Private property accounts for the greatest share of total land area within the Los Angeles Subarea at 89.0 percent, followed by the Kern Subarea at 46.0 percent, the San Bernardino Subarea at 27.0 percent, and finally the Inyo Subarea at 4.0 percent. Over 90.0 percent of total land area describing all eleven WEMO Cities is privately owned, but Cities as a group account for less than 6.0 percent of total land area throughout WEMO. As a result, the corresponding share of subarea private property situated within a City limit area versus unincorporated location is also limited, generally ranging from a 13.0 percent within the Kern Subarea to 20.0 percent within the Los Angeles Subarea.

The estimated 2002 assessed value of private property is detailed in Exhibit 11 for incorporated and unincorporated locations throughout WEMO. The overall 2002 assessed value generating property tax revenue is estimated at roughly \$22.2 billion, or approximately \$7,900 per acre on average. Estimated City assessed values reflect 2002 Auditor-Controller reported data as compiled from City budget documents. Corresponding estimates for property in unincorporated subareas are based on a

sampling of Assessor reported values for improved and unimproved private property. Indicated City assessed values exclude valuation within designated redevelopment project areas, which can account for a substantial part of total value in selected cities. The relative distribution of private property acreage and taxable value detailed in Exhibit 11 is graphically summarized as follows:



The above graph compares the amount of private land in various subareas of WEMO and the corresponding share of assessed value. The bar describing the “Share of WEMO Private Property” illustrates how private property is currently distributed across the four subareas. The bar depicting “Share of WEMO Value” illustrates a similar distribution with respect to total assessed value. The bar depicting “Subarea Private Property in Cities” identifies the proportion of private property in each given subarea that is situated within a City limit boundary. The final bar depicts a similar ratio with respect to the assessed value of such private property.

With respect to County subareas, San Bernardino and Los Angeles account for a relatively greater proportion of assessed value than corresponding share of private property acreage. By comparison, the assessed value for the Kern and Inyo subareas is disproportionately low relative to the corresponding share of private property acreage. This interrelationship helps explain the higher average assessed value per acre in the San Bernardino Subarea (about \$8,400 per acre) and Los Angeles Subarea (about \$11,300 per acre).

The geographic distribution of value is also important, particularly as it relates to the proportion of value within City versus unincorporated (or otherwise more remote) locations. For WEMO overall, about 15.0 percent of all private property is located within a City but accounts for 62.0 percent of total assessed value. The average assessed value within WEMO Cities is higher overall (approximately \$405,000 per acre on average) because a substantially greater portion of private property includes building improvements. Within the San Bernardino Subarea, about 15.0 percent of all private property is located within a City and accounts for 66.0 percent of total subarea assessed value. The corresponding relationship for the Los Angeles Subarea is 20.0 percent of acreage and 68.0 percent of assessed value, with the Kern Subarea at 13.0 percent of acreage and 29.0 percent of assessed value. A substantial portion of WEMO assessed value (principal determinant of property tax revenue) is concentrated on relatively limited amounts of private property located within existing City jurisdictions.

Habitat Conservation Area Valuation

The HCP program will establish a mitigation fee as compensation for habitat disturbance within WEMO. A principal objective of the HCP is to provide a means of acquiring undeveloped private property in the HCA's in order to expand the supply of undisturbed property that is suitable for the preservation and survival of previously identified threatened and endangered species. A key objective of the mitigation fee is to supplant ambiguity and cost uncertainties associated with the current myriad of endangered species regulations with a greater level of certainty defined by scheduled mitigation expense. The mitigation fee will apply to all new ground-disturbance activities (real estate development primarily) that fall within the jurisdiction of all City and County agencies participating in the HCP program. The HCP clearly directs the determination of the mitigation fee to be based on "the average value of an acre of private land to be acquired for implementation of this plan."

The WEMO area is vast and can be characterized as a collection of real estate submarkets, each influenced by distinct geographic, infrastructure, socio-economic and market dynamics driving land value. The "average value" criteria, therefore, is not intended as a strict reflection of true market value for the vast spectrum of site-specific circumstances that exist throughout WEMO. Instead, the "average value"

simply reflects an objective measure of a central value agreed to be used as the basis for scheduled fee mitigation upon site development and accumulation of funds applied to acquisition of vacant habitat property.

A sampling approach has been used to estimate assessed valuation for large sections of WEMO, including sample values to determine the mitigation fee driving the Compensation Framework component of the HCP. In effect, the mitigation fee reflects the average 2002 assessed value of unimproved private property associated with the HCA geography of WEMO.

To account for vast distinctions that might influence average land value throughout WEMO, a large sample of 2002 property data was compiled from County Assessor records as procured from electronic appraisal data purveyors. A data sample was compiled that consists of all property records available from Assessor Map Book records roughly approximating the entire WEMO area in order to reduce bias that may be inherent to a limited sampling randomly selected from diverse micro-market environments. The data sample used as the basis to estimate average assessed value for all of WEMO and selected sub-locations is summarized below:

| 2002 DATA SAMPLE BASE FOR WEMO AVERAGE VALUE ANALYSIS | | | | |
|--|--------------------|-----------------------------|-------------------------------|------------|
| WEMO Subarea | Data Record Sample | Govt & Corrupt Data Records | Private Property Data Records | Sample Mix |
| San Bernardino | 215,224 | 42,031 | 173,193 | 49% |
| Los Angeles | 155,840 | 38,413 | 117,427 | 33% |
| Kern | 120,185 | 64,574 | 55,611 | 16% |
| Inyo | <u>16,682</u> | <u>7,492</u> | <u>9,190</u> | <u>3%</u> |
| WEMO Area Overall: | 507,931 | 152,510 | 355,421 | 100% |

Source: Alfred Gobar Associates

The corresponding sample base used to estimate the average value of unimproved private lands in the HCA to be acquired is considerably smaller than the record sample for WEMO overall. The record sample base for the HCA area is smaller due to fewer unique parcels and vast sections of government owned land, including BLM owned properties. In fact, the HCA boundary in Inyo County does not include any privately owned parcels. The corresponding sample base used to estimate average includes roughly 38,500 private property records.

Exhibit 12 summarizes the estimated average value of unimproved private property used to determine the appropriate mitigation fee value applicable to the HCA boundaries of WEMO. The determined value reflects a weighting of indicated average value per acre according to the supply of private lands in each HCA subarea. The estimated 2002 average assessed land value describing unimproved private property throughout the HCA's equates to \$770 per acre.

The mitigation fee component of the HCP program is characterized by a tiered compensation schedule that reflects the priority assigned to WEMO sub-locations for habitat conservation. The tiered schedule simply reflects predetermined multiples of the baseline average land value describing target properties for habitat conservation. Within the HCA's and areas reflecting the highest conservation priority, the scheduled fee is five times the average land value designated in Exhibit 12. In WEMO sub-locations largely impacted by existing development or that otherwise reflect a lower priority for habitat conservation, the mitigation fee is one-half the average land value. In all other areas of WEMO, the mitigation fee is equal to the average assessed land value of HCA target properties.

WEMO Market Share and Projected Growth

As a peripheral market of the Southern California employment complex, future long-term growth in WEMO is affected by economic expansion of the regional environment, including associated shifts in employment, housing, and population to various county sub-regions. Job, housing, and population trends have been discussed above within the context of the regional environment in order to identify broad vectors of growth. Historical trends describing population and housing growth within WEMO itself have also been discussed above based on Census-reported information for the eleven cities and four county subareas. Employment trends affecting WEMO have been indirectly identified on the basis of Census-reported workforce participation (residence of workers) since regularly reported employment data (place of work) is not readily available below the County-level or otherwise suppressed to protect employer confidentiality within specialized industrial sectors. In addition to the major growth factors discussed above, construction permit data provides a useful market-based perspective of housing capture trends likely to affect future growth within WEMO. The following discussion of market capture and

projected growth trends is supplemented by a detailed series of tables included in the E-Exhibits at the end of this report.

WEMO Area Market Share

Residential construction constitutes the form of land use likely to result in the greatest amount of permanent ground disturbance (subdivision grading) among common development activities closely associated with the future urbanization of WEMO (retail, office-institutional, and industrial land use reflecting the other principal urban land forms). During the most recent 10-year period of construction activity, the effective share of building permits issued within the principal growth locations of WEMO is summarized as follows:

| | All Units | SFD | MF/Other |
|------------------------|-------------|-------------|--------------|
| San Bernardino Subarea | 52.0% | 52.8% | 25.5% |
| Los Angeles Subarea | 45.9% | 45.0% | 61.5% |
| Kern Subarea | <u>2.1%</u> | <u>2.2%</u> | <u>13.0%</u> |
| WEMO Overall | 100.0% | 100.0% | 100.0% |
| WEMO Unit Mix | 100.0% | 89.6% | 10.4% |

Source: U.S. Bureau of the Census - Residential Construction Branch.

As shown, within the last 10 years, the San Bernardino subarea has accounted for the largest share of total permits, followed closely by the Los Angeles subarea. The Los Angeles subarea, by comparison, has captured a substantial share of attached housing construction activity, including townhomes, condos, and apartments. Traditional single-family detached housing, however, represents the predominant form of new housing readily marketed throughout WEMO. The permit construction mix summarized above is consistent with independent housing data from the 1990 and 2000 Census.

The 10-year average share of permit activity in each of the subareas described above is not static but in fact reflects a shifting pattern of growth. Overall, the total share of housing activity in the San Bernardino and Kern subareas has been declining, while the corresponding share occurring in the Los Angeles subarea has been growing. Los Angeles subarea's respective share of WEMO housing activity jumped from 41.6 percent to 50.1 percent between the first and second half of the latest 10-year reporting period. By contrast, the San Bernardino subarea share declined from an

average of 54.8 percent to 49.2 percent over the same period, while the Kern subarea share also declined from 3.6 percent to 0.7 percent.

The geographic shift indicated above also reflects market repercussions associated with rampant overbuilding during the late 1980's and early 1990's. Average unit construction volume in WEMO during the latest 10-year period is down 55.0 percent on average compared to reported permit activity during the early 90's. By comparison, average 10-year housing construction volume for the three WEMO area counties (San Bernardino, Los Angeles, and Kern) is about 53.0 percent lower than the corresponding average during the early 90's. Within WEMO, the Kern subarea has suffered the largest relative drop in housing activity, down 86.0 percent on average from construction activity levels during the peak building years. The corresponding decline for the San Bernardino subarea is consistent with WEMO overall (55.0 percent drop), while the Los Angeles subarea has suffered the least (46.0 percent drop). The relative buoyancy of housing market activity in each of these subarea locations is a large factor contributing to the relative shift in development patterns expected to influence the projected growth outlook.

Long-term housing growth in WEMO is also influenced by the relative attraction of competing site locations for area housing demand. The Consultant utilizes a proprietary Micro-modeling system to estimate housing product demand for site-specific housing projects. The housing demand model reflects a statistical simulation developed and refined over the past 30 years and applied on more than 2,000 projects throughout Southern California and United States on behalf of private developers, lenders, investors, and even public agencies. The fundamental objective of the simulation is to predict unit sales potential across a range of alternative product price points based on site locale demographics, site proximity to employment opportunities, and near-term changes in employment. The underlying notion and intuitive premise of the model is that householders, by and large, need a job to meet housing costs and will favor locations relatively close to employment (or employment options) within their income limits.

Exhibit 13 graphically illustrates the results of simultaneous housing demand simulations conducted for several tactical site areas throughout WEMO. The numeric results reflect an index ranking of absorption potential across a broad range of

alternative pricing levels. For investment purposes, the model results provide a near-term (9 months to 1 year) determination of demand potential since the actual rate of potential sales (sales per week – not illustrated) is subject to market fluctuation. The illustrated analysis, however, is described in relative terms and provides a substantially longer-term perspective about the relative attraction of alternative housing locations throughout WEMO.

As shown in Exhibit 13, the southern reaches of the Antelope Valley around Palmdale represent the alternative WEMO housing location with the greatest relative market attraction (index score of 1.00). This housing submarket is relatively close to the Los Angeles metropolitan employment complex, as well as a high number of aerospace and defense industry jobs in Antelope Valley. The geographic distribution of indexed housing demand indicates that relatively remote housing submarket locations such as Ridgecrest, California City, Kramer Junction, Barstow, Lucerne Valley, Yucca Valley, and 29 Palms are less likely to feel the impulse of demand associated with employment growth and pent-up housing demand in the major metropolitan markets of Southern California. Conversely, submarket locations most proximate to metropolitan employment centers in Los Angeles and San Bernardino represent first-tier locations to capitalize on overflow housing demand associated with sustained regional employment growth. Exceptions include locations where local land use policy and lack of available infrastructure limit development density and intensity, including many enclaves along the Pear Blossom Highway.

Long-term growth in WEMO is not solely driven by regional employment gains but is also influenced by increases in the local population base, which generates population-serving employment and attendant housing demand from jobs created. The Consultant's housing demand model accounts for subarea employment opportunity. Housing submarket locations assigned the highest indexed demand values are also conveniently located within or adjacent to the major population centers of WEMO, namely the Lancaster-Palmdale area of Los Angeles County and the Victor Valley area of San Bernardino County.

Housing submarket locations with relatively strong housing demand tend to support higher average product pricing, reflecting market preferences of prospective

residents. Summarized below is the estimated average unit value for new single-family detached homes issued building permits during the first eight months of 2002:

WEMO AVERAGE HOUSING VALUE – NEW SFD UNITS

| WEMO Location | 2002 Avg. SFD Value | 10-Yr. Index vs. WEMO | 2002 Indexed Average | |
|------------------------|------------------------|--------------------------|----------------------|----------|
| | | | vs. 1992 | vs. WEMO |
| Palmdale | \$242,800 | 1.08 | 1.64 | 1.17 |
| Victorville | \$232,500 | 0.94 | 1.74 | 1.12 |
| Lancaster | \$211,800 | 1.09 | 1.37 | 1.02 |
| Hesperia | \$203,000 | 0.95 | 1.28 | 0.98 |
| Apple Valley | \$189,800 | 1.05 | 1.22 | 0.91 |
| California City | \$164,600 | 0.88 | 1.34 | 0.79 |
| Ridgecrest | \$161,000 | 0.88 | 1.42 | 0.78 |
| Yucca Valley | \$153,300 | 0.83 | 1.14 | 0.74 |
| Barstow | \$139,500 | 1.01 | 1.07 | 0.67 |
| 29 Palms | \$112,900 | 0.75 | 0.91 | 0.54 |
| Adelanto | \$91,100 | 0.53 | 1.23 | 0.44 |
| San Bernardino Subarea | \$192,100 | 0.91 | 1.60 | 0.93 |
| Los Angeles Subarea | \$231,800 | 1.11 | 1.47 | 1.12 |
| Kern Subarea | \$163,400 | 0.89 | 1.38 | 0.79 |
| WEMO Overall | \$207,600 | 1.00 | 1.54 | 1.00 |
| WEMO Counties (3) | \$257,900 | 1.29 | 1.39 | 1.24 |

Source: U.S. Bureau of the Census - Residential Construction Branch; Alfred Gobar Associates.

Within WEMO, cities and housing submarket locations closest to metropolitan employment centers have consistently realized higher average unit values. Indicated pricing patterns are symptomatic of demand preferences expected to drive future growth. The City of Adelanto reflects the notable exception. Historically overlooked, Adelanto is now experiencing increased housing activity due to its location along the principal growth vector of the City of Victorville. Overall, WEMO remains a price-competitive market in relation to the broader Southern California housing market, the three WEMO Counties in particular.

During the past 10 years, WEMO has captured nearly 14.0 percent average share of all new home construction activity within the three WEMO Counties as summarized below:

10-YEAR AVERAGE SHARE OF COUNTY HOUSING PERMITS

| | All Units | SFD | MF/Other |
|------------------------|-----------|-------|----------|
| San Bernardino Subarea | 24.4% | 25.0% | 18.2% |
| Los Angeles Subarea | 11.6% | 17.8% | 2.7% |
| Kern Subarea | 2.1% | 2.2% | 1.1% |
| WEMO vs. 3 Counties | 13.8% | 17.2% | 4.3% |

Source: U.S. Bureau of the Census – Residential Construction Branch.

The respective share of single-family detached housing construction has actually exceeded 17.0 percent for this type construction product during the past 10 years. The San Bernardino subarea has accounted for 25.0 percent of total single-family detached permits in the County, although San Bernardino County’s proportionate share of regional housing growth has been decreasing since the late 80’s. Similarly, the Los Angeles subarea has attracted nearly 18.0 percent of detached new home construction in the County, whose share of regional growth has been steadily declining since the late 80’s. The respective share of attached housing development throughout WEMO as a share of the surrounding sub-region is substantially smaller compared to detached housing. The San Bernardino subarea is the notable exception, but this form of development has been largely restricted to central Victor Valley locations and a massive rental housing project in 29 Palms in 1992.

WEMO Area Projected Growth

Exhibit 14 summarizes two alternative projections of long-term population and housing growth in WEMO. The indicated projection period is 35 years and is intended to reflect enough time for HCP Project adoption (2 to 3 years) and the subsequent 30-year implementation period. The growth projections are further summarized below:

COMPARATIVE SUMMARY OF WEMO POPULATION PROJECTIONS

| Projection Alternative | 2000 | 2035 | Chg 00-35 | Avg. Yrly. Rate |
|-----------------------------|---------|-----------|-----------|-----------------|
| COG/DOF Driven Projections | 795,000 | 1,706,500 | 911,500 | 2.21% |
| Trend Adjusted Projections | 795,000 | 1,379,500 | 584,500 | 1.59% |
| Difference: | - | (327,000) | (327,000) | n.a. |
| Difference As % of COG/DOF: | 0.0% | 23.7% | 55.9% | |

Source: Alfred Gobar Associates.

By 2035, the population base of WEMO is projected to range from 1.38 to 1.71 million residents based on the two alternatives. The high-end projection reflects COG-based

projections prepared for specific city locations from 2000 to 2020 and extended to 2035 using the same least-squares technique applied to regional projections. The lower projection reflects an adjustment to the COG-based projection based upon review of market capture trends since 1990 and General Plan Growth policies. Both sets of projections reflect alternative views about probable market capture within the WEMO area relative to broader regional trends.

Factors that distinguish both sets of projections are more clearly understood by the following comparison of housing development activity implicit with each alternative:

COMPARISON OF HISTORIC AND PROJECTED GROWTH

| Growth Criteria | Since 1990 | 2000 - 2035 Projection | |
|----------------------------------|----------------|------------------------|----------|
| | | COG Based | Adjusted |
| Avg. Annual Housing Units Built: | 3,150 to 4,150 | 10,800 | 7,350 |
| Avg. Share of County Activity: | 13.9% to 18.0% | 18.6% | 12.7% |

Source: Alfred Gobar Associates.

Census and construction permit data describing new housing development in WEMO since 1990 suggest alternative levels of historic development activity but equate to an average of 3,650 units per year or 16.0 percent of reported construction activity. Under the COG-based projection, the WEMO area share of total housing activity (18.6 percent) is consistent with its relative share of single-family new home construction during the past 10 years and Census-reported housing stock increase between 1990 and 2000. On the basis of COG-driven projections, housing development in WEMO is expected to accelerate to a pace that is nearly three times the level experienced since the early 90's and rival or exceed peak levels of construction activity witnessed during the late 80's. Unlike the boom-bust period of the late 80's, COG-driven projections imply sustained development activity at very high levels (10,800 units per year) during the entire 35-year projection period. By contrast, the adjusted projection anticipates a long-term regional capture rate 20.0 percent lower than experienced since 1990 (12.7 percent). Even at this reduced rate of capture, the absolute volume of housing development in WEMO is projected to continue at a pace that is nearly twice the level experienced since the last major recession (7,350 units per year).

Between 1990 and 2000, the population base of WEMO increased by an average of 13,100 residents per year. The COG-based projection indicates a protracted rate of

growth on the order of 26,000 residents per year, while the adjusted projection suggests 16,700 additional residents will move to the WEMO area each year. In terms of absolute levels of projected growth, both sets of WEMO projections reflect an aggressive interpretation of probable future market attraction. In terms of relative attraction, indicated growth reflects precedent rates of performance over a moderately long period (10 years).

Area-specific breakdowns of COG-based growth projections for WEMO are summarized in Exhibit 15 for household population and Exhibit 16 for total housing units. Corresponding projections based on an adjusted interpretation of market capture are detailed in Exhibit 17 and Exhibit 18. Under the COG-driven projection, increased housing demand in central city locations is expected to drive increased growth in surrounding unincorporated areas. The COG-driven projection suggests 27.0 percent of total growth will occur on unincorporated County lands that can be tied into city-serving infrastructure systems. Under the adjusted projection, future housing demand is not as intense, and consequently the share of overall housing development on unincorporated lands near central city locations accounts for no more than 22.0 percent of future growth.

Projected Growth vs. Planned Capacity

The long-term projections discussed above reflect alternative interpretations of continuing economic pressure on land use without direct consideration of constraints that may be imposed by local policy objectives. By and large, policy-driven land use capacity in WEMO exceeds any realistic projections of long-term growth by a substantial margin. This is particularly true for principal forms of urbanized nonresidential land use including retail, office and institutional, and industrial development. With respect to residential land use, local policies may have a limiting effect on potential growth within selected jurisdictional boundaries. Exhibit 19 details and compares the projected distribution of housing in 2035 against housing capacity limits inherent to target densities and land area allocations within the various local jurisdictions that comprise WEMO. Also shown is the percentage share of planned housing capacity that must be utilized for alternative projections of growth to be realized.

Overall, long-term housing growth throughout WEMO is projected to consume between 35.0 and 43.0 percent of total housing development capacity inherent to local General Plan policy. Within the eleven WEMO area cities where the bulk of future housing development is projected to occur, between 42.0 and 50.0 percent of current housing capacity will be consumed by 2035. By comparison, only 26.0 to 33.0 percent of current housing capacity designated in the unincorporated sections of WEMO will be consumed over this period. Within each of the respective subareas, future housing growth is not expected to pressure current policy capacity, with the exception of the Inyo subarea. In effect, current housing development policy describing WEMO overall, the eleven WEMO cities as a whole, and each WEMO subarea is not expected to constrain the total supply of long-term housing growth.

Within selected areas of WEMO, local land use policy can be expected to limit the ability to satisfy market demand for additional housing in the distant future. Policy-induced constraints on market-driven demand suggested in Exhibit 19, therefore, reflect a localized development issue that will likely result in a shifting pattern of growth somewhat different than has characterized local areas during the past decade. Even under the most aggressive projection, significant potential for policy constraints on housing growth is limited to the City of Lancaster, City of Palmdale, City of Ridgecrest, and the Inyo subarea. Within the Antelope Valley cities, current residential land use policy is not expected to represent a potential constraint on projected growth until after 2020. The theoretical timing of policy restrictions on future housing in the City of Ridgecrest and Inyo subarea is less distant, on the order of 10 years based on the more aggressive growth projection.

The potential for policy limits on market housing activity within the Los Angeles subarea is likely to reflect a self-mitigating issue whereby demand for local area housing is readily satisfied in adjoining unincorporated County lands. In effect, this submarket locale can be expected to experience a shift in the proportionate share of permits issued within a city jurisdiction versus the County jurisdiction. The cities of Palmdale and Lancaster both cover a substantial amount of land area with roughly 60.0 percent of housing unit capacity available in 2000. As these communities continue to grow into more urbanized centers, there is a strong likelihood that portions of residential land currently designated for development at less than 3.0 units per gross acre (57.0 percent of housing capacity for both cities) will be amended to

permit higher density residential development. The theoretical policy constraint associated with localized land use policy in the Los Angeles subarea is not realistically expected to represent a material constraint to long-term housing growth.

With respect to the City of Ridgecrest, the theoretical constraint on future housing growth is likely overstated for a number of reasons. Projected growth is based on COG projections prepared in advance of the 2000 Census release data. The projection-driven number of housing units in 2000 (12,800 dwellings) exceeds the Census estimate by 1,500 units. Subsequent projected growth (8,340 units – COG driven; 5,020 units – Adjusted) builds on top of this already high estimate. The resulting 35-year housing projection also includes an 11.7 percent unit vacancy allowance based on a review of subarea vacancy trends. If projected growth is adjusted to account for the Year 2000 estimating error and also restrict overall vacancy, the City's current residential land use policy will still have a reservoir capacity of approximately 1,580 units (11.0 percent of capacity) based on the adjusted projection and a shortage of 1,350 units (10.0 percent of capacity) based on the COG-driven projection. The City of Ridgecrest has not attracted a significant level of housing development since the 80's. Between 1980 and 1990, the City grew by 457 units per year on average but only six units per year between 1990 and 2000. Both growth projections substantially exceed the actual level of growth experienced since the last economic recession that included significant restructuring in the aeronautic and engineering sectors of the defense industry (one of the primary base industries in the Ridgecrest area).

Socio-Economic Impacts

Overview Of Potential Socio-Economic Effects

Components of the Habitat Conservation Plan (HCP) program with the greatest potential to significantly affect the socio-economic environment of WEMO include the following:

- Habitat Conservation Areas (HCA's) – selected land areas where urban development will not be permitted or will be restricted to a maximum 1.0 percent allowable ground disturbance (AGD) in order to conserve habitat environments deemed necessary for the survival of threatened or endangered species.
- Amended Permitting Regulations – intended to reduce risk and ambiguity inherent to the current Section 10a (FESA) and Section 2081 (CESA) permitting process. Amended regulations prescribe alternative requirements, each with associated cost (presence-absence surveys, clearance surveys, monitoring, and mitigation fees) that varies based on the geographic location of private property within WEMO.
- Best Management Practices – prescriptions of conduct and resource utilization for grazing, mining, and recreation activities intended to minimize undue impacts on threatened and endangered species.

Each of the above components of the HCP will influence distinct forms of socio-economic activity within WEMO including land development, cattle grazing, resource mining, recreation, and associated employment. As such, it is important to consider whether such influence can be reasonably expected to create a significant impediment for future socio-economic activity and growth throughout the area.

Habitat Conservation Areas

The HCA's constitute areas where minimal disturbance to the existing habitat is sought. In all about 2.5 million acres of WEMO land in the four-county area is proposed for HCA designation, including roughly 575,000 acres of private property planned for acquisition and permanent placement as habitat open space. Acquisition and placement of private property could have the effect of significantly reducing the growth capacity of WEMO to the point of impeding foreseeable economic growth over the next 30 to 35 years. In addition, the removal of such vast amount of private property from the tax rolls might adversely affect property tax revenue streams benefiting local city and county governments. The potential effect of the HCP and

HCA designation on grazing, mining, and recreation activities in WEMO is discussed separately in the Environmental Report.

Amended Permitting Regulations

The amended regulations represent a modified approach to current regulatory practices. The amended regulation scheme is designed to reduce impediments to growth in less sensitive habitat areas but at the same time establish a long-term funding mechanism that enables BLM to acquire and set aside private property for habitat conservation. Funding capacity inherent to existing and amended regulations is summarized below:

PRIVATE LAND PERMITTING COST FOR TYPICAL 10-ACRE PARCEL

| ENVIRONMENTAL REMEDY | CURRENT REGULATORY SITUATION | AMMENDED REGULATIONS - HCP ALTERNATIVE A | | |
|---|--|--|--|--|
| | | DWMA | SURVEY AREA | NO SURVEY AREA |
| Presence-absence Survey | \$125-1,250 | \$125-1,250 | \$0 | \$0 |
| Permits Drafted | | | | |
| <ul style="list-style-type: none"> • Cost • Timeframe | \$5,000-65,000 1 - 5 years (3 years average) | \$0 No Delay | \$0 No Delay | \$0 No Delay |
| Other Surveys | | | | |
| <ul style="list-style-type: none"> • Clearance Survey • Weekly Monitoring | \$250-2,500 | \$250-2,500 | \$250-2,500 | \$0 |
| | \$350-500 | \$350-500 | \$350-500 | \$0 |
| Compensation | | | | |
| <ul style="list-style-type: none"> • Mitigation Fee • Endowment Funds | \$21,000 | \$38,500 | \$7,700 or \$3,850 | \$7,700 or \$3,850 |
| | \$295 | \$0 | \$0 | \$0 |
| Total Costs | \$27,020 to \$90,545 | \$39,225 to \$42,750 | \$8,300 to \$10,700 in 1:1 area, \$4,250 to \$6,850 in ½:1 area | \$7,700 in 1:1 area, \$3,850 in ½:1 area |

Note: Total cost of amended regulations based on an average value of \$770 per acre of private property in designated HCA's

As shown, the cost of satisfying current CESA/FESA regulations can range substantially. Also, the extent of environmental remedy, associated cost, and time delays required before private property can be developed is largely uncertain and dictated by site-specific circumstances difficult to identify in advance. The Section 10a and Section 2081 permitting process does not necessarily apply to all private property in the WEMO area but remains a pervasive concern for private property developers. As such, current regulations effectively impose a high degree of uncertainty related to cost and time and add to the underlying risk of developing private property in many areas of WEMO.

The amended regulations, by comparison, will apply equally throughout WEMO based on identified prescriptions of environmental remedy within designated areas. In short, all private property in WEMO is subject to the amended regulations but in return a reasonably predictable range of environmental remedy and associated cost is established. As example, the amended regulations can be expected to involve a cost of about \$3,850 to satisfy prescribed environmental remedy before a 10-acre parcel located in a “No Survey Area” and “0.5-to-1.0 Mitigation Fee Zone” of WEMO can be developed. Private property development under the current regulatory situation might not involve the same level of cost but most likely involves costs ranging anywhere from \$27,000 to \$95,000 with significant time delays.

The amended regulatory framework is intended to reduce impediments to long-term growth in WEMO. Whether the proposed framework enhances or impedes future growth throughout WEMO depends on the additional cost required to remove uncertainties inherent to existing regulations.

Best Management Practices

Best management practices (BMP’s) do not necessarily exclude sensitive habitat areas from being used but prescribe a variety of protective measures that might effectively reduce land area utilization, increase associated costs, or both. The impact of BMP’s on grazing, mining, and recreation activities throughout WEMO is discussed separately in the Environmental Report.

Effect On WEMO Growth

Long-term projections of growth indicate the resident population base in WEMO is expected to increase by 580,000 to 910,000 persons (roughly 258,000 to 378,000 housing units) over the next 30 to 35 years. These projections reflect an optimistic (aggressive) outlook that suggests the WEMO area could grow 1.25 to 2.00 times faster over the next 35 years than it did during the previous 20 years. The most probable long-term growth outlook that can be reasonably expected based on the analysis of existing socio-economic conditions suggests the resident population will increase by about 580,000 persons, or 1.57 percent annually, to 1.38 million residents total over the next 35 years. This reflects the most probable “Worst Case” scenario guiding the analysis of project impact on WEMO growth potential.

The growth capacity of existing General Plan land use policies throughout WEMO suggests the area could host about 4.86 million residents, 1.58 million housing units, and nearly 241,000 acres of commercial development (office, retail, industrial, and institutional – excluding local schools). Over the next 35 years, there is some limited potential that the existing supply and density of residential land use around Lancaster, Palmdale, Ridgecrest, and Southern Inyo County might constrain the projected volume of housing growth. The potential constraint is limited to a maximum of 7,000 units during the 35-year time frame (likely much less) or about 1.25 percent of the total projected housing stock throughout WEMO. This potential housing constraint does not represent a materially significant limitation on growth opportunity over the next 35 years because the theoretical shortage is likely to be offset by land use policy amendments (i.e.: PUD's and zone changes to higher density), expansion of City boundaries (i.e.: annexation of Master Plan projects), and available supply of vacant housing stock (projected at roughly 50,000 vacant and seasonal units in 35 years).

Identified growth capacity far exceeds overall levels of growth projected to occur over the long term, with a few limited exceptions. The current supply of WEMO land designated for development, therefore, does not represent a compounding issue that must be considered when evaluating the material effect of the HCP program on area growth potential over the next 35 years.

Nonresidential Growth

The WEMO growth capacity analysis determined that the existing supply of land use designated for commercial development far exceeds the amount of land that will likely be required to support a mature economic region comprised of 4.86 million residents, 1.58 million housing units, and roughly 2.2 million local jobs. Current General Plan land use policy designates approximately 241,000 acres for various forms of nonresidential development (office, retail, industrial, and institutional). It is estimated that roughly 160,000 acres of developed commercial land use is the supply base required to support a mature self-generating economy at buildout in the WEMO area. Assuming the WEMO area rapidly matures into a self-generating economy with a base population of 1.38 million residents (highly aggressive outlook), roughly 45,000

to 50,000 acres of nonresidential development will be required or about 20.0 percent of the current designated supply.

The likely impact of HCA designations on the potential for nonresidential development throughout WEMO is insignificant. The majority of land area designated for nonresidential development is situated within existing City Limit boundaries, while the preponderance of land area proposed for HCA designation is located in remote settings of the unincorporated WEMO area. The proportionate mix of nonresidential land use throughout WEMO is summarized as follows:

| LOCATION CRITERIA | OFFICE | RETAIL | INDUST. | INST. | ALL NONRESIDENTIAL | |
|----------------------|--------|--------|---------|--------|--------------------|-----------------|
| | | | | | INCL. INST. | EXCLD. INST. |
| WEMO Total (Ac.) | 14,049 | 44,014 | 104,865 | 77,949 | 240,879 | 162,930 |
| WEMO Mix | 5.8% | 18.3% | 43.5% | 32.4% | 100.0% | 67.7% |
| WEMO Cities | 71% | 73% | 55% | 15% | 46% | 61% |
| Uninc. Subareas | 29% | 27% | 45% | 85% | 54% | 31% |

Identified institutional land use does not include land that will ultimately be required to host local schools (elementary, Jr. High, etc.). This land use requirement is an implicit component of the designated supply of residential land use. Excluding the institutional land use designation (hospitals, civic centers, etc.), 61.0 percent of nonresidential land or about 99,000 acres is situated within existing City Limit boundaries. The current City-based supply of nonresidential land is two times the amount likely required to host all nonresidential development throughout WEMO over the next 30 to 35 years. In addition, about 88.0 percent of projected WEMO population and housing growth is expected to occur within the eleven WEMO cities. Even if the proposed WEMO HCA designation effectively precludes all forms of nonresidential development in the unincorporated sections of WEMO, realistic potential to develop these forms of land use will not be materially impeded over the next 35 years. The reality is that very little, if any, nonresidential land is currently designated within proposed HCA boundaries. Due to location requirements for many nonresidential activities, it is also highly unlikely that any significant amount of land (exceeding the 1.0 percent AGD) within proposed HCA boundaries would be built, absent the HCA designation.

Residential Growth

Residential construction constitutes the land use most likely to result in the greatest amount of permanent ground disturbance (subdivision grading) among all forms of development commonly associated with economic growth in WEMO. As such, residential growth is also more likely than any other form of development to be affected by habitat conservation and protection policies of the HCP program.

Exhibit 20 summarizes projected long-term housing development throughout the WEMO Study Area. As shown, the most probable outlook of future growth indicates that roughly 258,000 additional housing units (mostly single-family detached units) will be constructed throughout WEMO over the next 35 years. Also shown is whether or not a given jurisdiction includes land (regardless of land use designation) within proposed HCA's, survey areas, or mitigation fee zones that dictate the scope of environmental remedy and associated cost needed to obtain construction permits.

Land located within a DWMA is subject to the most restrictive and costly remedy under the amended permitting regulations. The DWMA's effectively describe proposed HCA's, which also limit total ground disturbance to no more than 1.0 percent of parcel area. Three San Bernardino County cities include a very small portion of land area within the HCA boundaries, while a significant portion of California City in Kern County falls within an HCA. The vast majority of private property within HCA boundaries (roughly 575,000 acres), however, is located in remote unincorporated reaches of WEMO where General Plan policies tend to designate land use for open space, agriculture, resource development, and other uses requiring little or no building area.

The most probable worst-case impact of the HCA designation on long-term potential for housing development throughout WEMO is negligible for a number of reasons. When planning policy designates residential land use in remote locations that characterize the HCA's, prescribed densities rarely exceed a maximum of 0.2 dwelling per acre (minimum lot size – 5 acres but more often 20 to 40 acres). In addition, site-specific market demand for housing in such remote location is only a fraction (usually 20 to 50 times less) of the demand for housing identified for WEMO site locations closer to the large employment markets of Southern California. Remote

desert locations often include a disproportionate share of housing used for seasonal and vacation purposes versus permanent residency. Also, limited value opportunities combined with restricted densities in such locations preclude realistic potential for conventional homebuilding and sales programs. The absence of infrastructure and cost to service such remote sites further limits the scale of residential development that can be realistically created in a single location. Finally, an abundance of suitable sites outside the proposed HCA's will continue to exist throughout WEMO to meet demand for housing in remote locations, particularly seasonal and vacation housing.

As shown in Exhibit 20, all areas of WEMO will be subject to some level of permitting regulation that does not necessarily limit allowable ground disturbance, as is the case in the HCA's, but requires alternative levels of environmental remedy (clearance surveys, monitoring, mitigation fees, etc.) and associated cost. The effect of such amended regulation on long-term housing potential in WEMO depends on the effective cost burden or benefit created for housing developers and prospective homebuyers. The vast majority of future housing throughout WEMO can be expected to reflect production housing built and marketed by private developers as a price-competitive alternative to more costly homes within Santa Clarita Valley, Western San Bernardino County, and Coachella Valley. In short, WEMO area housing is and will continue to be sensitive to price differences that distinguish the high desert from surrounding low land markets.

The amended permitting regulations involve environmental remedies commonly described in terms of associated cost per acre of development. The corresponding benefit or burden on housing potential, however, depends on the effective cost per unit, which inevitably varies from one location to the next. For the foreseeable future, single-family detached housing represents the principal form of new housing that will be constructed throughout WEMO. The effective density of such housing is not uniform, nor can it be expected to conform strictly to the underlying General Plan target densities. Instead, the typical lot size and corresponding density of conventional housing is largely determined by the competitive dynamics within a local market. In some local markets throughout WEMO, big homes on small lots achieve brisk sales while in other local markets prospective buyers prefer larger lots.

Exhibit 21 describes the average lot size for home sale and subdivision activity throughout selected sections of the WEMO area. Compiled building records represent roughly 10 years of housing development activity and provide the basis for assigning typical unit densities referenced when evaluating the impact of the amended permitting regulations within each of the eleven WEMO Cities and four unincorporated County subarea locations.

Exhibit 22 identifies the effective cost per unit associated with the amended permitting regulations based on the low-range estimate used to describe the development of a typical 10-acre parcel. The effective cost per unit varies on the basis of several factors including; the form of remedy corresponding with the site (DWMA, Survey Area, No Survey Area), the mitigation fee zone (5:1, 1:1, or 0.5:1), and the effective gross density used to characterize residential development for a given city or county subarea (2.09 units per acre, 4.41 units per acre, etc.). Also shown is the effective cost per unit described as a percentage of estimated average new home value in the area during 2002. Finally, the cost of complying with existing CESA/FESA permitting regulations is also identified in terms of cost per unit and share of unit value. The estimated cost of complying with environmental permitting regulations is also detailed in Exhibit 23 based on high-range cost estimates.

Currently, the existing CESA/FESA permitting regulations represent an effective cost burden ranging from \$508 to \$2,729 per unit based on the low-range estimates and from \$1,702 to \$9,146 per unit based on high-range estimates. In general, the per unit cost burden of existing regulations tends to be lowest for local housing markets closest to metropolitan employment centers (Victorville and Palmdale) but increases in locations that are more distant or rural in character. The effective per unit cost burden of existing regulations tends to be greater in more remote or rural residential markets because supportable market pricing of homes and effective unit densities are lower in these locations. The heavy cost burden associated with current CESA/FESA regulation (\$27,020 to \$90,545 per 10-acre parcel) must be amortized across fewer relatively low-valued units. As example, high-range estimates (Exhibit 23) indicate the current cost burden is equal to 0.7 percent of the 2002 average home value representing conventional housing in Victorville, where home values and unit densities are higher, but 6.6 percent of the average value describing Barstow, where home values and unit densities are relatively low.

The relative cost burden or benefit created by the amended regulations depends the form of environmental remedy that applies to a given private property location. With respect to the designated HCA's, its conceivable amended permitting regulations could result in higher cost to authorize building activity (\$39,225 per 10-acre parcel versus \$27,020). In reality, this scenario is highly unlikely because the HCA's have been delineated in areas identified to have the greatest habitat resource value, and consequently highest potential for presence of threatened or endangered species. The low-range cost estimate describing current regulations (\$27,020 per 10-acre parcel) reflects the probable cost of complying with regulations absent the need for significant protective measures. Within the HCA's, the probable presence of threatened and endangered species is much higher as is the likelihood of incurring the high-range cost estimate (\$90,545 per 10-acre parcel). The overall supply of future WEMO housing likely to be affected by permitting costs required for development in the HCA's is minimal as discussed above. In addition, non-production single-family residences (owner built, family cabin, custom home, etc.) are exempt from the environmental remedies and associated cost prescribed by the amended regulations. Individual residences on existing lots represent the predominant form of future housing likely to be considered in the HCA's.

With respect to property locations in the "Survey" and "No Survey" areas of WEMO, the amended permitting regulations create a cost-savings benefit compared to existing regulations. As example, the environmental permitting process is estimated to involve a cost ranging from \$184 to \$512 per unit for residential subdivision development in Yucca Valley, compared to potential cost ranging from \$1,293 to \$4,332 per unit, excluding associated 1 to 3 year processing delays, under current CESA/FESA regulations. As the Yucca Valley example demonstrates, the amended regulations establish a certain and predictable cost structure for all residential development that is 60.0 to 96.0 percent less expensive than the likely but uncertain cost exposure that exists under current CESA/FESA permitting regulations.

The effective cost burden imposed by current permitting regulations is high, but its application is uncertain (cannot be determined without first conducting site-specific inspection). It is conceivable that future development of numerous undetermined properties throughout WEMO would not be subject to the heavy cost burden imposed by current regulations. The amended permitting regulations, therefore, might

represent an effective cost burden for these undetermined properties. The likely effect of such potential cost on housing development throughout WEMO depends on the relative cost burden associated with species surveys and mitigation fees.

As shown in Exhibit 23 (high-range estimate), the total permitting cost under the amended regulations ranges from \$3,850 to \$10,700 per 10-acre parcel. For the bulk of residential subdivision development projected to occur in WEMO, the effective per unit cost burden ranges from 0.1 percent to 0.8 percent of the estimated 2002 average home value. It is estimated the effective per unit cost might be highest for new development in the southwest section of the City of Barstow (\$1,081 per unit or 0.8 percent of average value) and lowest in the south and westerly section of Victorville (\$72 per unit or 0.1 percent of average value). Again, the relative cost burden is lowest in local markets closest to metropolitan employment centers.

The incidence of WEMO residential properties likely to incur minimal cost under current permitting regulation cannot be precisely determined. Roughly 75.0 to 80.0 percent of WEMO housing growth is projected to occur within and adjacent to the Cities of Adelanto, Apple Valley, Hesperia, Lancaster, Palmdale, and Victorville. Within these communities the maximum estimated cost burden per unit created under the amended permitting regulations ranges from \$175 to \$512 per unit or 0.1 to 0.3 percent of average home value (Exhibit 23). In fact, the maximum potential cost burden created by the amended regulations is not expected to exceed 0.3 percent of WEMO average home values (at sites in a Survey Area requiring 1.0:1.0 mitigation fees) with the exception of Barstow and 29 Palms, where typical subdivision density is considerably less than most contemporary projects throughout the WEMO area.

In light of recent trends throughout the State where significant capital improvement and habitat conservation fees are being imposed, the implicit cost burden of the amended permitting regulations for “Survey” and “No Survey” locations is not considered a significant impediment to the long-term growth of WEMO housing resources. For roughly 75.0 to 80.0 percent of the future WEMO housing stock, the amended permitting cost structure does not add more than 0.3 percent to the estimated average home value. By comparison, Riverside County has begun imposing a Transportation Uniform Mitigation Fee (TUMF) in all City and unincorporated areas that amounts to \$6,650 per unit or 2.7 percent of the estimated

average new home value in 2002 (\$247,300 per unit on average). The impact fee, while deemed onerous by many private sector developers, is not expected to impede near-term development activity. Although, the high desert housing market is relatively price sensitive, the potential cost burden implicit to an undetermined number of parcels does not represent a material detriment to housing development based on the average home values and subdivision densities identified.

Within the communities of Barstow and 29 Palms (representing around 2.7 percent of future WEMO housing growth), the use of clustered subdivision layout designs that yield effective gross densities characteristic of the WEMO area overall (4.06 units per acre) are recommended to substantially reduce the potential cost burden identified for an undetermined number of parcels. Based on these density design modifications, the maximum potential cost burden could be reduced to less than 0.25 percent of the average home value in these local markets.

Effect On Fiscal Revenue

The most probable fiscal effect associated with the HCP program includes the potential loss of property tax revenue that would otherwise be received by WEMO Cities and Counties. A principal objective of the HCP program is to acquire private property in the HCA's in order to consolidate and conserve habitat environments capable of hosting threatened and endangered species. BLM would act as the lead agent for the property acquisition program, thereby removing private property from local tax roles. The level of impact inherent to the HCP program is dependent on the amount, value, and geographic distribution of private property in the HCA that crosses city and county jurisdictions of WEMO. Property tax revenue losses associated with property acquisition would, however, be offset in part through payments in-lieu of tax (PILT) received from the Federal Government. Whether or not PILT effectively mitigates any identified significant impact can be reasonably assessed by reviewing precedent levels of payment to local agencies.

The WEMO area encompasses about 9.36 million acres, of which the majority (6.46 million acres) includes government-owned lands already exempt from the payment of property taxes. The proposed HCA's of WEMO will encompass about 2.54 million acres, of which the majority (1.97 million acres) includes government-owned land

(BLM, USFS, Military, County/City, etc.) already exempt from property taxes. Overall, there is approximately 2.9 million acres of private property throughout WEMO, of which approximately 575,000 acres, or roughly 20.0 percent, will be included within the proposed HCA's and considered for acquisition by BLM during the 30-year life of the program. Many private properties in the HCA's are already developed and, as result, are exempt from the land acquisition component of the HCP program. These improved properties represent an undetermined reduction in the total amount and value of private property that would effectively be removed from the tax rolls of affected jurisdictions.

Under the HCP program only vacant private property will be targeted for acquisition by BLM. The potential loss to the tax roll, therefore, does not include existing improved properties with higher values. The 2002 average assessed value per acre is currently estimated at approximately \$772 per acre. If all private property in the HCA's was vacant, the potential loss to local agency tax rolls would be equal to roughly \$450.0 to \$460.0 million. The estimated 2002 assessed value for all private lands in WEMO (vacant and improved) is roughly \$22.2 billion. The maximum theoretical loss in tax roll value associated with the HCA land acquisition program is equal to 2.2 percent of the existing tax base for WEMO as a whole.

The loss of General Fund property tax revenue for a given city or county depends on the underlying appropriation structure for property tax (the basic 1.0 percent levy). Exhibit 24 identifies the assessed value of the 2002 tax roll in each of the eleven WEMO cities and the amount of reported property tax revenue generated, based the latest available data provided by city officials. Also shown, is each city's effective share of every dollar of property tax generated from private property. On average, WEMO cities receive roughly 12.1 cents for every dollar of property tax generated. Individually, the respective share of property tax varies substantially, as shown, due to the underlying tax appropriation structure of multiple tax rate areas that exist in any given jurisdiction. As an example, for every \$100 loss of tax roll value, the corresponding loss in property tax revenue for the City of Hesperia is about \$1.76 but as much as \$27.35 for California City.

Corresponding data for each of the four WEMO counties with land area in the HCA's is also detailed in Exhibit 25. The potential rate of property tax revenue loss in the

county areas of WEMO is defined by the effective tax rate describing the unincorporated County. Overall, WEMO counties receive about 23.8 cents for every dollar of property tax generated but this rate ranges from 11.4 cents per dollar of property tax for properties in unincorporated San Bernardino County to 29.6 cents in unincorporated Los Angeles County. As a result, the effective revenue loss per dollar of value removed from the tax rolls would be relatively greater in Los Angeles County than in San Bernardino County.

Clearly the underlying tax rate affects the relative level of impact for every dollar of taxable property value removed from the tax rolls. The absolute amount of potential loss, however, is ultimately dictated by the amount of HCA land existing within each WEMO area jurisdiction. The Survey Area maps prepared by BLM illustrate the geographic distribution of HCA's throughout WEMO and the corresponding jurisdictional boundaries of the eleven WEMO cities and four WEMO counties addressed by this analysis. The proposed HCA boundaries are almost exclusively limited to unincorporated locations and do not include any portion of the eleven WEMO cities with the exception of the City of California City. BLM mapping details suggest that roughly 15.0 percent of the total land area within California City, or 19,000 acres of largely vacant land along the City's northern border, would be included in an HCA designation.

The maximum theoretical loss of tax roll value and property tax to each of the affected agencies is summarized in Exhibit 26. As shown, the maximum amount of property tax revenue that would be eliminated if all private land in the HCA's were removed from the tax rolls equates to approximately \$940,000 per year. As a share of property tax revenue corresponding to 2002 assessed values, the indicated impact would not adversely impact the fiscal revenue structure of the affected agencies. The indicated impact reflects a worst case scenario since an undetermined amount of private land in the HCA's is already developed, and most forms of future housing are likely to reflect individual residences, both forms of development exempt from the HCA restrictions.

The theoretical property tax revenue loss identified does not include payment in-lieu of taxes (PILT) likely to be received by the affected agencies. PILT reflects a common form of reimbursement by the Federal Government to offset property tax

revenue foregone by local agencies because such land is exempt from taxes. PILT is paid out according to formulas that take into account the population within the affected unit of government, number of acres of eligible Federal land, and amount of selected payments received by the affected county for mining, livestock, harvesting, etc., and other licensed/lease activities permitted. The actual amount of PILT paid out must be determined and appropriated on an annual basis by Congress. In 2002, total Federal PILT amounted to \$220 million paid to 1,900 local governments with California agencies receiving \$22.8 million. The PILT program continues to receive increased scrutiny from local and State governments where Federal land accounts for a substantial portion of the prospective tax base. Local governments argue PILT payments are failing to keep pace with corresponding costs created or are not being paid fully as prescribed by Federal formulas. The Federal administration indicates that PILT is increasing and part of a broader package of entitlement but opposes legislation that mandates PILT payments to local agencies.

Exhibit 27 summarizes PILT payments received over the latest four-year period for the respective WEMO counties individually and combined, and the State of California overall. The four-year trends suggest that since 1999 the amount of PILT received per acre increment of Federal land area has been on the rise. In 2002, the WEMO counties received about \$4.19 million in PILT or 18.3 percent of the Statewide total. The amount of PILT received, however, also varies by county location due to the formula criteria used in calculating payments. Between 1999 and 2002, San Bernardino County received an average of \$0.16 per acre of federal land, while Los Angeles and Kern County received \$0.76 and \$0.91, respectively.

PILT represents a source of offsetting revenue that local agencies have come to rely upon to reduce the impact of foregone property tax revenue associated with Federal lands. The WEMO HCP program seeks to place up to 575,000 acres of private property under federal ownership for purpose of conserving sensitive habitat areas. The maximum theoretical loss to affected agencies is summarized in Exhibit 27. Corresponding mitigation potential associated with future offsetting PILT is summarized below:

PILT OFFSET OF MAXIMUM POTENTIAL PROPERTY TAX REVENUE LOSS

| Affected Agency | Private Land in HCA's (Acres) | Est. Future PILT Payment Per Acre | Annual Offsetting PILT Revenue | Net Effective Property Tax Revenue Loss | Revenue Loss As Share of 2002 Revenue |
|-----------------------|-------------------------------|-----------------------------------|--------------------------------|---|---------------------------------------|
| California City | 19,000 | \$0.91 | \$17,290 | \$1,938 | 0.23% |
| San Bernardino County | 401,000 | 0.16 | 64,160 | 159,381 | 0.82% |
| Los Angeles County | 77,800 | 0.76 | 59,128 | 536,757 | 0.35% |
| Kern County | <u>76,700</u> | 0.91 | <u>69,797</u> | <u>31,658</u> | 0.06% |
| WEMO Overall | 574,500 | \$0.37 | \$210,375 | \$729,734 | 0.32% |

Source: County Assessor Records; Bureau of Land Management; Alfred Gobar Associates.

Future PILT revenue can be expected to reduce potential property tax revenue loss by approximately \$210,000 per year or 22.0 percent. PILT provides an established, while not guaranteed, source of Federal revenue that further minimizes the fiscal impact of the proposed HCP program.

Effect On Employment & Income

The HCP program is expected to influence a wide range of economic activity throughout the WEMO area, most notably urban development, grazing activities, resource development, and recreation. To the extent the effects of the HCP program have been identified, corresponding implications for area employment and income also merit consideration. The California EDD estimates current 2002 local employment (jobs) throughout the WEMO area at approximately 232,500 jobs. The maximum theoretical effect on current employment associated with selected activities affected by the HCP program is discussed below as well as the probable direct effect of identified environmental impacts.

Urban Development

Urban development (building construction) throughout WEMO most directly affects construction trades, engineering services, selected elements of the transportation and utilities sector, limited retail trades, and local government services related to site construction. On a combined basis, these selected job sectors represent about 9.3 percent of the current employment base throughout WEMO or roughly 21,600 jobs.

The estimated composition of employment sectors influenced by urban development is summarized as follows:

WEMO EMPLOYMENT INFLUENCED BY URBAN DEVELOPMENT

| Employment Sector | Share of WEMO Employment | Share of Sector Employment |
|-------------------|--------------------------|----------------------------|
| Construction | 3.87% | 100% |
| Transp./Utilities | 2.01% | 42% |
| Retail Trades | 1.34% | 6% |
| Services | 1.24% | 4% |
| Government | 0.85% | 5% |
| Total | 9.31% | |

Employment within each of these sectors is largely driven by the overall level of urbanization throughout WEMO with the exception of construction, which responds most directly to real estate development pressure. As result, the maximum possible direct impact of the HCP program on urban development employment is substantially less than indicated, most likely not exceeding 5.0 percent of the WEMO employment base. This maximum theoretical effect exceeds the worst-case scenario that can be attributed to the HCP program. Instead, this maximum theoretical effect describes direct employment losses that would result if future construction of all urban infrastructure, commercial buildings, and homes were to cease entirely, a highly unlikely scenario.

The HCP program is expected to have a negligible impact on the rate and location future urban development throughout the WEMO area, particularly for nonresidential development such as retail, office, industrial, and institutional. A more probable deterrent to future growth over the next 30 to 35 years involves existing residential land use policies within the communities of Lancaster and Palmdale, and to much lesser extent the City of Ridgecrest and the Southern area of Inyo County. Existing land use policies imply a theoretical constraint equal to approximately 200 units per year or less than 3.0 of annual projected housing development (7,375 units per year). The projected level of housing development throughout WEMO is expected to generate approximately 9,175 housing construction jobs providing about \$33,620 in annual income per worker. Potential limitations on housing growth inherent to the HCA designations and environmental permitting fees of the HCP program are considered negligible because the areas with highest probable impact are in remote

locations where the majority of housing will consist of individual residences built on existing lots.

Grazing Activity

Most grazing production (cattle, sheep, etc.) is exported for additional grazing or processing outside the WEMO region. Consequently, the area employment base most directly affected by grazing is limited to the agricultural sector, accounting for less than 0.9 percent of WEMO employment, or roughly 2,000 jobs. Grazing activity has a long history throughout the WEMO area but represents a declining component of economic activity, both in absolute and relative terms. The bulk of agricultural employment includes agricultural service jobs (roughly 1,400), as distinct from stock production (less than 250 jobs) most directly associated with grazing activities. The bulk of agricultural service jobs are commonly geared to the support of crop production. Theoretically, the maximum direct impact associated with the HCP program is defined by the proportionate share of agricultural sector employment directed to stock production. This maximum theoretical impact exceeds the probable worst-case effect associated with the HCP program because BLM grazing leases will be recognized until such time voluntarily relinquished by area ranchers.

Resource Development

Due to the richness and diversity of mineral deposits throughout the WEMO area, resource development includes a wide range of related mining and extraction activities. Such location dependent activities involve varying degrees of on-site processing of natural resources that are largely exported out of the region for further processing or consumption. Mining and natural resource extraction describes the area employment base most directly affected by such location dependent activities. Mining activity has a long history throughout the WEMO area but represents a static if not declining component of employment activity, both in absolute and relative terms. Current BLM records suggest this sector accounts for approximately 1.2 percent of the WEMO employment base, or roughly 2,700 jobs. By contrast, EDD-based simulations suggest a significantly lower level of direct employment. The current base of mining employment describes the maximum conceivable economic impact that could possibly result from the removal of lands currently used for resources extraction, milling, and on-site production.

The maximum conceivable impact greatly exceeds the probable worst case scenario of socio-economic effect possible under the HCP program. Proposed conservation policies do not limit active operations at existing claims, which account for the current base of sector employment identified by BLM records. Most of the active operations discussed separately are not expected to exhaust remaining on-site resource capacity or represent the only verified deposits for a particular resource in the WEMO area. The proposed HCA designations, however, are likely to have a material but unknown effect on the long-term potential for future extraction and production of mineral resources not yet identified or quantified within the WEMO area. HCP regulations will require the development of future resources in designated HCA's to comply with the 1.0 percent AGD limitation and conform with best management practices for the protection of threatened and endangered species. Such limitations do not effectively preclude future operations but are likely to add to the cost structure defining current operations. In a number of undetermined circumstances, the HCP regulations are likely to render the development of future sites with yet unknown potential financially infeasible.

Recreation

Fundamental aspects of the WEMO recreation experience influence the potential effect on area employment. Documented recreation activities throughout the WEMO area encompass a highly diverse range of activities, but most commonly evolve around the use of motor vehicles as a focal or ancillary element of the visitor experience. Beyond the mobility component of the experience, described recreation activities tend to emphasize immersion in the area's natural bounty (solitude, expansive vistas, wildlife, terrain, minerals, etc.) as opposed to manmade attractions and conveniences (theme parks, outlet centers, vacation resorts, convention centers, etc.). Also, Southern California describes the geographic origin for the vast majority of recreation visitors to the WEMO. These factors affect the duration and nature of recreation visits to the WEMO area and also employment sectors most likely to be influenced by the recreational pursuits of day-trippers and overnight visitors.

Sectors most directly influenced by described recreation activities include: selected transportation services; retail activities involving the sale of food, provisions, gas, and meals; specialized services such as lodging, vehicle repair, and recreation; and

directed government services (park rangers, sheriff, etc.). On a combined basis, these employment sectors represent about 18.0 percent of the current job base in WEMO or roughly 41,800 jobs. The estimated composition of employment influenced by recreation activity is summarized as follows:

WEMO EMPLOYMENT INFLUENCED BY RECREATION

| Employment Sector | Share of WEMO Employment | Share of Sector Employment |
|-------------------|--------------------------|----------------------------|
| Transp./Utilities | 0.36% | 8% |
| Retail Trades | 12.28% | 57% |
| Services | 4.51% | 13% |
| Government | 0.85% | 5% |
| Total | 18.00% | |

The overall employment level identified for each of the above sectors is primarily driven by the current level of urbanization throughout WEMO, not recreation visitors.

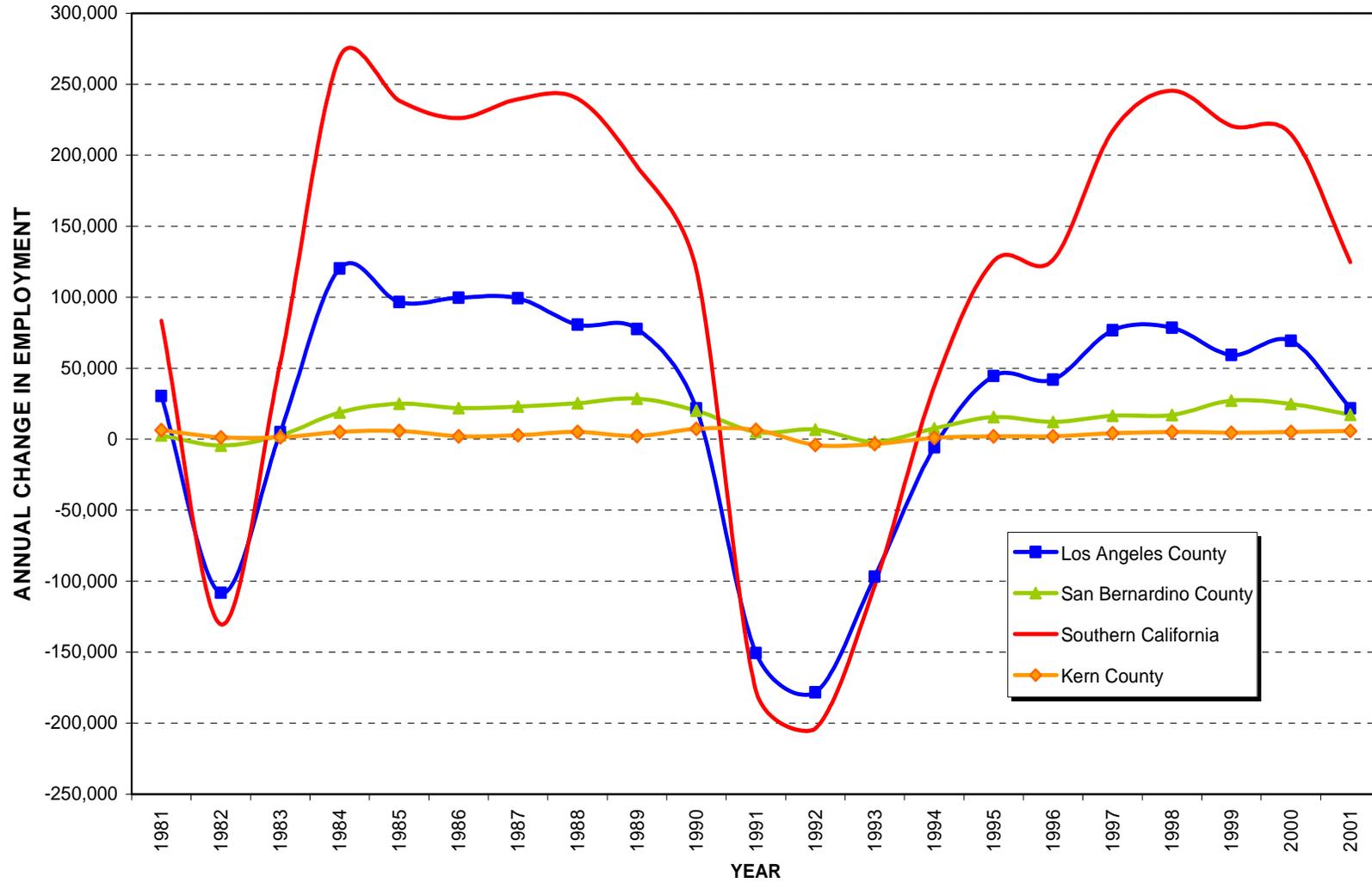
Recreation visits are expected to augment identified employment levels but not necessarily drive a significant share of jobs identified. As an example, OHV usage throughout WEMO is broadly estimated to attract roughly 2.0 million visitors per year. This level of trip-volume is consistent with annual shopper-trips describing a busy neighborhood shopping center (i.e.: 120,000-square-foot center supporting roughly 200 retail jobs). Most OHV visitors, however, are part of a larger group, which significantly reduces realistic shopper-trip potential associated with OHV recreation, particularly for non-dining retail expenditures. In addition, a substantial portion of OHV trip-related expenditures are made within the hometown location of recreation visitors who primarily drive up from the Metropolitan Areas of Southern California. Consequently, non-dining retail expenditures are not likely to support more than 50 retail sector jobs providing \$30,360 in annual income per worker, on average. A greater portion of OHV visitors can be expected to make dining-related expenditures during a given visit. A 60.0 percent incident rate describing the purchase of a hot or cold meal while within the WEMO area (aggressive) suggests equivalent economic support for roughly 140 restaurant jobs providing an average of \$14,960 in annual income per worker, on average.

On a combined basis, the above levels of retail support describing OHV visitor expenditures represent roughly 190 jobs or about 0.8 percent of food store and dining retail sector jobs that currently exist throughout WEMO. The magnitude of effect

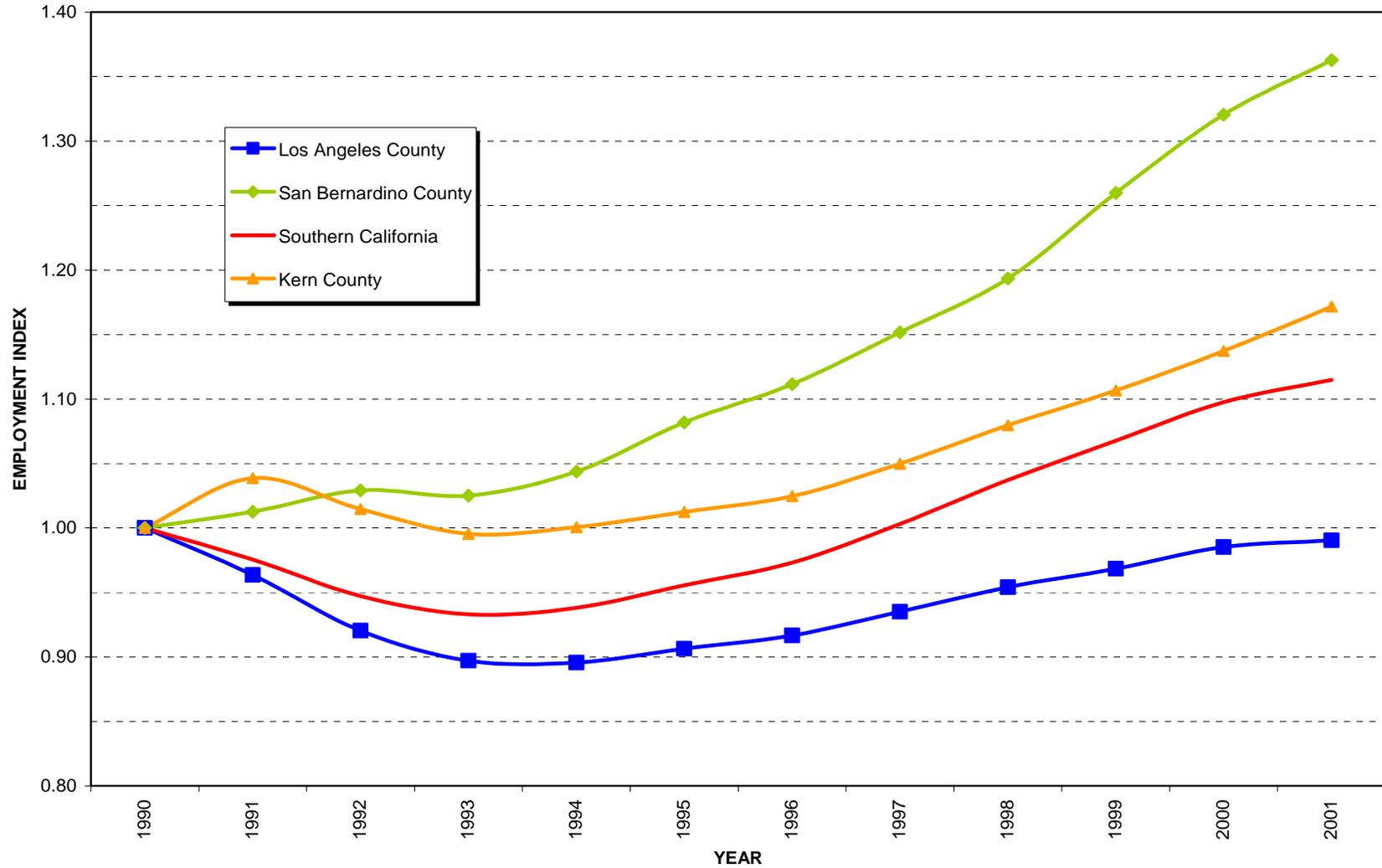
used to describe the influence of outdoor recreation activity on the retail sector of WEMO tends to characterize the level of effect for other employment sectors identified. Reported recreation visitor activity in the WEMO area generates a notable but supplemental level of economic support for the current employment base of the region. The maximum possible effect of recreation activity on WEMO employment and income, therefore, is substantially less than the above levels of employment describing those sectors influenced by recreation activity.

Designated routes and closures under the HCP program and corresponding impact on recreation usage within the WEMO area effectively determines the impact on employment opportunities in WEMO. The identified impact of closures ranges from low to moderate. For the most part, areas that tend to experience high levels of recreation visitation will have minimal closures, although some degree of closure is designated in these locations. Anticipated usage impacts resulting from planned closures and access limits have been identified in relative terms (low, moderate, high) but not are specifically identified in terms of the corresponding loss in visitor-trips. Current OHV areas, representing the bulk of recreation visitor trips within WEMO, will not be reduced as a result of planned closures. The closure of areas supporting other forms of recreational activity is expected to cause a spillover effect into adjoining areas but not significantly reduce current levels of visitation related to respective recreation interests. Access limitations off certain designated routes (50-foot limit) is expected to eliminate or minimize motorized access in these locations and corresponding frequency of campsites set up at the end of ancillary spur routes. The overall effect of this limitation is not considered significant in relation to the volume of recreation visits dependent on the use of motorized vehicles. The overall impact of the HCP program on recreation usage and visitation is not precisely quantified but is not expected to significantly limit current levels of recreation activity. The corresponding effect on area employment and income also cannot be readily quantified, but the magnitude of effect does not represent a potential adverse impact on socio-economic income and employment opportunities throughout WEMO.

**EXHIBIT 1
NONAGRICULTURAL EMPLOYMENT TRENDS
SOUTHERN CALIFORNIA AND WEMO AREA COUNTIES**



**EXHIBIT 2
EMPLOYMENT TRENDS INDEX
WEST MOJAVE REGION**



**EXHIBIT 3
INDEXED ANNUAL CHANGE IN NONAGRICULTURAL EMPLOYMENT AND HOUSING ACTIVITY
SOUTHERN CALIFORNIA AND KERN COUNTY REGION**

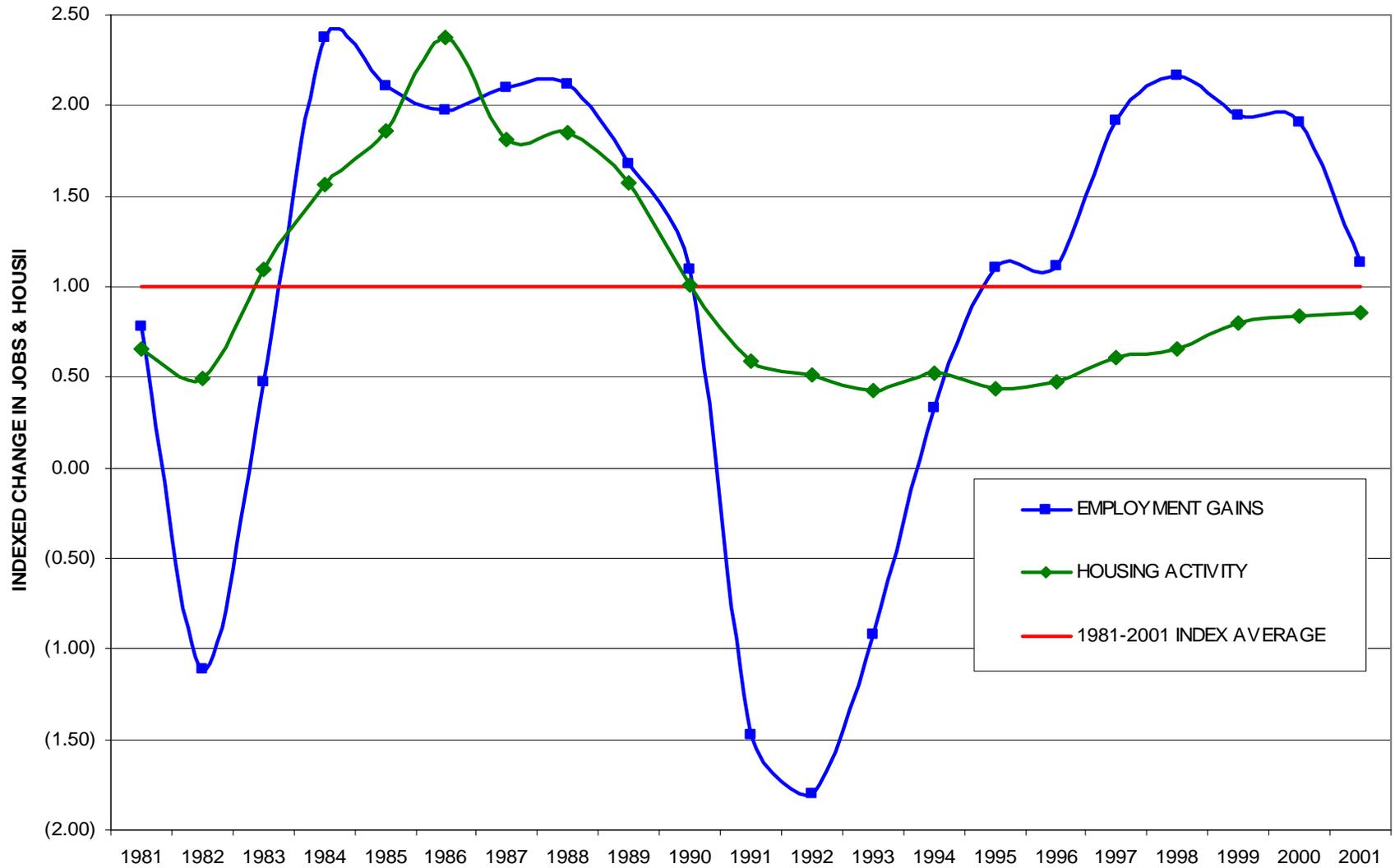


EXHIBIT 4

INDEXED VOLUME OF HOUSING ACTIVITY VERSUS 22-YEAR AVERAGE

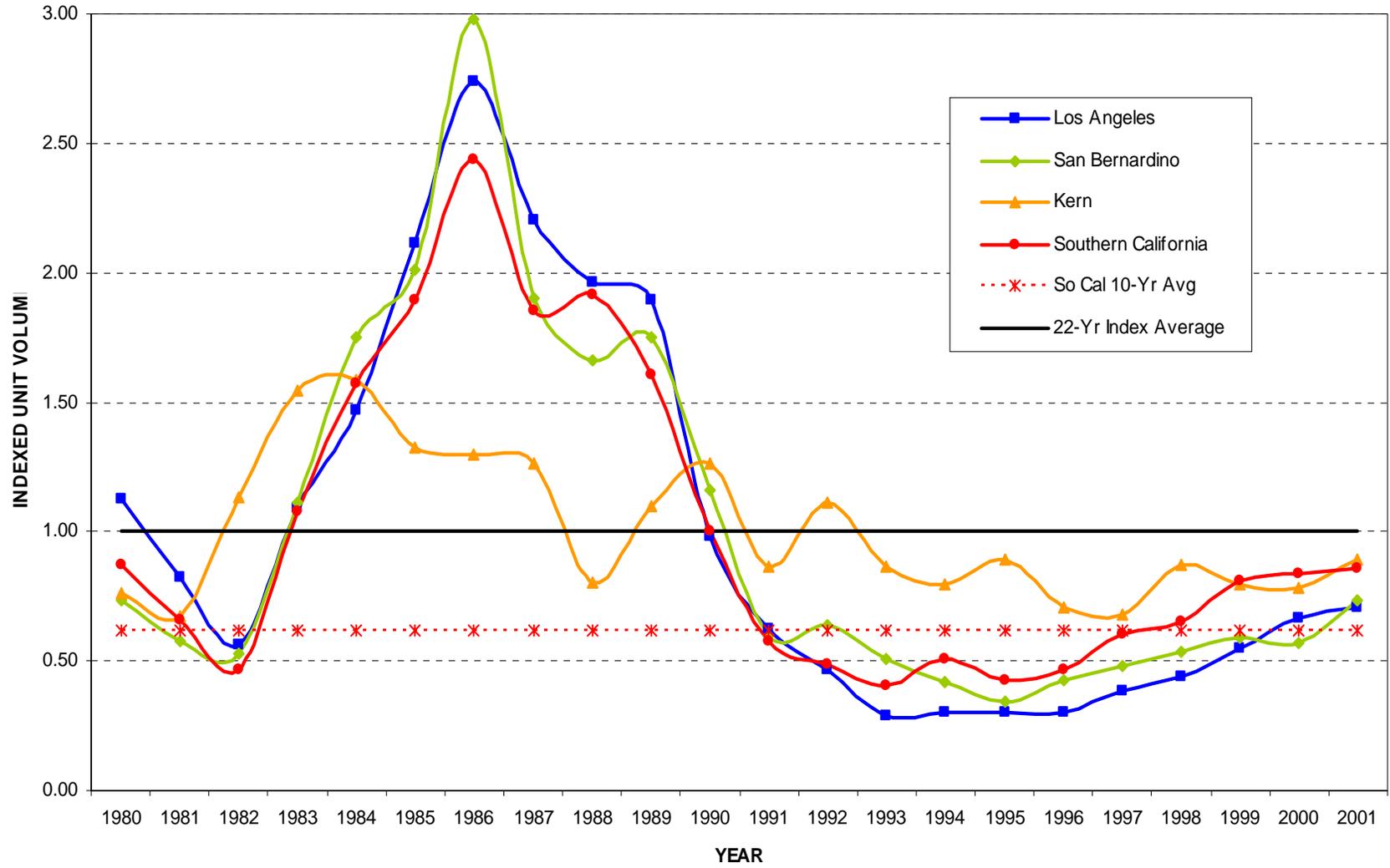
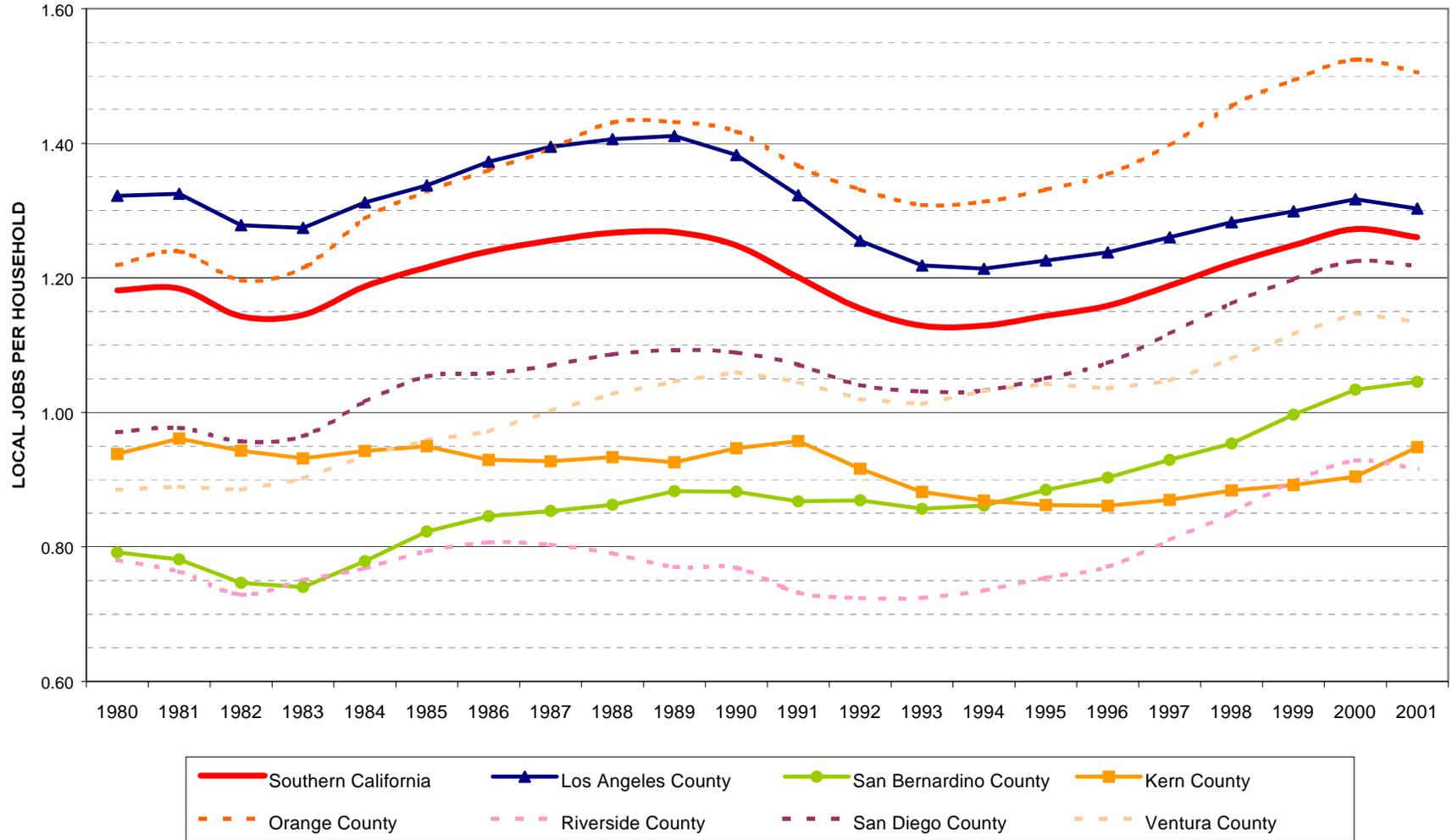


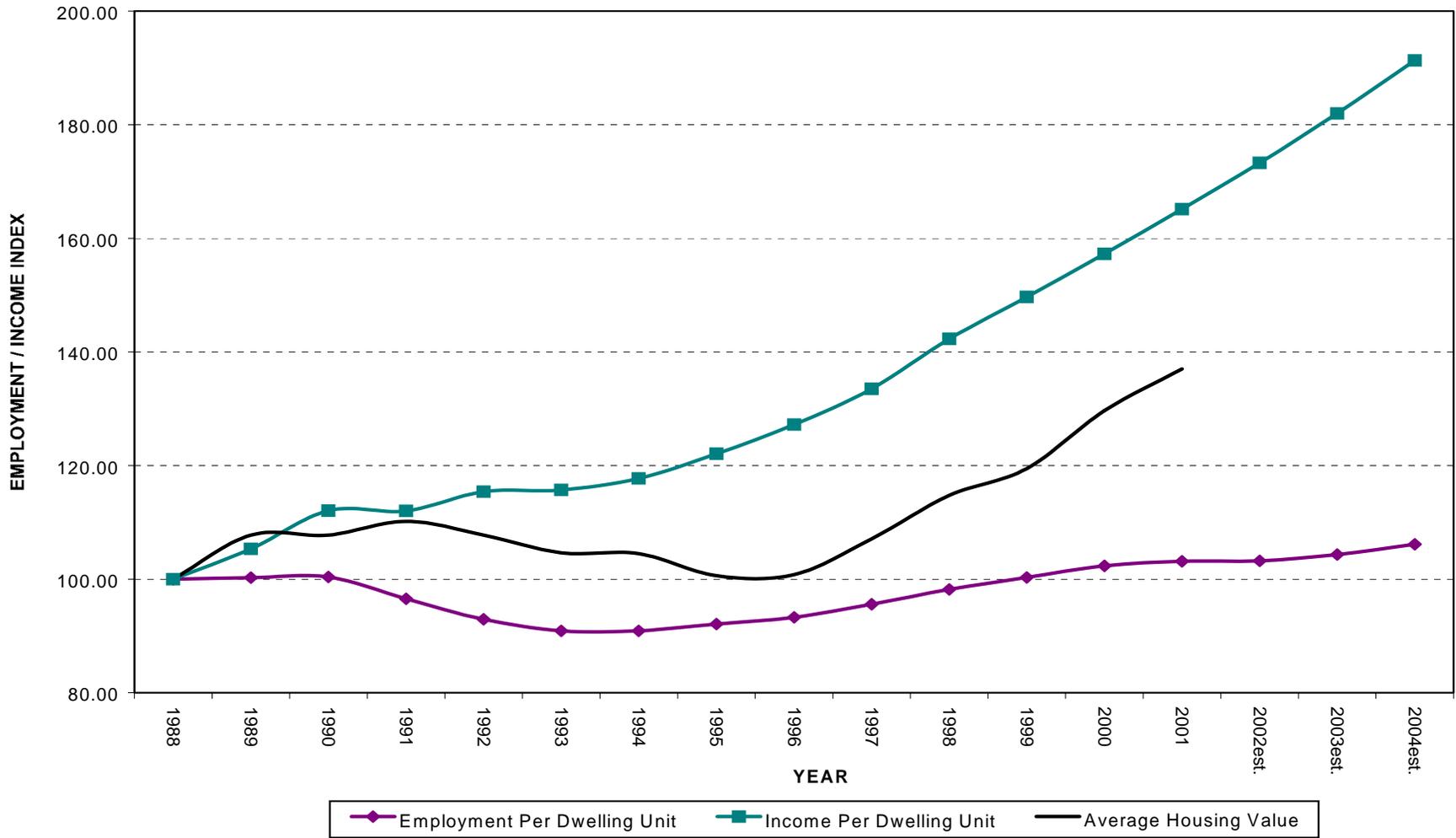
EXHIBIT 5

NONAGRICULTURAL EMPLOYMENT PER HOUSEHOLD



Source: California Employment Development Department; California Department of Finance; Alfred Gobar Associates.

**EXHIBIT 6
SOUTHERN CALIFORNIA, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX**



Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of The Census - Construction Statistics Division; Real Estate Research Council of Southern California; California State University, Long Beach.

EXHIBIT 7

**LONG TERM GROWTH PROJECTIONS
SOUTHERN CALIFORNIA AND KERN COUNTY**

| Projection Criteria | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|-----------------------|----------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| 7-County Regional Environment | | | | | | | | | | |
| Population | 20,229,100 | 21,792,300 | 23,234,400 | 24,533,900 | 26,195,200 | 27,599,100 | 29,066,500 | 30,533,900 | 10,304,800 | 1.18% |
| 5Yr-Average Annual Rate: | n.a. | 1.50% | 1.29% | 1.09% | 1.32% | 1.05% | 1.04% | 0.99% | | |
| Employment | 8,920,200 | 9,722,800 | 10,469,200 | 10,975,200 | 11,471,400 | 12,218,200 | 12,853,600 | 13,489,100 | 4,568,900 | 1.19% |
| Jobs Per 1,000 Population | 441 | 446 | 451 | 447 | 438 | 443 | 442 | 442 | | |
| Households | 6,607,000 | 7,031,500 | 7,547,400 | 8,030,200 | 8,574,600 | 9,038,300 | 9,531,600 | 10,025,000 | 3,418,000 | 1.20% |
| Persons Per Household | 3.06 | 3.10 | 3.08 | 3.06 | 3.05 | 3.05 | 3.05 | 3.05 | | |
| WEMO Counties Region (San Bernardino, Los Angeles, Kern, & Inyo) | | | | | | | | | | |
| Population | 12,247,400 | 13,004,400 | 13,701,200 | 14,414,800 | 15,332,800 | 16,014,400 | 16,772,600 | 17,530,700 | 5,283,300 | 1.03% |
| 5Yr-Average Annual Rate: | n.a. | 1.21% | 1.05% | 1.02% | 1.24% | 0.87% | 0.93% | 0.89% | | |
| Employment | 5,267,800 | 5,651,800 | 6,048,100 | 6,311,400 | 6,526,600 | 6,914,300 | 7,232,000 | 7,549,700 | 2,281,900 | 1.03% |
| Jobs Per 1,000 Population | 430 | 435 | 441 | 438 | 426 | 432 | 431 | 431 | | |
| Households | 3,916,900 | 4,098,900 | 4,376,500 | 4,668,700 | 4,998,200 | 5,231,600 | 5,504,800 | 5,778,100 | 1,861,200 | 1.12% |
| Persons Per Household | 3.13 | 3.17 | 3.13 | 3.09 | 3.07 | 3.06 | 3.05 | 3.03 | | |

Source: Southern California Association of Governments, Kern County Council of Governments, California Department of Finance, San Diego Association of Governments; Alfred Gobar Associates.

EXHIBIT 8

**2000 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|-------------------------------|--|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Total Population | 733,476 | 355,964 | 299,181 | 77,769 | 562 |
| % Share of Total | 100.0% | 48.5% | 40.8% | 10.6% | 0.1% |
| Population Growth (1990-2000) | 13.4% | 18.1% | 28.4% | 3.1% | -8.6% |
| Age Distribution | | | | | |
| Age 0 to 20 | 36.7% | 35.5% | 38.7% | 34.2% | 26.2% |
| Age 21 to 34 | 17.4% | 18.2% | 16.8% | 16.9% | 9.3% |
| Age 35 to 54 | 28.4% | 26.7% | 30.1% | 29.5% | 28.3% |
| Age 55 to 64 | 7.5% | 7.8% | 6.7% | 8.9% | 16.5% |
| Age 65+ | 10.0% | 11.8% | 7.7% | 10.5% | 19.7% |
| Race Distribution | | | | | |
| Non-Hispanic | 74.1% | 75.0% | 70.5% | 83.4% | 78.5% |
| White | 58.0% | 61.5% | 50.5% | 70.7% | 73.7% |
| Black alone | 9.3% | 7.2% | 13.0% | 5.1% | 0.0% |
| Am Indian/Alskn alone | 0.8% | 0.9% | 0.6% | 1.0% | 0.9% |
| Asian alone | 2.6% | 2.0% | 3.2% | 2.9% | 0.9% |
| Hawaiian/Pac Islndr alone | 0.3% | 0.3% | 0.2% | 0.3% | 0.0% |
| Some other race alone | 0.2% | 0.2% | 0.3% | 0.2% | 0.0% |
| Two or More Races | 2.9% | 2.9% | 2.7% | 3.2% | 3.0% |
| Hispanic | 25.9% | 25.0% | 29.5% | 16.6% | 21.5% |
| Families as % of Households | 75.0% | 74.7% | 76.6% | 71.3% | 59.8% |
| Population in Group Quarters | 3.2% | 3.8% | 2.7% | 1.3% | 0.0% |
| Institutionalized | 1.8% | 1.7% | 2.3% | 0.2% | 0.0% |
| Correctional | 0.9% | 0.4% | 1.7% | 0.1% | 0.0% |
| Nursing Homes | 0.2% | 0.3% | 0.3% | 0.1% | 0.0% |
| Other Institutions | 0.6% | 1.0% | 0.3% | 0.0% | 0.0% |
| Noninstitutionalized | 1.4% | 2.2% | 0.4% | 1.1% | 0.0% |
| College on off campus | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Military Quarters | 1.0% | 1.8% | 0.0% | 1.0% | 0.0% |
| Other | 0.3% | 0.3% | 0.3% | 0.1% | 0.0% |
| Persons Per Household | | | | | |
| 1 Person Per Unit | 20.2% | 20.4% | 18.5% | 24.3% | 35.4% |
| 2 Person Per Unit | 29.4% | 31.1% | 26.2% | 32.8% | 40.1% |
| 3 Person Per Unit | 16.9% | 16.9% | 17.1% | 16.3% | 6.6% |
| 4 Person Per Unit | 16.4% | 15.6% | 18.1% | 14.6% | 10.5% |
| 5 Person Per Unit | 9.6% | 9.1% | 11.0% | 7.3% | 3.5% |
| 6 Person Per Unit | 4.4% | 4.1% | 5.2% | 2.9% | 2.7% |
| 7+ Person Per Unit | 3.2% | 2.9% | 4.0% | 1.9% | 1.2% |

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|---------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Average Household Size | 2.92 | 2.84 | 3.12 | 2.65 | 2.37 |
| Householder Age | | | | | |
| Age 15 - 24 | 5.4% | 5.9% | 4.5% | 5.9% | 2.0% |
| Age 25 - 34 | 15.9% | 15.4% | 16.6% | 15.8% | 14.5% |
| Age 35 - 54 | 46.3% | 42.8% | 51.9% | 45.0% | 38.8% |
| Age 55 - 64 | 13.5% | 13.9% | 12.5% | 14.8% | 23.0% |
| Age 65+ | 18.9% | 22.1% | 14.5% | 18.5% | 21.7% |
| Housing by Tenure | | | | | |
| Owner-Occupied | 66.5% | 66.1% | 68.3% | 62.5% | 69.1% |
| Renter-Occupied | 33.5% | 33.9% | 31.7% | 37.5% | 30.9% |
| Vacant Units | 11.6% | 13.1% | 8.5% | 14.4% | 34.9% |
| For Seasonal, Rec, or Occ | 1.7% | 2.6% | 0.6% | 1.6% | 11.2% |
| Housing Value | | | | | |
| Less Than \$19,999 | 0.8% | 1.0% | 0.3% | 1.6% | 0.0% |
| \$20,000 to \$39,999 | 3.1% | 3.9% | 0.7% | 8.5% | 16.7% |
| \$40,000 to \$59,999 | 7.7% | 9.3% | 3.2% | 17.2% | 45.2% |
| \$60,000 to \$79,999 | 17.8% | 18.9% | 15.1% | 23.0% | 28.6% |
| \$80,000 to \$99,999 | 22.8% | 24.1% | 21.0% | 22.9% | 0.0% |
| \$100,000 to \$124,999 | 17.0% | 16.9% | 18.1% | 12.6% | 4.8% |
| \$125,000 to \$149,999 | 12.5% | 11.6% | 15.2% | 6.3% | 0.0% |
| \$150,000 to \$174,999 | 7.2% | 6.4% | 9.1% | 3.1% | 0.0% |
| \$175,000 to \$199,999 | 3.9% | 3.2% | 5.3% | 1.9% | 0.0% |
| \$200,000 to \$249,999 | 3.6% | 2.5% | 5.5% | 1.7% | 0.0% |
| \$250,000 to \$299,999 | 1.7% | 1.1% | 2.9% | 0.6% | 0.0% |
| \$300,000 to \$399,999 | 1.3% | 0.7% | 2.3% | 0.5% | 0.0% |
| \$400,000 to \$499,999 | 0.4% | 0.2% | 0.7% | 0.0% | 0.0% |
| \$500,000 to \$749,999 | 0.2% | 0.1% | 0.3% | 0.1% | 4.8% |
| \$750,000 to \$999,999 | 0.0% | 0.0% | 0.1% | 0.0% | 0.0% |
| \$1,000,000 or more | 0.1% | 0.1% | 0.2% | 0.1% | 0.0% |
| Median Housing Value | \$89,062 | \$93,949 | \$106,661 | \$79,725 | \$52,499 |
| Monthly Rent | | | | | |
| No Cash Rent | 10.1% | 12.9% | 3.0% | 18.2% | 35.7% |
| Less Than \$199 | 4.3% | 4.0% | 5.0% | 3.8% | 7.1% |
| \$200 to \$249 | 2.4% | 2.8% | 1.5% | 3.0% | 3.6% |
| \$250 to \$299 | 4.1% | 4.7% | 1.6% | 8.3% | 23.2% |
| \$300 to \$349 | 5.9% | 6.5% | 3.6% | 10.3% | 3.6% |
| \$350 to \$399 | 8.7% | 10.1% | 5.7% | 11.3% | 7.1% |
| \$400 to \$499 | 20.8% | 22.9% | 18.1% | 19.4% | 19.6% |
| \$500 to \$599 | 16.9% | 14.4% | 22.8% | 10.3% | 0.0% |
| \$600 to \$699 | 11.6% | 10.3% | 15.4% | 6.8% | 0.0% |
| \$700 to \$799 | 7.6% | 6.6% | 10.0% | 5.0% | 0.0% |
| \$800 to \$899 | 4.0% | 2.7% | 6.7% | 2.0% | 0.0% |
| \$900 to \$999 | 1.5% | 0.9% | 2.6% | 0.6% | 0.0% |
| \$1,000 to \$1,249 | 1.5% | 0.8% | 2.8% | 0.6% | 0.0% |
| \$1,250 to \$1,499 | 0.4% | 0.2% | 0.9% | 0.1% | 0.0% |
| \$1,500 to \$1,999 | 0.3% | 0.2% | 0.4% | 0.1% | 0.0% |
| \$2,000 or more | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% |
| Median Rent | \$469 | \$439 | \$550 | \$378 | \$273 |

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|---|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Year Structure Built | | | | | |
| 1999-March 00 | 1.1% | 1.2% | 1.0% | 0.9% | 2.6% |
| 1995-1998 | 5.5% | 5.6% | 5.7% | 4.4% | 12.3% |
| 1990-1994 | 17.0% | 16.1% | 18.2% | 17.0% | 5.2% |
| 1980-1989 | 35.1% | 34.5% | 38.3% | 26.9% | 27.3% |
| 1970-1979 | 16.8% | 18.3% | 13.2% | 21.7% | 12.3% |
| 1960-1969 | 9.5% | 10.5% | 7.2% | 12.0% | 13.6% |
| 1959 or earlier | 15.1% | 13.8% | 16.5% | 17.2% | 26.6% |
| Year Moved In | | | | | |
| 1999-March 00 | 23.5% | 23.5% | 23.1% | 24.7% | 24.7% |
| 1995-1998 | 30.8% | 29.5% | 33.6% | 27.4% | 25.3% |
| 1990-1994 | 18.6% | 17.8% | 19.6% | 18.6% | 20.8% |
| 1980-1989 | 17.5% | 19.2% | 15.4% | 16.6% | 14.9% |
| 1970-1979 | 6.6% | 7.1% | 5.1% | 9.4% | 9.1% |
| 1969 or earlier | 3.0% | 2.9% | 3.1% | 3.3% | 5.2% |
| Units in Structure | | | | | |
| 1, detached | 72.7% | 72.8% | 74.6% | 65.6% | 50.0% |
| 1, attached | 3.1% | 3.6% | 2.4% | 3.3% | 0.0% |
| 2 | 1.9% | 2.4% | 0.8% | 3.2% | 0.0% |
| 3 or 4 | 4.1% | 4.7% | 3.1% | 4.6% | 0.0% |
| 5 to 9 | 2.8% | 2.5% | 3.6% | 1.7% | 0.0% |
| 10 to 19 | 1.8% | 1.5% | 2.3% | 1.1% | 0.0% |
| 20 to 49 | 1.2% | 0.7% | 2.0% | 0.6% | 0.0% |
| 50 or more | 2.8% | 1.7% | 4.8% | 1.0% | 0.0% |
| Mobile Home | 9.3% | 9.7% | 6.1% | 18.7% | 43.5% |
| Boat, RV, Van, etc. | 0.3% | 0.3% | 0.3% | 0.2% | 6.5% |
| Household Income | | | | | |
| Less Than \$15,000 | 17.3% | 18.4% | 15.8% | 16.7% | 27.6% |
| \$15,000-\$19,999 | 6.8% | 7.4% | 5.9% | 7.1% | 14.1% |
| \$20,000-\$29,999 | 13.3% | 14.6% | 11.8% | 12.5% | 16.6% |
| \$30,000-\$39,999 | 12.4% | 13.1% | 11.5% | 12.3% | 7.4% |
| \$40,000-\$49,999 | 10.8% | 11.0% | 10.7% | 10.0% | 11.0% |
| \$50,000-\$59,999 | 9.4% | 9.2% | 9.7% | 9.6% | 8.6% |
| \$60,000-\$74,999 | 11.0% | 10.4% | 11.7% | 11.5% | 3.1% |
| \$75,000-\$99,999 | 10.1% | 8.7% | 11.7% | 11.5% | 6.7% |
| \$100,000-\$124,999 | 4.6% | 3.8% | 5.8% | 4.7% | 3.7% |
| \$125,000-\$149,999 | 2.0% | 1.5% | 2.6% | 1.9% | 1.2% |
| \$150,000-\$199,999 | 1.3% | 1.0% | 1.6% | 1.4% | 0.0% |
| \$200,000 or more | 1.0% | 0.7% | 1.3% | 0.8% | 0.0% |
| Median Household Income | \$40,101 | \$36,044 | \$42,205 | \$40,723 | \$24,666 |
| Educational Attainment (Age 25+) | | | | | |
| Less than 9th Grade | 8.9% | 8.2% | 10.2% | 7.2% | 14.6% |
| Some High School | 12.6% | 12.5% | 13.2% | 10.5% | 15.4% |
| High School Diploma | 27.5% | 29.2% | 25.7% | 25.3% | 30.3% |
| College 1-3 years | 37.2% | 37.3% | 36.5% | 39.2% | 31.1% |
| Bachelor's Degree | 9.0% | 8.3% | 9.6% | 10.9% | 6.7% |
| Grad/Prof Degree | 4.8% | 4.5% | 4.7% | 6.9% | 2.0% |

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|------------------------------|--|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Occupation (Age 16+) | | | | | |
| White Collar | 68.9% | 67.9% | 69.8% | 70.2% | 63.7% |
| Blue Collar | 31.1% | 32.1% | 30.2% | 29.8% | 36.3% |
| Workers Per Family | | | | | |
| 0 Workers | 15.6% | 17.7% | 13.0% | 14.7% | 21.3% |
| 1 Worker | 37.5% | 37.3% | 37.7% | 37.4% | 38.3% |
| 2 Workers | 38.8% | 37.4% | 39.8% | 41.9% | 28.7% |
| 3+ Workers | 8.1% | 7.6% | 9.5% | 6.0% | 11.7% |
| Avg Income by Workers/Family | | | | | |
| 0 Workers | \$27,490 | \$28,423 | \$24,509 | \$31,881 | \$14,813 |
| 1 Worker | \$43,575 | \$40,965 | \$46,817 | \$45,340 | \$32,223 |
| 2 Workers | \$67,472 | \$63,478 | \$72,731 | \$67,708 | \$58,867 |
| 3+ Workers | \$85,591 | \$82,114 | \$89,916 | \$83,430 | \$88,891 |
| Vehicles Per Household | | | | | |
| 0 Vehicles | 7.6% | 7.4% | 7.9% | 7.4% | 7.1% |
| 1 Vehicle | 32.7% | 34.1% | 30.8% | 32.8% | 35.7% |
| 2 Vehicle | 39.1% | 38.5% | 40.2% | 38.5% | 27.3% |
| 3+ Vehicles | 20.6% | 20.0% | 21.1% | 21.3% | 29.9% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census; AnySite Online.

**EXHIBIT 9
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
COUNTY SUB AREA LOCATIONS**

| Land Use & Intensity | San Bernardino County | | | Los Angeles County | | | Kern County | | | Inyo County | | | WEMO Area Total | | |
|-----------------------------------|-----------------------|----------------|------------------|--------------------|----------------|------------------|------------------|----------------|------------------|----------------|------------|---------------|------------------|------------------------|------------------|
| Residential | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| DU's/Ac: 0.00 - 0.20 | 757,798 | 11,489 | 34,346 | 467,763 | 231,862 | 810,996 | 10,587 | 529 | 1,600 | 5,393 | 270 | 648 | 1,241,541 | 244,150 | 847,593 |
| 0.21 - 0.50 | 38,269 | 14,134 | 37,934 | 17,888 | 14,247 | 48,995 | 146,337 | 63,169 | 184,005 | 929 | 186 | 445 | 203,423 | 91,736 | 271,379 |
| 0.51 - 0.99 | 11,148 | 8,510 | 7,218 | 25,664 | 25,664 | 86,243 | 57 | 43 | 130 | - | - | - | 36,869 | 34,217 | 93,591 |
| 1.0 - 1.5 | 47,927 | 52,606 | 158,300 | 15,583 | 27,076 | 86,689 | 16,715 | 16,715 | 49,751 | - | - | - | 80,226 | 96,398 | 294,741 |
| 1.5 - 1.8 | 15,458 | 30,916 | 90,244 | 18,182 | 72,334 | 214,034 | - | - | - | - | - | - | 33,640 | 103,250 | 304,277 |
| 2.0 - 2.9 | 29,722 | 60,482 | 181,907 | 5,311 | 15,934 | 55,801 | 19,398 | 41,456 | 117,859 | - | - | - | 54,432 | 117,872 | 355,568 |
| 3.0 - 3.9 | 4,106 | 879 | 2,467 | - | - | - | 253 | 760 | 2,298 | - | - | - | 4,359 | 1,639 | 4,766 |
| 4.0 - 4.9 | 15,443 | 62,228 | 197,565 | 9,899 | 53,252 | 183,257 | 4,614 | 18,458 | 55,797 | - | - | - | 29,956 | 133,938 | 436,619 |
| 5.0 - 7.9 | 15,392 | 76,960 | 230,114 | 1,700 | 17,082 | 53,485 | 45,193 | 226,424 | 668,051 | - | - | - | 62,285 | 320,467 | 951,649 |
| 8.0 - 10.0 | 6,448 | 53,753 | 161,970 | 1,765 | 25,737 | 81,332 | 16,185 | 129,681 | 391,523 | - | - | - | 24,397 | 209,171 | 634,825 |
| 12.0 - 15.0 | 9,210 | 129,394 | 373,895 | 205 | 4,416 | 15,344 | 6,883 | 82,600 | 238,722 | - | - | - | 16,298 | 216,411 | 627,960 |
| 20.0 - 30.0 | 6 | 120 | 364 | - | - | - | 544 | 10,870 | 32,861 | - | - | - | 550 | 10,990 | 33,224 |
| Residential Sub-Total: | 950,927 | 501,472 | 1,476,323 | 563,960 | 487,605 | 1,636,179 | 266,768 | 590,706 | 1,742,598 | 6,322 | 455 | 1,093 | 1,787,977 | 1,580,238 | 4,856,193 |
| | | Pop/Hshld: | 2.94 | | Pop/Hshld: | 3.36 | | Pop/Hshld: | 2.95 | | Pop/Hshld: | 2.40 | | Avg. Pop/Hshld: | 3.07 |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| | | | | (000SF/Ac) | | | | | | | | | | | |
| Office** | 7,196 | 39.00 | 280,627 | 1,682 | 39.00 | 65,579 | 5,172 | 39.00 | 201,695 | - | - | - | 14,049 | 39.00 | 547,901 |
| Retail** | 32,184 | 15.00 | 482,759 | 5,260 | 15.00 | 78,893 | 6,419 | 15.00 | 96,291 | 151 | 15.00 | 2,265 | 44,014 | 15.00 | 660,209 |
| Industrial** | 46,120 | 14.00 | 645,681 | 25,512 | 14.00 | 357,167 | 31,757 | 14.00 | 444,601 | 1,479 | 14.00 | 20,706 | 104,868 | 14.00 | 1,468,154 |
| Institutional** | 66,921 | 2.56 | 171,010 | 5,546 | 7.34 | 40,731 | 5,058 | 4.44 | 22,470 | 424 | 1.62 | 688 | 77,949 | 3.01 | 234,899 |
| Comm'l/Ind/Inst Sub-Total: | 152,420 | | 1,580,076 | 37,999 | | 542,370 | 48,406 | | 765,058 | 2,054 | | 23,659 | 240,879 | | 2,911,163 |
| Other: | | | | | | | | | | | | | | | |
| Open Space - Mixed | 10,095 | | | 12,365 | | | 0 | | | 80 | | | 22,540 | | |
| Open Space - City/County | 1,610 | | | 6,907 | | | 1,301 | | | 5 | | | 9,823 | | |
| Open Space - Private | 20 | | | 0 | | | 856 | | | 0 | | | 876 | | |
| Open Space - Other Govt | 1,590 | | | 13,447 | | | 460,821 | | | 361,368 | | | 837,226 | | |
| Govt - Utilities/Infra./Circ. | 694.00 | | | - | | | - | | | 240.00 | | | 934.00 | | |
| Govt - Military | 1,863,285 | | | 48,838 | | | 451,737 | | | 457,000 | | | 2,820,860 | | |
| Aviation | 2,773 | | | 346 | | | 4,900 | | | 0 | | | 8,018 | | |
| Resource - Agg/Mineral | 2,996,138 | | | 741 | | | 161,566 | | | 390 | | | 3,158,835 | | |
| Agricultural | 32,816 | | | 0 | | | 149,146 | | | 3,762 | | | 185,725 | | |
| Conservation | 142 | | | 0 | | | 22,986 | | | 0 | | | 23,128 | | |
| Misc./Undesignated | 0 | | | 0 | | | 156 | | | 0 | | | 156 | | |
| Other Sub-Total: | 4,909,163 | | 59,214 | 82,643 | | 51,413 | 1,253,470 | | 64,012 | 822,845 | | 26 | 7,068,121 | | 174,664 |
| Non-Residential Sub-Total: | 5,061,583 | | 1,639,290 | 120,642 | | 593,782 | 1,301,876 | | 829,070 | 824,899 | | 23,685 | 7,309,001 | | 3,085,828 |
| Study Area Totals | | | | | | | | | | | | | | | |
| Total Acreage: | 6,012,511 | | | 684,602 | | | 1,568,644 | | | 831,221 | | | 9,096,978 | Total Acreage | |
| Dwelling Unit Capacity: | 501,472 | | | 487,605 | | | 590,706 | | | 455 | | | 1,580,238 | Dwelling Unit Capacity | |
| Population Potential: | 1,476,323 | | | 1,636,179 | | | 1,742,598 | | | 1,093 | | | 4,856,193 | Potential Residents | |
| Job Base Capacity: | 1,639,290 | | | 593,782 | | | 829,070 | | | 23,685 | | | 3,085,828 | Job Base Capacity | |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Lancaster, City of Palmdale, City of Hesperia, City of Victorville, City of California City, Town of Apple Valley, County of San Bernardino, County of Los Angeles, County of Kern, County of Inyo; Alfred Gobar Associates.

**EXHIBIT 10
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
WEMO AREA CITIES**

| Land Use & Intensity | City of 29 Palms | | | Yucca Valley | | | City of Adelanto | | | City of Barstow | | | City of Victorville | | | City of Hesperia | | |
|-----------------------------------|------------------|-----------------|----------------|---------------|-----------------|---------------|------------------|-----------------|----------------|-----------------|-----------------|----------------|---------------------|-----------------|----------------|------------------|-----------------|----------------|
| Residential | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| DU's/Ac: 0.00 - 0.20 | 4,318 | 864 | 2,424 | 5,019 | 502 | 1,197 | 3,415 | 683 | 2,418 | | | | 7,851 | 1,570 | 4,788 | 979 | 98 | |
| 0.21 - 0.50 | 15,095 | 6,038 | 16,949 | 10,191 | 2,548 | 6,078 | 1,037 | 415 | 1,468 | 2,482 | 621 | 1,691 | 1,045 | 523 | | | | |
| 0.51 - 0.99 | | | | | | | | | | | | | | | | 8,172 | 6,129 | |
| 1.0 - 1.5 | 2,161 | 2,161 | 6,066 | 2,319 | 2,319 | 5,532 | | 326 | 1,154 | 454 | 454 | 1,237 | | | | 10,882 | 15,235 | 47,761 |
| 1.5 - 1.8 | | | | | | | | | | | | | | | | | | |
| 2.0 - 2.9 | 2,067 | 4,134 | 11,604 | 3,774 | 7,548 | 18,007 | 3,845 | 7,690 | 27,223 | 658 | 1,316 | 3,586 | 14,343 | 28,686 | 87,464 | 1,153 | 3,344 | 10,482 |
| 3.0 - 3.9 | 293 | 879 | 2,467 | | | | | | | | | | | | | | | |
| 4.0 - 4.9 | 4,008 | 16,032 | 45,002 | 49 | 196 | 468 | 6,448 | 25,792 | 91,304 | | | | | | | 507 | 2,484 | 7,788 |
| 5.0 - 7.9 | | | | 1,267 | 6,335 | 15,113 | 1,920 | 9,600 | 33,984 | 4,130 | 20,650 | 56,271 | 923 | 4,615 | 14,071 | 5,174 | 25,870 | 81,102 |
| 8.0 - 10.0 | 879 | 8,790 | 24,674 | 48 | 384 | 916 | | | | | | | 4,349 | 34,792 | 106,081 | 758 | 6,064 | 19,011 |
| 12.0 - 15.0 | 87 | 1,044 | 2,931 | | | | | | | 4,276 | 64,133 | 174,761 | 2,016 | 30,240 | 92,202 | 793 | 9,516 | 29,833 |
| 20.0 - 30.0 | | | | | | | | | | | | | | | | | | |
| Residential Sub-Total: | 28,908 | 39,942 | 112,116 | 22,667 | 19,832 | 47,310 | 16,665 | 44,506 | 157,551 | 12,000 | 87,173 | 237,546 | 30,527 | 100,426 | 304,605 | 28,418 | 68,740 | 195,978 |
| | | Pop/Hshld: 2.81 | | | Pop/Hshld: 2.39 | | | Pop/Hshld: 3.54 | | | Pop/Hshld: 2.73 | | | Pop/Hshld: 3.03 | | | Pop/Hshld: 2.85 | |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | 96 | 39.00 | 3,744 | 53 | 39.00 | 2,067 | 524 | 39.00 | 20,452 | 1,200 | 39.00 | 46,816 | 1,341 | 39.00 | 52,291 | 1,675 | 39.00 | 65,325 |
| Retail** | 1,512 | 15.00 | 22,680 | 951 | 15.00 | 14,265 | 2,197 | 15.00 | 32,949 | 3,846 | 15.00 | 57,687 | 6,917 | 15.00 | 103,749 | 6,606 | 15.00 | 99,096 |
| Industrial** | 1,039 | 14.00 | 14,546 | 998 | 14.00 | 13,972 | 10,479 | 14.00 | 146,706 | 2,252 | 14.00 | 31,526 | 5,470 | 14.00 | 76,576 | 2,015 | 14.00 | 28,210 |
| Institutional** | 848 | 5.50 | 4,664 | 216 | 13.00 | 2,808 | 449 | 21.00 | 9,429 | 1,075 | 13.00 | 13,974 | 1,143 | 16.00 | 18,286 | 307 | 38.00 | 11,666 |
| Comm'l/Inst Sub-Total: | 3,495 | | 45,634 | 2,218 | | 33,112 | 13,649 | | 209,536 | 8,373 | | 150,003 | 14,870 | | 250,902 | 10,603 | | 204,297 |
| Other: | | 41.60 | 10% | | 59.35 | 8% | | 59.85 | 4% | | 58.83 | 9% | | 60.03 | 7% | | 59.53 | 6% |
| Open Space - Mixed | 2,420 | | | 382 | | | 1,043 | | | 967 | | | 894 | | | 1,546 | | |
| Open Space - City/County | | | | 137 | | | | | | | | | | | | 1,473 | | |
| Open Space - Private | | | | | | | | | | | | | | | | 20 | | |
| Open Space - Other Govt | | | | | | | | | | | | | | | | | | |
| Govt - Utilities/Infra./Circ. | | | | | | | | | | | | | 648 | | | 37 | | |
| Govt - Military | 2,563 | | | | | | | | | 3,905 | | | | | | | | |
| Aviation | | | | 52 | | | 2,690 | | | | | | | | | 31 | | |
| Resource - Agg/Mineral | 368 | | | | | | | | | | | | | | | 22 | | |
| Agricultural | | | | | | | | | | | | | | | | 142 | | |
| Conservation | | | | | | | | | | | | | | | | | | |
| Misc./Undesignated | | | | | | | | | | | | | | | | | | |
| Other Sub-Total: | 5,351 | | 3,106 | 571 | | 1,310 | 3,733 | | 4,364 | 4,872 | | 6,580 | 1,542 | | 8,438 | 3,271 | | 5,429 |
| Non-Residential Sub-Total: | 8,846 | | 48,740 | 2,789 | | 34,422 | 17,382 | | 213,900 | 13,245 | | 156,583 | 16,412 | | 259,340 | 13,874 | | 209,726 |
| Study Area Totals | | | | | | | | | | | | | | | | | | |
| Total Acreage: | 37,754 | | | 25,456 | | | 34,047 | | | 25,245 | | | 46,939 | | | 42,292 | | |
| Dwelling Unit Capacity: | 39,942 | | | 19,832 | | | 44,506 | | | 87,173 | | | 100,426 | | | 68,740 | | |
| Population Potential: | 112,116 | | | 47,310 | | | 157,551 | | | 237,546 | | | 304,605 | | | 195,978 | | |
| Job Base Capacity: | 48,740 | | | 34,422 | | | 213,900 | | | 156,583 | | | 259,340 | | | 209,726 | | |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Lancaster, City of Palmdale, City of Hesperia, City of Victorville, City of California City, Town of Apple Valley, County of San Bernardino, County of Los Angeles, County of Kern, County of Inyo; Alfred Gobar Associates.

EXHIBIT 10 (Cont'd)
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
WEMO AREA CITIES

| Land Use & Intensity | City of Lancaster | | | City of Palmdale | | | City of Ridgecrest | | | California City | | | Town of Apple Valley | | | WEMO Cities Total | | |
|-----------------------------------|--------------------------|-----------------|----------------|-------------------------|-----------------|----------------|---------------------------|-----------------|---------------|------------------------|----------------|----------------|-----------------------------|-----------------|----------------|--------------------------|----------------------|------------------------|
| Residential | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| DU's/Ac: 0.00 - 0.20 | | | | | | | | | | | | | | | | 23,745 | 4,149 | 12,090 |
| 0.21 - 0.50 | 6,653 | 1,663 | 4,916 | 3,208 | 1,198 | 4,120 | 664 | 133 | 336 | 64,824 | 32,412 | 88,615 | 6,230 | 3,115 | 9,093 | 111,429 | 48,665 | 133,265 |
| 0.51 - 0.99 | | | | 17,888 | 14,247 | 48,995 | | | | | | | | | | 26,060 | 20,376 | 48,995 |
| 1.0 - 1.5 | 6,653 | 6,653 | 19,665 | | | | 700 | 700 | 1,769 | 1,496 | 1,496 | 4,090 | 7,778 | 7,778 | 22,703 | 32,442 | 37,121 | 109,978 |
| 1.5 - 1.8 | 6,653 | 13,305 | 39,331 | 8,930 | 13,771 | 47,358 | | | | | | | 15,458 | 30,916 | 90,244 | 31,041 | 57,992 | 176,933 |
| 2.0 - 2.9 | 17,985 | 71,940 | 212,655 | | | | 2,659 | 7,977 | 20,158 | 6,064 | 12,129 | 33,159 | | | | 52,548 | 144,763 | 424,337 |
| 3.0 - 3.9 | | | | | | | | | | | | | 1,626 | 6,504 | 18,985 | 293 | 879 | 2,467 |
| 4.0 - 4.9 | | | | | | | | | | | | | 836 | 4,180 | 12,201 | 12,638 | 51,008 | 163,547 |
| 5.0 - 7.9 | | | | 9,574 | 51,302 | 176,428 | 459 | 2,754 | 6,959 | 34,197 | 170,984 | 467,470 | | | | 58,480 | 296,290 | 863,600 |
| 8.0 - 10.0 | 1,089 | 10,890 | 32,191 | 611 | 6,192 | 21,294 | 101 | 1,013 | 2,559 | | | | | | | 7,835 | 68,125 | 206,725 |
| 12.0 - 15.0 | 1,089 | 15,246 | 45,067 | 479 | 7,538 | 25,923 | 115 | 1,377 | 3,480 | 2,969 | 35,628 | 97,407 | | | | 11,823 | 164,721 | 471,603 |
| 20.0 - 30.0 | | | | 80 | 1,914 | 6,582 | | | | | | | | | | 80 | 1,914 | 6,582 |
| Residential Sub-Total: | 40,121 | 119,697 | 353,825 | 40,770 | 96,162 | 330,701 | 4,698 | 13,953 | 35,260 | 109,550 | 252,649 | 690,741 | 34,091 | 52,925 | 154,488 | 368,414 | 896,004 | 2,620,122 |
| | | Pop/Hshld: 2.96 | | | Pop/Hshld: 3.44 | | | Pop/Hshld: 2.53 | | Pop/Hshld: 2.73 | | | | Pop/Hshld: 2.92 | | | Avg. Pop/Hshld: 2.92 | |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | 469 | 39.00 | 18,272 | 1,001 | 39.00 | 39,029 | 420 | 39.00 | 16,388 | 1,807 | 39.00 | 70,481 | 1,439 | 39.00 | 56,102 | 10,025 | 39.00 | 390,966 |
| Retail** | 1,406 | 15.00 | 21,094 | 3,002 | 15.00 | 45,034 | 1,681 | 15.00 | 25,212 | 602 | 15.00 | 9,036 | 3,301 | 15.00 | 49,521 | 32,022 | 15.00 | 480,323 |
| Industrial** | 11,277 | 14.00 | 157,878 | 13,592 | 14.00 | 190,288 | 210 | 14.00 | 2,940 | 6,315 | 14.00 | 88,411 | 4,062 | 14.00 | 56,874 | 57,709 | 14.00 | 807,927 |
| Institutional** | 1,329 | 16.00 | 21,264 | 3,738 | 5.00 | 18,690 | 1,213 | 1.70 | 2,062 | 379 | 39.00 | 14,782 | 713 | 13.00 | 9,271 | 11,410 | 11.12 | 126,897 |
| Comm'l/Inst Sub-Total: | 14,481 | | 218,507 | 21,333 | | 293,041 | 3,524 | | 46,602 | 9,104 | | 182,711 | 9,516 | | 171,768 | 111,165 | | 1,806,113 |
| Other: | | 60.10 | 10% | | 56.52 | 6% | | 58.48 | 4% | | 21.40 | 8% | | 60.01 | 5% | | 48.43 | 7% |
| Open Space - Mixed | 700 | | | 4,446 | | | | | | | | | 2,843 | | | 15,241 | | |
| Open Space - City/County | 200 | | | | | | | | | | | | | | | 1,810 | | |
| Open Space - Private | | | | | | | | | 717 | | | | | | | 737 | | |
| Open Space - Other Govt | | | | | | 677 | | | | | | | | | | 677 | | |
| Govt - Utilities/Infra./Circ. | | | | | | | | | | | | | 9 | | | 694 | | |
| Govt - Military | | | | | | | | | | | | | | | | 6,468 | | |
| Aviation | | | | | | | | | 2,420 | | | | | | | 5,193 | | |
| Resource - Agg/Mineral | | | | | | 741 | | | | | | | | | | 523,741 | | |
| Agricultural | | | | | | | | | | | | | 508 | | | 508 | | |
| Conservation | | | | | | | | | | 11,561 | | | | | | 11,703 | | |
| Misc./Undesignated | | | | | | | | | | | | | | | | 0 | | |
| Other Sub-Total: | 900 | | 9,801 | 5,864 | | 9,160 | 3,137 | | 977 | 11,561 | | 19,134 | 3,360 | | 4,279 | 44,162 | | 72,577 |
| Non-Residential Sub-Total: | 15,381 | | 228,308 | 27,197 | | 302,201 | 6,661 | | 47,579 | 20,665 | | 201,845 | 12,876 | | 176,047 | 155,327 | | 1,878,690 |
| Study Area Totals | | | | | | | | | | | | | | | | | | |
| Total Acreage: | 55,502 | | | 67,967 | | | 11,359 | | | 130,215 | | | 46,966 | | | 523,741 | | Total Acreage |
| Dwelling Unit Capacity: | 119,697 | | | 96,162 | | | 13,953 | | | 252,649 | | | 52,925 | | | 896,004 | | Dwelling Unit Capacity |
| Population Potential: | 353,825 | | | 330,701 | | | 35,260 | | | 690,741 | | | 154,488 | | | 2,620,122 | | Potential Residents |
| Job Base Capacity: | 228,308 | | | 302,201 | | | 47,579 | | | 201,845 | | | 176,047 | | | 1,878,690 | | Job Base Capacity |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Lancaster, City of Palmdale, City of Hesperia, City of Victorville, City of California City, Town of Apple Valley, County of San Bernardino, County of Los Angeles, County of Kern, County of Inyo; Alfred Gobar Associates.

EXHIBIT 11

**WEMO PRIVATE PROPERTY VALUATION
ESTIMATED 2002 ASSESSED VALUE**

| Geographic Reference | Estimated Acreage | Estimated 2002 A.V. | Average A.V./Acre | Share Of Acreage | Share Of Value | Value Index¹ |
|------------------------------------|--------------------------|----------------------------|--------------------------|-------------------------|-----------------------|--------------------------------|
| WEMO Unicorporated Subareas | | | | | | |
| San Bernardino | 1,383,188 | \$4,614,702,000 | \$3,336 | 47.4% | 20.1% | 0.42 |
| Los Angeles | 464,487 | 2,111,564,000 | 4,546 | 15.9% | 9.2% | 0.58 |
| Kern | 593,766 | 1,911,902,000 | 3,220 | 20.3% | 8.3% | 0.41 |
| Inyo | 30,057 | 82,797,000 | 2,755 | 1.0% | 0.4% | 0.35 |
| WEMO Cities | | | | | | |
| 29 Palms (SB) | 31,802 | \$408,995,000 | \$12,861 | 1.1% | 1.8% | 1.63 |
| Adelanto (SB) | 33,343 | 343,267,000 | 10,295 | 1.1% | 1.5% | 1.31 |
| Apple Valley (SB) | 45,464 | 2,356,389,000 | 51,830 | 1.6% | 10.2% | 6.57 |
| Barstow (SB) | 19,027 | 572,437,000 | 30,086 | 0.7% | 2.5% | 3.82 |
| California City (K) | 84,519 | 309,311,000 | 3,660 | 2.9% | 1.3% | 0.46 |
| Hesperia (SB) | 42,322 | 2,000,150,000 | 47,260 | 1.5% | 8.7% | 5.99 |
| Lancaster (LA) | 60,592 | 1,051,109,000 | 17,347 | 2.1% | 4.6% | 2.20 |
| Palmdale (LA) | 57,545 | 3,413,372,000 | 59,317 | 2.0% | 14.8% | 7.52 |
| Ridgecrest (K) | 6,103 | 476,661,000 | 78,103 | 0.2% | 2.1% | 9.91 |
| Victorville (SB) | 41,699 | 2,562,174,000 | 61,444 | 1.4% | 11.1% | 7.79 |
| Yucca Valley (SB) | 24,176 | 791,014,000 | 32,719 | 0.8% | 3.4% | 4.15 |
| WEMO Subareas Overall | | | | | | |
| San Bernardino | 1,621,021 | \$13,649,128,000 | \$8,420 | 55.6% | 59.3% | 1.07 |
| Los Angeles | 582,624 | 6,576,045,000 | 11,287 | 20.0% | 28.6% | 1.43 |
| Kern | 684,388 | 2,697,874,000 | 3,942 | 23.5% | 11.7% | 0.50 |
| Inyo | 30,057 | 82,797,000 | 2,755 | 1.0% | 0.4% | 0.35 |
| WEMO Overall² | 2,918,090 | \$23,005,844,000 | \$7,884 | 100.0% | 100.0% | 1.00 |

Note:

¹ Index value describes share of assessed value relative to share of private property acreage.

² Identified acreage only reflects private property within WEMO representing 32.0 percent of total land area within the four-county region evaluated.

Source: Alfred Gobar Associates

EXHIBIT 12

**WEMO HABITAT CONSERVATION AREA - AVERAGE LAND VALUE
UNIMPROVED PRIVATE PROPERTY**

| Private Lands/Subareas | Avg. Value Per Acre | Sample Records | Sample Mix | Reference Land Area | Land Area Mix | Est. of Private Land Value |
|--------------------------------|------------------------|-------------------|---------------|------------------------|------------------|-------------------------------|
| 2002 Assessed Value | | | | | | |
| San Bernardino | \$489 | 20,208 | 52% | 401,005 | 64% | \$196,091,000 |
| Los Angeles | 2,587 | 7,755 | 20% | 77,842 | 12% | 201,377,000 |
| Kern | 650 | 10,509 | 27% | 95,682 | 15% | 62,193,000 |
| Inyo ¹ | 0 | 0 | 0% | 0 | 0% | 0 |
| Previously Acquired | | | | | | |
| LR2000 Database ² | \$457 | 38 | 0.1% | 51,769 | 8% | \$23,658,000 |
| Critical Habitat Lands: | <u>\$772</u> | <u>38,510</u> | <u>100%</u> | <u>626,298</u> | <u>100%</u> | <u>\$483,319,000</u> |

| HCA Mitigation Fee | |
|---------------------------|---------------|
| \$3,860/Ac | 5.0:1.0 Ratio |
| \$770/Ac | 1.0:1.0 Ratio |
| \$390/Ac | 0.5:1.0 Ratio |

Note:

¹ The designated HCA within Inyo County specifically excludes privately held property.

² Excludes three large acquisition transactions involving approximately 416,000 acres.

Source: County Assessor Records; BLM LR2000 Database; Alfred Gobar Associates

EXHIBIT 13
WEMO AREA RELATIVE HOUSING DEMAND
DECEMBER 2002



Source: Alfred Gobar Associates.

EXHIBIT 14

**LONG TERM GROWTH PROJECTIONS
WEMO STUDY AREA**

| Projection Criteria | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-----------------------------------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|----------------|----------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| COG/DOF Driven Projections | | | | | | | | | | |
| Population | 795,000 | 890,300 | 1,015,800 | 1,144,800 | 1,312,600 | 1,427,100 | 1,565,200 | 1,706,500 | 911,500 | 2.21% |
| 5Yr-Average Annual Rate: | n.a. | 2.29% | 2.67% | 2.42% | 2.77% | 1.69% | 1.86% | 1.74% | | |
| Households | 274,700 | 300,800 | 351,300 | 404,500 | 464,600 | 509,500 | 563,700 | 620,200 | 345,500 | 2.35% |
| Persons Per Household | 2.89 | 2.96 | 2.89 | 2.83 | 2.83 | 2.80 | 2.78 | 2.75 | | |
| Housing Units | 303,200 | 331,800 | 387,000 | 445,200 | 511,000 | 560,100 | 619,500 | 681,400 | 378,200 | 2.34% |
| Implicit Vacancy Rate: | 9.40% | 9.34% | 9.22% | 9.14% | 9.08% | 9.03% | 9.01% | 8.98% | | |
| Trend Adjusted Projections | | | | | | | | | | |
| Population | 795,000 | 854,600 | 943,200 | 1,035,500 | 1,147,500 | 1,214,500 | 1,297,300 | 1,379,500 | 584,500 | 1.59% |
| 5Yr-Average Annual Rate: | n.a. | 1.46% | 1.99% | 1.88% | 2.08% | 1.14% | 1.33% | 1.24% | | |
| Households | 274,800 | 290,000 | 326,200 | 365,500 | 405,700 | 435,900 | 472,600 | 510,800 | 236,000 | 1.79% |
| Persons Per Household | 2.89 | 2.95 | 2.89 | 2.83 | 2.83 | 2.79 | 2.75 | 2.70 | | |
| Housing Units | 303,300 | 319,900 | 359,300 | 402,200 | 446,100 | 479,000 | 519,100 | 560,800 | 257,500 | 1.77% |
| Implicit Vacancy Rate: | 9.40% | 9.35% | 9.21% | 9.12% | 9.06% | 9.00% | 8.96% | 8.92% | | |

Source: Alfred Gobar Associates; Southern California Association of Governments, Kern County Council of Governments, California Department of Finance,

EXHIBIT 15
LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - HOUSEHOLD POPULATION

| Projection Criteria | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 23,460 | 24,995 | 27,639 | 30,663 | 34,528 | 36,598 | 39,379 | 42,159 | 18,699 | 1.7% |
| Twentynine Palms | 15,403 | 16,223 | 18,228 | 20,245 | 22,473 | 23,963 | 25,779 | 27,595 | 12,192 | 1.7% |
| Yucca Valley | 18,512 | 19,424 | 20,834 | 21,766 | 22,793 | 23,937 | 25,027 | 26,118 | 7,606 | 1.0% |
| Adelanto | 16,022 | 18,986 | 22,278 | 26,096 | 30,980 | 33,980 | 37,683 | 41,385 | 25,363 | 2.7% |
| Apple Valley | 56,369 | 60,259 | 63,314 | 66,854 | 71,406 | 74,641 | 78,308 | 81,975 | 25,606 | 1.1% |
| Hesperia | 66,785 | 76,011 | 87,108 | 100,008 | 116,536 | 126,339 | 138,689 | 151,039 | 84,254 | 2.4% |
| Victorville | <u>68,386</u> | <u>78,698</u> | <u>91,551</u> | <u>106,522</u> | <u>125,700</u> | <u>136,907</u> | <u>151,152</u> | <u>165,397</u> | <u>97,011</u> | <u>2.6%</u> |
| Subarea Cities: | 264,937 | 294,596 | 330,952 | 372,154 | 424,416 | 456,366 | 496,017 | 535,669 | 270,732 | 2.0% |
| Unincorporated Area | <u>109,706</u> | <u>120,110</u> | <u>131,501</u> | <u>143,972</u> | <u>157,625</u> | <u>172,573</u> | <u>188,939</u> | <u>206,857</u> | <u>97,151</u> | <u>1.8%</u> |
| Subarea Total | 374,643 | 414,706 | 462,453 | 516,126 | 582,041 | 628,939 | 684,956 | 742,526 | 367,883 | 2.0% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 137,818 | 156,756 | 195,447 | 231,808 | 284,021 | 311,407 | 348,153 | 384,899 | 247,081 | 3.0% |
| Palmdale | <u>129,161</u> | <u>150,948</u> | <u>174,133</u> | <u>195,695</u> | <u>226,275</u> | <u>246,935</u> | <u>270,832</u> | <u>294,730</u> | <u>165,569</u> | <u>2.4%</u> |
| Subarea Cities: | 266,979 | 307,704 | 369,580 | 427,503 | 510,296 | 558,342 | 618,986 | 679,629 | 412,650 | 2.7% |
| Unincorporated Area | <u>72,355</u> | <u>79,217</u> | <u>86,729</u> | <u>94,954</u> | <u>103,959</u> | <u>113,818</u> | <u>124,612</u> | <u>136,429</u> | <u>64,074</u> | <u>2.0%</u> |
| Subarea Total | 339,334 | 386,921 | 456,309 | 522,457 | 614,255 | 672,160 | 743,598 | 816,058 | 476,724 | 2.5% |
| Kern Subarea | | | | | | | | | | |
| California City | 9,215 | 9,952 | 10,748 | 11,608 | 12,536 | 13,301 | 14,131 | 14,961 | 5,746 | 1.4% |
| Ridgecrest | <u>25,233</u> | <u>27,756</u> | <u>30,531</u> | <u>33,585</u> | <u>36,943</u> | <u>39,584</u> | <u>42,509</u> | <u>45,434</u> | <u>20,201</u> | <u>1.7%</u> |
| Subarea Cities: | 34,448 | 37,708 | 41,279 | 45,193 | 49,479 | 52,886 | 56,640 | 60,395 | 25,947 | 1.6% |
| Unincorporated Area | <u>45,973</u> | <u>50,333</u> | <u>55,106</u> | <u>60,332</u> | <u>66,054</u> | <u>72,318</u> | <u>79,176</u> | <u>86,685</u> | <u>40,712</u> | <u>1.1%</u> |
| Subarea Total | 80,421 | 88,041 | 96,385 | 105,525 | 115,533 | 125,204 | 135,816 | 147,080 | 66,659 | 1.7% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 600 | 633 | 668 | 704 | 742 | 782 | 825 | 870 | 270 | 1.1% |
| WEMO Study Area: | 794,998 | 890,301 | 1,015,815 | 1,144,812 | 1,312,571 | 1,427,085 | 1,565,195 | 1,706,534 | 911,536 | 2.2% |
| WEMO Area Cities: | 566,364 | 640,008 | 741,811 | 844,850 | 984,191 | 1,067,594 | 1,171,643 | 1,275,693 | 709,329 | 2.3% |
| WEMO Outlying Areas: | 228,634 | 250,293 | 274,004 | 299,962 | 328,380 | 359,491 | 393,552 | 430,841 | 202,207 | 1.8% |

Source: Alfred Gobar Associates

EXHIBIT 16
LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - HOUSING UNITS

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 8,710 | 8,950 | 9,900 | 10,900 | 12,180 | 12,630 | 13,360 | 14,030 | 5,320 | 1.4% |
| Twentynine Palms | 6,350 | 7,160 | 7,920 | 8,820 | 9,770 | 10,570 | 11,400 | 12,220 | 5,870 | 1.9% |
| Yucca Valley | 8,400 | 8,780 | 9,230 | 9,540 | 9,880 | 10,180 | 10,440 | 10,680 | 2,280 | 0.7% |
| Adelanto | 5,640 | 6,310 | 7,590 | 8,960 | 10,790 | 11,620 | 12,810 | 13,970 | 8,330 | 2.6% |
| Apple Valley | 19,700 | 20,310 | 21,970 | 23,820 | 26,360 | 27,380 | 29,010 | 30,640 | 10,940 | 1.3% |
| Hesperia | 21,960 | 23,490 | 27,790 | 32,580 | 39,500 | 42,050 | 46,360 | 50,660 | 28,700 | 2.4% |
| Victorville | <u>23,100</u> | <u>25,900</u> | <u>30,460</u> | <u>35,510</u> | <u>42,610</u> | <u>45,700</u> | <u>50,180</u> | <u>54,550</u> | <u>31,450</u> | <u>2.5%</u> |
| Subarea Cities: | 93,860 | 100,900 | 114,860 | 130,130 | 151,090 | 160,130 | 173,560 | 186,750 | 92,890 | 2.0% |
| Unincorporated Area | <u>52,430</u> | <u>55,500</u> | <u>61,570</u> | <u>67,920</u> | <u>75,690</u> | <u>81,680</u> | <u>89,180</u> | <u>97,290</u> | <u>44,860</u> | <u>1.8%</u> |
| Subarea Total | 146,290 | 156,400 | 176,430 | 198,050 | 226,780 | 241,810 | 262,740 | 284,040 | 137,750 | 1.9% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 44,530 | 49,500 | 65,170 | 81,660 | 98,140 | 111,180 | 126,720 | 142,750 | 98,220 | 3.4% |
| Palmdale | <u>41,790</u> | <u>49,070</u> | <u>59,610</u> | <u>69,720</u> | <u>81,720</u> | <u>92,170</u> | <u>103,920</u> | <u>116,270</u> | <u>74,480</u> | <u>3.0%</u> |
| Subarea Cities: | 86,320 | 98,570 | 124,780 | 151,380 | 179,860 | 203,350 | 230,640 | 259,020 | 172,700 | 3.2% |
| Unincorporated Area | <u>29,710</u> | <u>32,220</u> | <u>37,180</u> | <u>42,690</u> | <u>46,530</u> | <u>52,640</u> | <u>58,960</u> | <u>66,020</u> | <u>36,310</u> | <u>2.3%</u> |
| Subarea Total | 116,030 | 130,790 | 161,960 | 194,070 | 226,390 | 255,990 | 289,600 | 325,040 | 209,010 | 3.0% |
| Kern Subarea | | | | | | | | | | |
| California City | 4,030 | 4,310 | 4,610 | 4,930 | 5,280 | 5,510 | 5,760 | 5,990 | 1,960 | 1.1% |
| Ridgecrest | <u>12,800</u> | <u>13,950</u> | <u>15,210</u> | <u>16,580</u> | <u>18,070</u> | <u>19,050</u> | <u>20,120</u> | <u>21,140</u> | <u>8,340</u> | <u>1.4%</u> |
| Subarea Cities: | 16,830 | 18,260 | 19,820 | 21,510 | 23,350 | 24,560 | 25,880 | 27,130 | 10,300 | 1.4% |
| Unincorporated Area | <u>23,660</u> | <u>25,900</u> | <u>28,360</u> | <u>31,050</u> | <u>33,990</u> | <u>37,220</u> | <u>40,740</u> | <u>44,610</u> | <u>20,950</u> | <u>1.8%</u> |
| Subarea Total | 40,490 | 44,160 | 48,180 | 52,560 | 57,340 | 61,780 | 66,620 | 71,740 | 31,250 | 1.6% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 410 | 430 | 450 | 470 | 500 | 520 | 550 | 580 | 170 | 1.0% |
| WEMO Study Area: | 303,220 | 331,780 | 387,020 | 445,150 | 511,010 | 560,100 | 619,510 | 681,400 | 378,180 | 2.3% |
| WEMO Area Cities: | 197,010 | 217,730 | 259,460 | 303,020 | 354,300 | 388,040 | 430,080 | 472,900 | 275,890 | 2.5% |
| WEMO Outlying Areas: | 106,210 | 114,050 | 127,560 | 142,130 | 156,710 | 172,060 | 189,430 | 208,500 | 102,290 | 1.9% |

Source: Alfred Gobar Associates

EXHIBIT 17

**LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - HOUSEHOLD POPULATION**

| Projection Criteria | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 23,460 | 23,970 | 25,690 | 27,880 | 30,390 | 31,470 | 33,110 | 34,720 | 11,260 | 1.1% |
| Twentynine Palms | 15,400 | 15,560 | 16,940 | 18,410 | 19,780 | 20,610 | 21,670 | 22,730 | 7,330 | 1.1% |
| Yucca Valley | 18,510 | 18,630 | 19,360 | 19,790 | 20,060 | 20,590 | 21,040 | 21,510 | 3,000 | 0.4% |
| Adelanto | 16,020 | 18,210 | 20,710 | 23,730 | 27,260 | 29,220 | 31,680 | 34,080 | 18,060 | 2.2% |
| Apple Valley | 56,370 | 57,790 | 58,850 | 60,800 | 62,840 | 64,190 | 65,840 | 67,510 | 11,140 | 0.5% |
| Hesperia | 66,790 | 72,900 | 80,970 | 90,950 | 102,550 | 108,650 | 116,610 | 124,390 | 57,600 | 1.8% |
| Victorville | <u>68,390</u> | <u>75,480</u> | <u>85,100</u> | <u>96,870</u> | <u>110,620</u> | <u>117,740</u> | <u>127,090</u> | <u>136,210</u> | <u>67,820</u> | <u>2.0%</u> |
| Subarea Cities: | 264,950 | 282,530 | 307,610 | 338,430 | 373,490 | 392,460 | 417,040 | 441,150 | 176,200 | 1.5% |
| Unincorporated Area | <u>109,711</u> | <u>115,564</u> | <u>121,729</u> | <u>128,223</u> | <u>135,063</u> | <u>142,268</u> | <u>149,858</u> | <u>157,853</u> | <u>48,142</u> | <u>1.0%</u> |
| Subarea Total | 374,661 | 398,094 | 429,339 | 466,653 | 508,553 | 534,728 | 566,898 | 599,003 | 224,342 | 1.3% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 137,830 | 150,340 | 181,660 | 210,800 | 249,940 | 267,800 | 292,720 | 316,980 | 179,150 | 2.4% |
| Palmdale | <u>129,170</u> | <u>144,770</u> | <u>161,850</u> | <u>177,960</u> | <u>199,120</u> | <u>212,360</u> | <u>227,710</u> | <u>242,730</u> | <u>113,560</u> | <u>1.8%</u> |
| Subarea Cities: | 267,000 | 295,100 | 343,520 | 388,770 | 449,070 | 480,160 | 520,430 | 559,710 | 292,710 | 2.1% |
| Unincorporated Area | <u>72,360</u> | <u>76,220</u> | <u>80,286</u> | <u>84,569</u> | <u>89,081</u> | <u>93,833</u> | <u>98,839</u> | <u>104,112</u> | <u>31,752</u> | <u>1.1%</u> |
| Subarea Total | 339,360 | 371,320 | 423,806 | 473,339 | 538,151 | 573,993 | 619,269 | 663,822 | 324,462 | 1.9% |
| Kern Subarea | | | | | | | | | | |
| California City | 9,220 | 9,540 | 9,990 | 10,560 | 11,030 | 11,440 | 11,880 | 12,320 | 3,100 | 0.8% |
| Ridgecrest | <u>25,230</u> | <u>26,620</u> | <u>28,380</u> | <u>30,540</u> | <u>32,510</u> | <u>34,040</u> | <u>35,740</u> | <u>37,420</u> | <u>12,190</u> | <u>1.1%</u> |
| Subarea Cities: | 34,450 | 36,160 | 38,370 | 41,100 | 43,540 | 45,480 | 47,620 | 49,740 | 15,290 | 1.1% |
| Unincorporated Area | <u>45,976</u> | <u>48,429</u> | <u>51,013</u> | <u>53,734</u> | <u>56,601</u> | <u>59,621</u> | <u>62,802</u> | <u>66,152</u> | <u>20,176</u> | <u>0.6%</u> |
| Subarea Total | 80,426 | 84,589 | 89,383 | 94,834 | 100,141 | 105,101 | 110,422 | 115,892 | 35,466 | 1.0% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 600 | 619 | 638 | 658 | 678 | 699 | 721 | 743 | 143 | 0.6% |
| WEMO Study Area: | 795,047 | 854,622 | 943,166 | 1,035,484 | 1,147,523 | 1,214,521 | 1,297,310 | 1,379,460 | 584,413 | 1.6% |
| WEMO Area Cities: | 566,400 | 613,790 | 689,500 | 768,300 | 866,100 | 918,100 | 985,090 | 1,050,600 | 484,200 | 1.8% |
| WEMO Outlying Areas: | 228,647 | 240,832 | 253,666 | 267,184 | 281,423 | 296,421 | 312,220 | 328,860 | 100,213 | 1.0% |

Source: Alfred Gobar Associates

EXHIBIT 18

**LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - HOUSING UNITS**

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 8,710 | 8,850 | 9,200 | 9,910 | 10,720 | 10,950 | 11,400 | 11,830 | 3,120 | 0.9% |
| Twentynine Palms | 6,350 | 6,870 | 7,360 | 8,020 | 8,600 | 9,160 | 9,730 | 10,300 | 3,950 | 1.4% |
| Yucca Valley | 8,400 | 8,420 | 8,580 | 8,680 | 8,690 | 8,820 | 8,910 | 9,000 | 600 | 0.2% |
| Adelanto | 5,640 | 6,050 | 7,060 | 8,150 | 9,490 | 10,070 | 10,930 | 11,770 | 6,130 | 2.1% |
| Apple Valley | 19,710 | 20,080 | 20,430 | 21,660 | 23,200 | 23,720 | 24,760 | 25,830 | 6,120 | 0.8% |
| Hesperia | 21,960 | 22,530 | 25,830 | 29,630 | 34,760 | 36,440 | 39,570 | 42,710 | 20,750 | 1.9% |
| Victorville | <u>23,110</u> | <u>24,840</u> | <u>28,320</u> | <u>32,290</u> | <u>37,490</u> | <u>39,600</u> | <u>42,830</u> | <u>45,990</u> | <u>22,880</u> | <u>2.0%</u> |
| Subarea Cities: | 93,880 | 97,640 | 106,780 | 118,340 | 132,950 | 138,760 | 148,130 | 157,430 | 63,550 | 1.5% |
| Unincorporated Area | <u>52,440</u> | <u>53,880</u> | <u>57,010</u> | <u>60,480</u> | <u>64,860</u> | <u>67,860</u> | <u>71,800</u> | <u>76,000</u> | <u>23,560</u> | <u>1.1%</u> |
| Subarea Total | 146,320 | 151,520 | 163,790 | 178,820 | 197,810 | 206,620 | 219,930 | 233,430 | 87,110 | 1.3% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 44,540 | 47,470 | 60,580 | 74,260 | 86,360 | 96,350 | 108,140 | 120,350 | 75,810 | 2.9% |
| Palmdale | <u>41,800</u> | <u>47,060</u> | <u>55,410</u> | <u>63,400</u> | <u>71,910</u> | <u>79,880</u> | <u>88,690</u> | <u>98,020</u> | <u>56,220</u> | <u>2.5%</u> |
| Subarea Cities: | 86,340 | 94,530 | 115,990 | 137,660 | 158,270 | 176,230 | 196,830 | 218,370 | 132,030 | 2.7% |
| Unincorporated Area | <u>29,710</u> | <u>31,000</u> | <u>34,420</u> | <u>38,020</u> | <u>39,870</u> | <u>43,730</u> | <u>47,470</u> | <u>51,580</u> | <u>21,870</u> | <u>1.6%</u> |
| Subarea Total | 116,050 | 125,530 | 150,410 | 175,680 | 198,140 | 219,960 | 244,300 | 269,950 | 153,900 | 2.4% |
| Kern Subarea | | | | | | | | | | |
| California City | 4,030 | 4,130 | 4,290 | 4,490 | 4,640 | 4,780 | 4,910 | 5,050 | 1,020 | 0.6% |
| Ridgecrest | <u>12,800</u> | <u>13,380</u> | <u>14,140</u> | <u>15,070</u> | <u>15,900</u> | <u>16,500</u> | <u>17,180</u> | <u>17,820</u> | <u>5,020</u> | <u>0.9%</u> |
| Subarea Cities: | 16,830 | 17,510 | 18,430 | 19,560 | 20,540 | 21,280 | 22,090 | 22,870 | 6,040 | 0.9% |
| Unincorporated Area | <u>23,660</u> | <u>24,920</u> | <u>26,250</u> | <u>27,650</u> | <u>29,130</u> | <u>30,680</u> | <u>32,320</u> | <u>34,040</u> | <u>10,380</u> | <u>1.0%</u> |
| Subarea Total | 40,490 | 42,430 | 44,680 | 47,210 | 49,670 | 51,960 | 54,410 | 56,910 | 16,420 | 1.0% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 410 | 420 | 430 | 440 | 450 | 470 | 480 | 490 | 80 | 0.5% |
| WEMO Study Area: | 303,270 | 319,900 | 359,310 | 402,150 | 446,070 | 479,010 | 519,120 | 560,780 | 257,510 | 1.8% |
| WEMO Area Cities: | 197,050 | 209,680 | 241,200 | 275,560 | 311,760 | 336,270 | 367,050 | 398,670 | 201,620 | 2.0% |
| WEMO Outlying Areas: | 106,220 | 110,220 | 118,110 | 126,590 | 134,310 | 142,740 | 152,070 | 162,110 | 55,890 | 1.2% |

Source: Alfred Gobar Associates

EXHIBIT 19

YEAR 2035 PROJECTED GROWTH VS PLANNED CAPACITY - HOUSING
WEMO STUDY AREA

| | General Plan | COG Based Projection | | Adjusted Projection | |
|-------------------------------|------------------|----------------------|-------------|---------------------|-------------|
| | Capacity | Units | % Capacity | Units | % Capacity |
| San Bernardino Subarea | | | | | |
| Barstow | 87,173 | 14,030 | 16% | 11,830 | 14% |
| Twentynine Palms | 39,942 | 12,220 | 31% | 10,300 | 26% |
| Yucca Valley | 19,832 | 10,680 | 54% | 9,000 | 45% |
| Adelanto | 44,506 | 13,970 | 31% | 11,770 | 26% |
| Apple Valley | 52,925 | 30,640 | 58% | 25,830 | 49% |
| Hesperia | 68,740 | 50,660 | 74% | 42,710 | 62% |
| Victorville | <u>63,724</u> | <u>54,550</u> | <u>86%</u> | <u>45,990</u> | <u>72%</u> |
| Subarea Cities: | 376,842 | 186,750 | 50% | 157,430 | 42% |
| Unincorporated Area | <u>124,631</u> | <u>97,290</u> | <u>78%</u> | <u>76,000</u> | <u>61%</u> |
| Subarea Total | 501,473 | 284,040 | 57% | 233,430 | 47% |
| Los Angeles Subarea | | | | | |
| Lancaster | 119,697 | 142,750 | 119% | 120,350 | 101% |
| Palmdale | <u>96,162</u> | <u>116,270</u> | <u>121%</u> | <u>98,020</u> | <u>102%</u> |
| Subarea Cities: | 215,859 | 259,020 | 120% | 218,370 | 101% |
| Unincorporated Area | <u>271,746</u> | <u>66,020</u> | <u>24%</u> | <u>51,580</u> | <u>19%</u> |
| Subarea Total | 487,605 | 325,040 | 67% | 269,950 | 55% |
| Kern Subarea | | | | | |
| California City | 347,565 | 5,990 | 2% | 5,050 | 1% |
| Ridgecrest | <u>13,953</u> | <u>21,140</u> | <u>152%</u> | <u>17,820</u> | <u>128%</u> |
| Subarea Cities: | 361,518 | 27,130 | 8% | 22,870 | 6% |
| Unincorporated Area | <u>229,188</u> | <u>44,610</u> | <u>19%</u> | <u>34,040</u> | <u>15%</u> |
| Subarea Total | 590,706 | 71,740 | 12% | 56,910 | 10% |
| Inyo Subarea | | | | | |
| Subarea Total | 455 | 580 | 127% | 490 | 108% |
| WEMO Study Area: | 1,580,239 | 681,400 | 43% | 560,780 | 35% |
| WEMO Area Cities: | 954,219 | 472,900 | 50% | 398,670 | 42% |
| WEMO Outlying Areas: | 626,020 | 208,500 | 33% | 162,110 | 26% |

Source: Alfred Gobar Associates

EXHIBIT 20

**PROJECTED HOUSING UNIT GROWTH
WEMO STUDY AREA**

| Selected WEMO Locations | WEMO Area Projected Growth ¹ | | | Potential Sites In HCA and Fee Area ² | | | | |
|-------------------------------|---|------------|-------------|--|-------------|---------|----------------|---------|
| | Total DU's | Avg Du's | Share of | DWMA | Survey Area | | No Survey Area | |
| | In 35 Yrs | Per Year | Growth | 5.0:1.0 | 1.0:1.0 | 0.5:1.0 | 1.0:1.0 | 0.5:1.0 |
| San Bernardino Subarea | | | | | | | | |
| 29 Palms | 3,950 | 113 | 1.5% | Neg'l | X | X | n.a. | X |
| Adelanto | 6,130 | 175 | 2.4% | n.a. | X | X | n.a. | X |
| Apple Valley | 6,120 | 175 | 2.4% | n.a. | X | Neg'l | n.a. | X |
| Barstow | 3,120 | 89 | 1.2% | Neg'l | X | X | X | X |
| Hesperia | 20,750 | 593 | 8.1% | n.a. | n.a. | n.a. | X | X |
| Victorville | 22,880 | 654 | 8.9% | Neg'l | X | X | X | X |
| Yucca Valley | 600 | 17 | 0.2% | n.a. | X | X | n.a. | X |
| Unincorporated Area | <u>23,560</u> | <u>673</u> | <u>9.1%</u> | X | X | X | X | X |
| Subarea Total | 87,110 | 2,489 | 33.8% | | | | | |
| Los Angeles Subarea | | | | | | | | |
| Lancaster | 75,810 | 2,166 | 29.4% | n.a. | X | n.a. | X | X |
| Palmdale | 56,220 | 1,606 | 21.8% | n.a. | X | n.a. | X | X |
| Unincorporated Area | <u>21,870</u> | <u>625</u> | <u>8.5%</u> | X | X | X | X | X |
| Subarea Total | 153,900 | 4,397 | 59.8% | | | | | |
| Kern Subarea | | | | | | | | |
| California City | 1,020 | 29 | 0.4% | X | X | X | n.a. | X |
| Ridgecrest | 5,020 | 143 | 1.9% | n.a. | X | n.a. | X | X |
| Unincorporated Area | <u>10,380</u> | <u>297</u> | <u>4.0%</u> | X | X | X | X | X |
| Subarea Total | 16,420 | 469 | 6.4% | | | | | |
| Inyo Subarea | | | | | | | | |
| Subarea Total | 80 | 2 | 0.0% | n.a. | n.a. | n.a. | X | X |
| WEMO Study Area: | 257,510 | 7,357 | 100.0% | | | | | |
| WEMO Area Cities: | 201,620 | 5,760 | 78.3% | | | | | |
| WEMO Outlying Areas: | 55,890 | 1,597 | 21.7% | | | | | |

Note:

¹ Based on COG projections adjusted to reflect market capture trends within the WEMO area.

² Identifies whether or not stated jurisdiction includes land (regardless of designation) within each geographic area requiring alternative levels of environmental remedy. The DWMA essentially describes designated HCA locations. Fee areas describe alternative ratios of the average per acre value of private HCA property (\$770 per acre) required as a mitigation fee

Source: Alfred Gobar Associates

EXHIBIT 21

**SINGLE FAMILY DETACHED AVERAGE LOT SIZE TRENDS
WEMO AREA SUBDIVISION ACTIVITY**

| High Desert Markets | SFD Subdivision Activity <u>1998 2nd Qtr - 2002 2nd Qtr</u> | | Pipeline SFD Units <u>Third Quarter 2002</u> | | <u>Estimated Gross Residential Densities</u> | | |
|----------------------------------|--|---------------------|---|---------------------|--|---------------------|----------------------------|
| | Number of Units | Average Lot Size | Number of Units | Average Lot Size | Reference Supply (Lots) | Typical Lot Size | Equiv. Gross Units/Acre |
| <u>San Bernardino Co.</u> | | | | | | | |
| Adelanto | 512 | 7,200 | 730 | 7,679 | 1,242 | 7,480 | 4.41 |
| Apple Valley | 1,430 | 15,107 | 750 | 18,641 | 2,180 | 16,320 | 2.09 |
| Baldy Mesa | 529 | 17,791 | | | 529 | 17,790 | 1.91 |
| Barstow | 39 | 35,169 | | | 39 | 35,170 | 0.99 |
| Helendale | 14 | 6,000 | | | 14 | 6,000 | 5.38 |
| Hesperia | 264 | 7,306 | 2,620 | 7,496 | 2,884 | 7,480 | 4.41 |
| Lucerne Valley | | | 238 | 5,948 | 238 | 5,950 | 5.42 |
| Victorville | 4,878 | 6,134 | 5,074 | 6,011 | 9,952 | 6,070 | 5.32 |
| High Desert Area | 7,666 | 8,871 | 9,412 | 7,559 | 17,078 | 8,147 | 4.05 |
| <u>Antelope Valley</u> | | | | | | | |
| Lancaster | 2,064 | 7,059 | 3,220 | 9,854 | 5,284 | 8,760 | 3.77 |
| Palmdale | 3,344 | 7,610 | 5,382 | 6,575 | 8,726 | 6,970 | 4.73 |
| Quartz Hill | 483 | 9,689 | 66 | 7,841 | 549 | 9,470 | 3.48 |
| Antelope Valley Area | 5,891 | 7,588 | 8,668 | 7,803 | 14,559 | 7,714 | 4.18 |
| Sample WEMO Areas | 13,557 | 8,313 | 18,080 | 7,676 | 31,637 | 7,950 | 4.06 |

Source: Alfred Gobar Associates; The Meyers Group.

EXHIBIT 22

**PRIVATE LAND PERMITTING COST - LOW RANGE ESTIMATE
TYPICAL 10-ACRE RESIDENTIAL PARCEL**

| WEMO Location | Gross | | CESA/FESA | | | | WEMO Habitat Conservation Plan - Alternative A | | | | | | | |
|--|-----------|-----------------------|-----------|------------|----------|------------|--|------------|----------|------------|----------------|------------|---------|------------|
| | Subdiv. | 2002 Avg SFD Value | Existing | | DWMA | | Survey Area | | | | No Survey Area | | | |
| | | | Density | Conditions | (\$/DU) | % of Value | 1:1 Area | 1/2:1 Area | 1:1 Area | 1/2:1 Area | 1:1 Area | 1/2:1 Area | | |
| *Total permitting cost for 10-acre parcel: | | | \$27,020 | | \$39,225 | | \$8,300 | | \$4,250 | | \$7,700 | | \$3,850 | |
| WEMO Cities | (DU's/AC) | | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value |
| 29 Palms | 2.09 | \$112,900 | 1,293 | 1.1% | n.a. | n.a. | 397 | 0.4% | 203 | 0.2% | n.a. | n.a. | 184 | 0.2% |
| Adelanto | 4.41 | \$91,100 | 613 | 0.7% | n.a. | n.a. | 188 | 0.2% | 96 | 0.1% | 175 | 0.2% | 87 | 0.1% |
| Apple Valley | 2.09 | \$189,800 | 1,293 | 0.7% | n.a. | n.a. | 397 | 0.2% | n.a. | n.a. | n.a. | n.a. | 184 | 0.1% |
| Barstow | 0.99 | \$139,500 | 2,729 | 2.0% | n.a. | n.a. | 838 | 0.6% | 429 | 0.3% | 778 | 0.6% | 389 | 0.3% |
| California City | 3.48 | \$164,600 | 776 | 0.5% | 1,127 | 0.7% | 239 | 0.1% | 122 | 0.1% | n.a. | n.a. | 111 | 0.1% |
| Hesperia | 4.41 | \$203,000 | 613 | 0.3% | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. | 175 | 0.1% | 87 | 0.0% |
| Lancaster | 3.77 | \$211,800 | 717 | 0.3% | n.a. | n.a. | 220 | 0.1% | n.a. | n.a. | 204 | 0.1% | 102 | 0.0% |
| Palmdale | 4.73 | \$242,500 | 571 | 0.2% | n.a. | n.a. | 175 | 0.1% | n.a. | n.a. | 163 | 0.1% | 81 | 0.0% |
| Ridgecrest | 4.18 | \$161,000 | 646 | 0.4% | n.a. | n.a. | 199 | 0.1% | n.a. | n.a. | 184 | 0.1% | 92 | 0.1% |
| Victorville | 5.32 | \$232,500 | 508 | 0.2% | n.a. | n.a. | 156 | 0.1% | 80 | 0.0% | 145 | 0.1% | 72 | 0.0% |
| Yucca Valley | 2.09 | \$153,300 | 1,293 | 0.8% | n.a. | n.a. | 397 | 0.3% | 203 | 0.1% | n.a. | n.a. | 184 | 0.1% |
| Unincorporated County Subareas | | | | | | | | | | | | | | |
| San Bernardino | 3.04 | \$202,500 | 889 | 0.4% | 1,290 | 0.6% | 273 | 0.1% | 140 | 0.1% | 253 | 0.1% | 127 | 0.1% |
| Los Angeles | 3.48 | \$231,800 | 776 | 0.3% | 1,127 | 0.5% | 239 | 0.1% | 122 | 0.1% | 221 | 0.1% | 111 | 0.0% |
| Kern | 2.09 | \$163,400 | 1,293 | 0.8% | 1,877 | 1.1% | 397 | 0.2% | 203 | 0.1% | 368 | 0.2% | 184 | 0.1% |
| Inyo | 0.99 | \$91,100 | 2,729 | 3.0% | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. | 778 | 0.9% | 389 | 0.4% |

* Total permitting cost for 10-acre parcel based on average HCA private land value of \$770/acre.

Source: WEMO EIR-EIS Chapter 4, U.S. Bureau of Census - Residential Construction Branch; Alfred Gobar Associates.

EXHIBIT 23

**PRIVATE LAND PERMITTING COST - HIGH RANGE ESTIMATE
TYPICAL 10-ACRE RESIDENTIAL PARCEL**

| WEMO Location | Gross Subdiv. Density | 2002 Avg SFD Value | CESA/FESA | | WEMO Habitat Conservation Plan - Alternative A | | | | | | | | | |
|--|-----------------------|--------------------|---------------------|-------------------|--|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|
| | | | Existing Conditions | | Survey Area | | | | No Survey Area | | | | | |
| | | | DWMA | | 1:1 Area | 1/2:1 Area | 1:1 Area | 1/2:1 Area | 1:1 Area | 1/2:1 Area | | | | |
| *Total permitting cost for 10-acre parcel: | | | \$90,545 | | \$42,750 | | \$10,700 | | \$6,850 | | \$7,700 | | \$3,850 | |
| WEMO Cities | (DU's/AC) | | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value | (\$/DU) | % of Value |
| 29 Palms | 2.09 | \$112,900 | 4,332 | 3.8% | n.a. | n.a. | 512 | 0.5% | 328 | 0.3% | n.a. | n.a. | 184 | 0.2% |
| Adelanto | 4.41 | \$91,100 | 2,053 | 2.3% | n.a. | n.a. | 243 | 0.3% | 155 | 0.2% | 175 | 0.2% | 87 | 0.1% |
| Apple Valley | 2.09 | \$189,800 | 4,332 | 2.3% | n.a. | n.a. | 512 | 0.3% | n.a. | n.a. | n.a. | n.a. | 184 | 0.1% |
| Barstow | 0.99 | \$139,500 | 9,146 | 6.6% | n.a. | n.a. | 1,081 | 0.8% | 692 | 0.5% | 778 | 0.6% | 389 | 0.3% |
| California City | 3.48 | \$164,600 | 2,602 | 1.6% | 1,228 | 0.7% | 307 | 0.2% | 197 | 0.1% | n.a. | n.a. | 111 | 0.1% |
| Hesperia | 4.41 | \$203,000 | 2,053 | 1.0% | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. | 175 | 0.1% | 87 | 0.0% |
| Lancaster | 3.77 | \$211,800 | 2,402 | 1.1% | n.a. | n.a. | 284 | 0.1% | n.a. | n.a. | 204 | 0.1% | 102 | 0.0% |
| Palmdale | 4.73 | \$242,500 | 1,914 | 0.8% | n.a. | n.a. | 226 | 0.1% | n.a. | n.a. | 163 | 0.1% | 81 | 0.0% |
| Ridgecrest | 4.18 | \$161,000 | 2,166 | 1.3% | n.a. | n.a. | 256 | 0.2% | n.a. | n.a. | 184 | 0.1% | 92 | 0.1% |
| Victorville | 5.32 | \$232,500 | 1,702 | 0.7% | n.a. | n.a. | 201 | 0.1% | 129 | 0.1% | 145 | 0.1% | 72 | 0.0% |
| Yucca Valley | 2.09 | \$153,300 | 4,332 | 2.8% | n.a. | n.a. | 512 | 0.3% | 328 | 0.2% | n.a. | n.a. | 184 | 0.1% |
| Unincorporated County Subareas | | | | | | | | | | | | | | |
| San Bernardino | 3.04 | \$202,500 | 2,978 | 1.5% | 1,406 | 0.7% | 352 | 0.2% | 225 | 0.1% | 253 | 0.1% | 127 | 0.1% |
| Los Angeles | 3.48 | \$231,800 | 2,602 | 1.1% | 1,228 | 0.5% | 307 | 0.1% | 197 | 0.1% | 221 | 0.1% | 111 | 0.0% |
| Kern | 2.09 | \$163,400 | 4,332 | 2.7% | 2,045 | 1.3% | 512 | 0.3% | 328 | 0.2% | 368 | 0.2% | 184 | 0.1% |
| Inyo | 0.99 | \$91,100 | 9,146 | 10.0% | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. | 778 | 0.9% | 389 | 0.4% |

* Total permitting cost for 10-acre parcel based on average HCA private land value of \$770/acre.

Source: WEMO EIR-EIS Chapter 4, U.S. Bureau of Census - Residential Construction Branch; Alfred Gobar Associates.

EXHIBIT 24

**WEMO AREA CITIES
2002 ASSESSED VALUE & SHARE OF BASIC LEVY**

| WEMO City | Fiscal Year | Assessment Value | | | Property Tax Revenue | | | Effective Share of Basic Levy |
|-----------------|-------------|--------------------------|-----------------------|--------------------------|----------------------|---------------------|----------------------|-------------------------------|
| | | Secured | Unsecured | Total | Secured | Unsecured | Total | |
| 29 Palms | 2002-2003 | \$ 399,944,945 | \$ 9,050,334 | \$ 408,995,279 | \$ 1,029,608 | \$ 30,392 | \$ 1,060,000 | 25.92% |
| Adelanto | 2001-2002 | 339,118,762 | 4,148,596 | 343,267,358 | 69,082 | 855 | 69,927 | 2.04% |
| Apple Valley | 2002-2003 | 2,299,327,916 | 57,061,103 | 2,356,389,019 | 1,244,125 | 30,875 | 1,275,000 | 5.41% |
| Barstow | 2002-2003 | 521,250,305 | 51,186,602 | 572,436,907 | 661,000 | 64,910 | 725,910 | 12.68% |
| California City | 2002-2003 | 307,806,285 | 1,504,910 | 309,311,195 | 841,864 | 4,136 | 846,000 | 27.35% |
| Hesperia | 2002-2003 | 1,937,208,798 | 62,941,186 | 2,000,149,984 | 340,000 | 11,047 | 351,047 | 1.76% |
| Lancaster | 2002-2003 | 859,545,344 | 191,563,900 | 1,051,109,244 | 2,126,152 | 473,848 | 2,600,000 | 24.74% |
| Palmdale | 2002-2003 | 3,307,059,000 | 106,313,000 | 3,413,372,000 | 2,928,129 | 94,131 | 3,022,260 | 8.85% |
| Ridgecrest | 2002-2003 | 453,349,118 | 23,311,494 | 476,660,612 | 379,432 | 20,568 | 400,000 | 8.39% |
| Victorville | 2002-2003 | 2,440,373,562 | 121,800,522 | 2,562,174,084 | 4,934,847 | 246,301 | 5,181,148 | 20.22% |
| Yucca Valley | 2002-2003 | 761,768,184 | 29,246,247 | 791,014,431 | 1,639,661 | 65,460 | 1,705,121 | 21.56% |
| Total: | | \$ 13,626,752,219 | \$ 658,127,894 | \$ 14,284,880,113 | \$ 16,193,899 | \$ 1,042,524 | \$ 17,236,413 | 12.07% |

Note: Indicated value and property tax collected is net of redevelopment project areas.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Lancaster, City of Palmdale, City of Hesperia, City of Victorville, City of California City, Town of Apple Valley, County of San Bernardino, County of Los Angeles, County of Kern, County of Inyo; Alfred Gobar Associates.

EXHIBIT 25

**WEMO AREA COUNTIES
 ASSESSED VALUE & SHARE OF BASIC LEVY
 2002-2003 BUDGETED/PROPOSED**

| County | <u>Assessed Value (\$)</u> | | <u>Property Tax Collected (\$)</u> | | Effective Tax Rate |
|-----------------------|-----------------------------------|------------------------------|---|------------------------------|---------------------------|
| | County Total | Unincorporated County | County Total | Unincorporated County | |
| San Bernardino | 92,076,222,091 | 17,108,015,616 | 118,485,250 | 19,503,138 | 0.1140% |
| Los Angeles | 655,111,182,396 | 51,570,126,279 | 1,607,000,000 | 152,680,759 | 0.2961% |
| Kern | 40,192,999,893 | 27,998,943,343 | 116,627,000 | 56,977,850 | 0.2035% |
| Inyo | 2,611,498,398 | 2,316,237,003 | 8,067,000 | 6,773,615 | 0.2924% |
| | 789,991,902,778 | 98,993,322,241 | 1,850,179,250 | 235,935,362 | 0.2383% |

Note: Indicated value and property tax collected is net of redevelopment project areas.

Source: County of San Bernardino, County of Los Angeles, County of Kern, County of Inyo; Alfred Gobar Associates.

EXHIBIT 26

**ESTIMATE OF MAXIMUM THEORETICAL LOSS OF TAX VALUE AND PROPERTY TAX
WEMO HABITAT CONSERVATION PROGRAM**

| Geographic Reference | Private Land in HCA's (Acres) | Avg. Value Per Acre | Effective Tax Rate | Maximum Theoretical Loss | | Share of FY2002-03 Tax Revenue | FY2002-03 Total Property Tax Revenue |
|-----------------------|-------------------------------------|------------------------|-----------------------|--------------------------|------------------------------|--------------------------------------|--|
| | | | | 2002 Tax Roll (\$000) | Property Tax ¹ | | |
| WEMO Cities | | | | | | | (City Limits) |
| California City | 19,000 | \$370 ² | 0.00274 | \$7,030 | \$19,228 | 2.27% | \$846,000 |
| Other WEMO Cities | Neg'l | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. |
| Unincorporated Areas | | | | | | | (Unincorp. Areas) |
| San Bernardino County | 401,000 | \$489 | 0.00114 | \$196,089 | \$223,541 | 1.15% | \$19,503,138 |
| Los Angeles County | 77,800 | 2,587 | 0.00296 | 201,269 | 595,885 | 0.39% | 152,680,759 |
| Kern County | 76,700 | 650 | 0.00204 | 49,855 | 101,455 | 0.18% | 56,977,850 |
| Inyo County | n.a. | n.a. | 0.00292 | n.a. | n.a. | n.a. | n.a. |
| WEMO Overall | <u>574,500</u> | | | <u>\$454,243</u> | <u>\$940,109</u> | 0.41% | <u>\$230,007,747</u> |

Note:

¹ Identified loss is gross annual theoretical loss possible if all private lands vacant and does not account for offsetting revenue to be received from PILT.

² Identified average value based on specific review of Assessor Map Books corresponding to localized area proposed for HCA designation.

Source: County Assessor Records; Alfred Gobar Associates

EXHIBIT 27

**SUMMARY OF PAYMENT IN LIEU OF TAXES
1999-2002**

| | INYO COUNTY | KERN COUNTY | LOS ANGELES COUNTY | SAN BERNARDINO COUNTY | 4 COUNTY TOTAL | CALIFORNIA STATE TOTAL |
|-------------------------------------|------------------|------------------|--------------------|-----------------------|--------------------|------------------------|
| <u>PAYMENTS (\$)</u> | | | | | | |
| 2002 | 817,921 | 1,222,494 | 615,194 | 1,530,275 | 4,185,884 | 22,847,692 |
| 2001 | 779,153 | 1,142,624 | 633,251 | 1,433,507 | 3,988,535 | 20,899,051 |
| 2000 | 542,930 | 832,862 | 419,193 | 990,375 | 3,105,390 | 14,277,119 |
| 1999 | 514,362 | 754,938 | 416,980 | 947,089 | 2,633,369 | 12,789,337 |
| 4 Year Average | \$663,592 | \$988,230 | \$521,155 | \$1,225,312 | \$3,478,295 | \$17,703,300 |
| <u>ACRES OF FEDERAL LAND</u> | | | | | | |
| 2002 | 5,692,905 | 1,078,342 | 681,756 | 8,023,396 | 15,476,399 | 43,474,220 |
| 2001 | 5,692,905 | 1,078,520 | 681,355 | 7,913,718 | 15,366,498 | 43,349,053 |
| 2000 | 5,692,905 | 1,082,426 | 681,377 | 7,576,545 | 15,033,253 | 43,012,781 |
| 1999 | 5,692,790 | 1,085,869 | 681,776 | 7,611,994 | 15,072,429 | 42,820,923 |
| 4 Year Average | 5,692,876 | 1,081,289 | 681,566 | 7,781,413 | 15,237,145 | 43,164,244 |
| <u>PILT(\$)/Acre</u> | | | | | | |
| 2002 | 0.14 | 1.13 | 0.90 | 0.19 | 0.27 | 0.53 |
| 2001 | 0.14 | 1.06 | 0.93 | 0.18 | 0.26 | 0.48 |
| 2000 | 0.10 | 0.77 | 0.62 | 0.13 | 0.21 | 0.33 |
| 1999 | 0.09 | 0.70 | 0.61 | 0.12 | 0.17 | 0.30 |
| 4 Year Average | \$0.12 | \$0.91 | \$0.76 | \$0.16 | \$0.23 | \$0.41 |
| 2002-1999 Change | 59% | 63% | 48% | 53% | 55% | 76% |

Source: US Bureau of Land Management; Alfred Gobar Associates.

A – Exhibits
Regional Environment

EXHIBIT A-1

**ANNUAL AVERAGE POPULATION
SOUTHERN CALIFORNIA**

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|-------------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-------------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 7,498,300 | 1,947,000 | 668,700 | 897,800 | 1,876,500 | 529,700 | 13,418,000 | 406,350 | 13,824,350 |
| 1981 | 7,622,400 | 1,999,400 | 697,700 | 933,650 | 1,921,600 | 545,300 | 13,720,050 | 419,550 | 14,139,600 |
| 1982 | 7,768,400 | 2,044,750 | 726,300 | 964,300 | 1,961,250 | 559,100 | 14,024,100 | 433,350 | 14,457,450 |
| 1983 | 7,915,950 | 2,084,300 | 757,650 | 993,400 | 2,007,800 | 572,350 | 14,331,450 | 446,900 | 14,778,350 |
| 1984 | 8,053,000 | 2,123,450 | 794,800 | 1,026,200 | 2,056,950 | 584,700 | 14,639,100 | 459,950 | 15,099,050 |
| 1985 | 8,203,550 | 2,168,400 | 838,900 | 1,069,450 | 2,114,600 | 597,500 | 14,992,400 | 473,550 | 15,465,950 |
| 1986 | 8,369,150 | 2,218,350 | 891,150 | 1,124,900 | 2,186,250 | 611,550 | 15,401,350 | 486,750 | 15,888,100 |
| 1987 | 8,518,750 | 2,267,900 | 951,700 | 1,192,350 | 2,262,200 | 627,350 | 15,820,250 | 498,550 | 16,318,800 |
| 1988 | 8,645,750 | 2,318,250 | 1,020,500 | 1,270,200 | 2,344,750 | 644,700 | 16,244,150 | 511,250 | 16,755,400 |
| 1989 | 8,769,350 | 2,371,300 | 1,100,800 | 1,353,850 | 2,434,400 | 660,150 | 16,689,850 | 527,800 | 17,217,650 |
| 1990 | 8,910,342 | 2,420,953 | 1,183,814 | 1,430,644 | 2,509,842 | 671,060 | 17,126,654 | 548,837 | 17,675,491 |
| 1991 | 9,051,870 | 2,466,018 | 1,246,036 | 1,486,701 | 2,561,527 | 679,488 | 17,491,638 | 569,686 | 18,061,323 |
| 1992 | 9,161,825 | 2,510,826 | 1,286,646 | 1,524,168 | 2,598,845 | 688,295 | 17,770,604 | 586,042 | 18,356,646 |
| 1993 | 9,244,368 | 2,551,083 | 1,318,218 | 1,549,384 | 2,626,365 | 697,563 | 17,986,979 | 598,635 | 18,585,614 |
| 1994 | 9,303,991 | 2,583,098 | 1,343,780 | 1,565,911 | 2,648,547 | 705,633 | 18,150,959 | 608,503 | 18,759,462 |
| 1995 | 9,350,867 | 2,614,725 | 1,368,676 | 1,579,915 | 2,670,338 | 711,422 | 18,295,942 | 616,603 | 18,912,545 |
| 1996 | 9,422,663 | 2,654,914 | 1,391,083 | 1,596,059 | 2,705,573 | 717,386 | 18,487,677 | 624,805 | 19,112,482 |
| 1997 | 9,529,138 | 2,706,032 | 1,420,710 | 1,618,240 | 2,762,417 | 726,837 | 18,763,372 | 633,227 | 19,396,599 |
| 1998 | 9,651,137 | 2,761,650 | 1,461,121 | 1,645,881 | 2,825,841 | 738,780 | 19,084,408 | 641,554 | 19,725,962 |
| 1999 | 9,799,593 | 2,808,559 | 1,502,030 | 1,674,763 | 2,883,685 | 750,696 | 19,419,325 | 652,408 | 20,071,733 |
| 2000 | 9,769,055 | 2,854,256 | 1,553,223 | 1,715,209 | 2,885,683 | 760,830 | 19,538,256 | 666,290 | 20,204,545 |
| 2001 | 9,739,331 | 2,909,854 | 1,613,966 | 1,762,397 | 2,889,076 | 772,624 | 19,687,247 | 680,598 | 20,367,845 |

DISTRIBUTIVE SHARE OF TOTAL POPULATION

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|-------------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 54.2% | 14.1% | 4.8% | 6.5% | 13.6% | 3.8% | 97.1% | 2.9% | 100.0% |
| 1981 | 53.9% | 14.1% | 4.9% | 6.6% | 13.6% | 3.9% | 97.0% | 3.0% | 100.0% |
| 1982 | 53.7% | 14.1% | 5.0% | 6.7% | 13.6% | 3.9% | 97.0% | 3.0% | 100.0% |
| 1983 | 53.6% | 14.1% | 5.1% | 6.7% | 13.6% | 3.9% | 97.0% | 3.0% | 100.0% |
| 1984 | 53.3% | 14.1% | 5.3% | 6.8% | 13.6% | 3.9% | 97.0% | 3.0% | 100.0% |
| 1985 | 53.0% | 14.0% | 5.4% | 6.9% | 13.7% | 3.9% | 96.9% | 3.1% | 100.0% |
| 1986 | 52.7% | 14.0% | 5.6% | 7.1% | 13.8% | 3.8% | 96.9% | 3.1% | 100.0% |
| 1987 | 52.2% | 13.9% | 5.8% | 7.3% | 13.9% | 3.8% | 96.9% | 3.1% | 100.0% |
| 1988 | 51.6% | 13.8% | 6.1% | 7.6% | 14.0% | 3.8% | 96.9% | 3.1% | 100.0% |
| 1989 | 50.9% | 13.8% | 6.4% | 7.9% | 14.1% | 3.8% | 96.9% | 3.1% | 100.0% |
| 1990 | 50.4% | 13.7% | 6.7% | 8.1% | 14.2% | 3.8% | 96.9% | 3.1% | 100.0% |
| 1991 | 50.1% | 13.7% | 6.9% | 8.2% | 14.2% | 3.8% | 96.8% | 3.2% | 100.0% |
| 1992 | 49.9% | 13.7% | 7.0% | 8.3% | 14.2% | 3.7% | 96.8% | 3.2% | 100.0% |
| 1993 | 49.7% | 13.7% | 7.1% | 8.3% | 14.1% | 3.8% | 96.8% | 3.2% | 100.0% |
| 1994 | 49.6% | 13.8% | 7.2% | 8.3% | 14.1% | 3.8% | 96.8% | 3.2% | 100.0% |
| 1995 | 49.4% | 13.8% | 7.2% | 8.4% | 14.1% | 3.8% | 96.7% | 3.3% | 100.0% |
| 1996 | 49.3% | 13.9% | 7.3% | 8.4% | 14.2% | 3.8% | 96.7% | 3.3% | 100.0% |
| 1997 | 49.1% | 14.0% | 7.3% | 8.3% | 14.2% | 3.7% | 96.7% | 3.3% | 100.0% |
| 1998 | 48.9% | 14.0% | 7.4% | 8.3% | 14.3% | 3.7% | 96.7% | 3.3% | 100.0% |
| 1999 | 48.8% | 14.0% | 7.5% | 8.3% | 14.4% | 3.7% | 96.7% | 3.3% | 100.0% |
| 2000 | 48.4% | 14.1% | 7.7% | 8.5% | 14.3% | 3.8% | 96.7% | 3.3% | 100.0% |
| 2001 | 47.8% | 14.3% | 7.9% | 8.7% | 14.2% | 3.8% | 96.7% | 3.3% | 100.0% |

Source: California Department of Finance; Alfred Gobar Associates.

EXHIBIT A-1 (Cont'd)

**POPULATION INDEX
(REFERENCE PERIOD VS 1980)**

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1981 | 1.02 | 1.03 | 1.04 | 1.04 | 1.02 | 1.03 | 1.02 | 1.03 | 1.02 |
| 1982 | 1.04 | 1.05 | 1.09 | 1.07 | 1.05 | 1.06 | 1.05 | 1.07 | 1.05 |
| 1983 | 1.06 | 1.07 | 1.13 | 1.11 | 1.07 | 1.08 | 1.07 | 1.10 | 1.07 |
| 1984 | 1.07 | 1.09 | 1.19 | 1.14 | 1.10 | 1.10 | 1.09 | 1.13 | 1.09 |
| 1985 | 1.09 | 1.11 | 1.25 | 1.19 | 1.13 | 1.13 | 1.12 | 1.17 | 1.12 |
| 1986 | 1.12 | 1.14 | 1.33 | 1.25 | 1.17 | 1.15 | 1.15 | 1.20 | 1.15 |
| 1987 | 1.14 | 1.16 | 1.42 | 1.33 | 1.21 | 1.18 | 1.18 | 1.23 | 1.18 |
| 1988 | 1.15 | 1.19 | 1.53 | 1.41 | 1.25 | 1.22 | 1.21 | 1.26 | 1.21 |
| 1989 | 1.17 | 1.22 | 1.65 | 1.51 | 1.30 | 1.25 | 1.24 | 1.30 | 1.25 |
| 1990 | 1.19 | 1.24 | 1.77 | 1.59 | 1.34 | 1.27 | 1.28 | 1.35 | 1.28 |
| 1991 | 1.21 | 1.27 | 1.86 | 1.66 | 1.37 | 1.28 | 1.30 | 1.40 | 1.31 |
| 1992 | 1.22 | 1.29 | 1.92 | 1.70 | 1.38 | 1.30 | 1.32 | 1.44 | 1.33 |
| 1993 | 1.23 | 1.31 | 1.97 | 1.73 | 1.40 | 1.32 | 1.34 | 1.47 | 1.34 |
| 1994 | 1.24 | 1.33 | 2.01 | 1.74 | 1.41 | 1.33 | 1.35 | 1.50 | 1.36 |
| 1995 | 1.25 | 1.34 | 2.05 | 1.76 | 1.42 | 1.34 | 1.36 | 1.52 | 1.37 |
| 1996 | 1.26 | 1.36 | 2.08 | 1.78 | 1.44 | 1.35 | 1.38 | 1.54 | 1.38 |
| 1997 | 1.27 | 1.39 | 2.12 | 1.80 | 1.47 | 1.37 | 1.40 | 1.56 | 1.40 |
| 1998 | 1.29 | 1.42 | 2.19 | 1.83 | 1.51 | 1.39 | 1.42 | 1.58 | 1.43 |
| 1999 | 1.31 | 1.44 | 2.25 | 1.87 | 1.54 | 1.42 | 1.45 | 1.61 | 1.45 |
| 2000 | 1.30 | 1.47 | 2.32 | 1.91 | 1.54 | 1.44 | 1.46 | 1.64 | 1.46 |
| 2001 | 1.30 | 1.49 | 2.41 | 1.96 | 1.54 | 1.46 | 1.47 | 1.67 | 1.47 |

POPULATION INDEX DISTRIBUTIVE SHARE OF TOTAL

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1981 | 0.99 | 1.00 | 1.02 | 1.02 | 1.00 | 1.01 | 1.00 | 1.01 | 1.00 |
| 1982 | 0.99 | 1.00 | 1.04 | 1.03 | 1.00 | 1.01 | 1.00 | 1.02 | 1.00 |
| 1983 | 0.99 | 1.00 | 1.06 | 1.04 | 1.00 | 1.01 | 1.00 | 1.03 | 1.00 |
| 1984 | 0.98 | 1.00 | 1.09 | 1.05 | 1.00 | 1.01 | 1.00 | 1.04 | 1.00 |
| 1985 | 0.98 | 1.00 | 1.12 | 1.06 | 1.01 | 1.01 | 1.00 | 1.04 | 1.00 |
| 1986 | 0.97 | 0.99 | 1.16 | 1.09 | 1.01 | 1.00 | 1.00 | 1.04 | 1.00 |
| 1987 | 0.96 | 0.99 | 1.21 | 1.13 | 1.02 | 1.00 | 1.00 | 1.04 | 1.00 |
| 1988 | 0.95 | 0.98 | 1.26 | 1.17 | 1.03 | 1.00 | 1.00 | 1.04 | 1.00 |
| 1989 | 0.94 | 0.98 | 1.32 | 1.21 | 1.04 | 1.00 | 1.00 | 1.04 | 1.00 |
| 1990 | 0.93 | 0.97 | 1.38 | 1.25 | 1.05 | 0.99 | 1.00 | 1.06 | 1.00 |
| 1991 | 0.92 | 0.97 | 1.43 | 1.27 | 1.04 | 0.98 | 1.00 | 1.07 | 1.00 |
| 1992 | 0.92 | 0.97 | 1.45 | 1.28 | 1.04 | 0.98 | 1.00 | 1.09 | 1.00 |
| 1993 | 0.92 | 0.97 | 1.47 | 1.28 | 1.04 | 0.98 | 1.00 | 1.10 | 1.00 |
| 1994 | 0.91 | 0.98 | 1.48 | 1.29 | 1.04 | 0.98 | 1.00 | 1.10 | 1.00 |
| 1995 | 0.91 | 0.98 | 1.50 | 1.29 | 1.04 | 0.98 | 1.00 | 1.11 | 1.00 |
| 1996 | 0.91 | 0.99 | 1.50 | 1.29 | 1.04 | 0.98 | 1.00 | 1.11 | 1.00 |
| 1997 | 0.91 | 0.99 | 1.51 | 1.28 | 1.05 | 0.98 | 1.00 | 1.11 | 1.00 |
| 1998 | 0.90 | 0.99 | 1.53 | 1.28 | 1.06 | 0.98 | 1.00 | 1.11 | 1.00 |
| 1999 | 0.90 | 0.99 | 1.55 | 1.28 | 1.06 | 0.98 | 1.00 | 1.11 | 1.00 |
| 2000 | 0.89 | 1.00 | 1.59 | 1.31 | 1.05 | 0.98 | 1.00 | 1.12 | 1.00 |
| 2001 | 0.88 | 1.01 | 1.64 | 1.33 | 1.04 | 0.99 | 1.00 | 1.14 | 1.00 |

Source: California Department of Finance; Alfred Gobar Associates.

EXHIBIT A-2
POPULATION TRENDS INDEX
WEST MOJAVE REGION

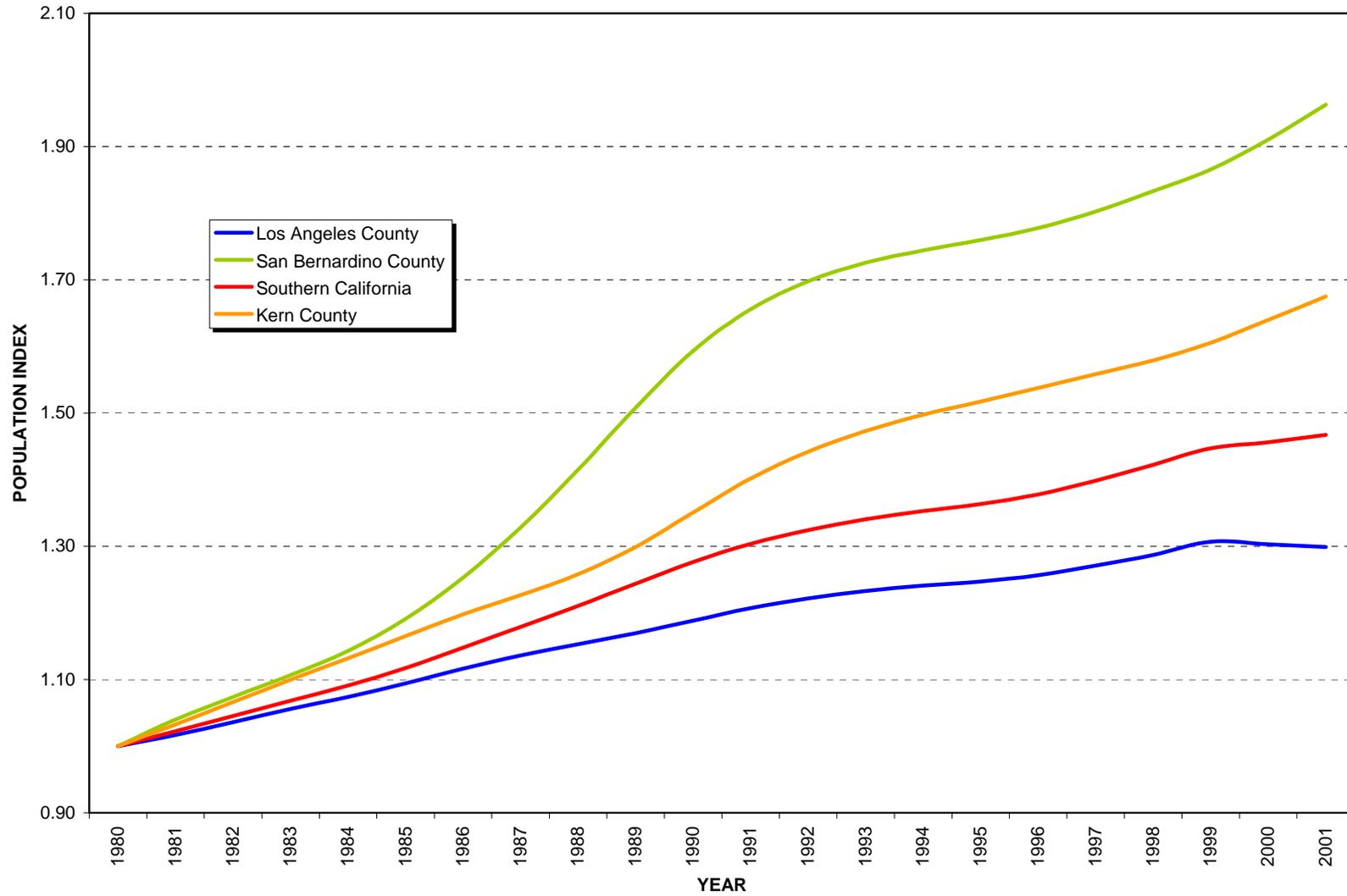


EXHIBIT A-3

**TOTAL NONAGRICULTURAL WAGE AND SALARY EMPLOYMENT
SOUTHERN CALIFORNIA**

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|-------------|---------------------|----------------|------------------|-----------------------|------------------|----------------|------------------|----------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 3,610,400 | 836,400 | 189,704* | 244,296* | 650,300 | 152,900 | 5,684,000 | 131,200 | 5,815,200 |
| 1981 | 3,640,900 | 864,300 | 191,088* | 247,112* | 666,000 | 158,000 | 5,767,400 | 137,500 | 5,904,900 |
| 1982 | 3,532,800 | 848,600 | 189,145* | 242,655* | 662,700 | 161,200 | 5,637,100 | 138,900 | 5,776,000 |
| 1983 | 3,537,700 | 869,200 | 197,666* | 245,434* | 674,700 | 166,300 | 5,691,000 | 140,200 | 5,831,200 |
| 1984 | 3,657,900 | 932,600 | 209,244* | 264,356* | 721,100 | 174,900 | 5,960,100 | 145,400 | 6,105,500 |
| 1985 | 3,754,500 | 978,000 | 224,680* | 289,420* | 768,600 | 183,200 | 6,198,400 | 151,200 | 6,349,600 |
| 1986 | 3,854,200 | 1,022,000 | 240,014* | 311,386* | 806,200 | 190,700 | 6,424,500 | 153,200 | 6,577,700 |
| 1987 | 3,953,400 | 1,069,100 | 254,286* | 334,414* | 851,000 | 201,800 | 6,664,000 | 155,900 | 6,819,900 |
| 1988 | 4,034,000 | 1,129,900 | 265,400 | 359,700 | 901,500 | 213,300 | 6,903,800 | 161,100 | 7,064,900 |
| 1989 | 4,111,500 | 1,156,700 | 279,900 | 388,300 | 938,000 | 221,600 | 7,096,000 | 163,400 | 7,259,400 |
| 1990 | 4,133,300 | 1,172,400 | 304,200 | 408,500 | 966,600 | 230,300 | 7,215,300 | 170,700 | 7,386,000 |
| 1991 | 3,982,700 | 1,143,700 | 305,200 | 413,600 | 962,600 | 230,400 | 7,038,200 | 177,300 | 7,215,500 |
| 1992 | 3,804,400 | 1,126,000 | 309,200 | 420,400 | 947,800 | 226,600 | 6,834,400 | 173,200 | 7,007,600 |
| 1993 | 3,707,700 | 1,115,400 | 315,300 | 418,700 | 947,200 | 227,000 | 6,731,300 | 169,900 | 6,901,200 |
| 1994 | 3,701,900 | 1,126,800 | 324,900 | 426,300 | 955,300 | 233,300 | 6,768,500 | 170,800 | 6,939,300 |
| 1995 | 3,746,500 | 1,151,700 | 338,000 | 441,900 | 978,600 | 237,300 | 6,894,000 | 172,800 | 7,066,800 |
| 1996 | 3,788,500 | 1,184,300 | 349,400 | 454,000 | 1,006,200 | 237,900 | 7,020,300 | 174,900 | 7,195,200 |
| 1997 | 3,865,100 | 1,233,900 | 371,000 | 470,500 | 1,054,200 | 242,700 | 7,237,400 | 179,200 | 7,416,600 |
| 1998 | 3,943,500 | 1,299,200 | 394,700 | 487,500 | 1,105,500 | 252,400 | 7,482,800 | 184,300 | 7,667,100 |
| 1999 | 4,002,900 | 1,345,100 | 424,400 | 514,600 | 1,152,900 | 263,600 | 7,703,500 | 188,900 | 7,892,400 |
| 2000 | 4,072,100 | 1,388,900 | 449,000 | 539,400 | 1,193,800 | 275,100 | 7,918,300 | 194,100 | 8,112,400 |
| 2001 | 4,093,900 | 1,418,300 | 472,400 | 556,700 | 1,221,600 | 280,200 | 8,043,100 | 200,000 | 8,243,100 |

DISTRIBUTIVE SHARE OF TOTAL EMPLOYMENT

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|-------------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 62.1% | 14.4% | 3.3%* | 4.2%* | 11.2% | 2.6% | 97.7% | 2.3% | 100.0% |
| 1981 | 61.7% | 14.6% | 3.2%* | 4.2%* | 11.3% | 2.7% | 97.7% | 2.3% | 100.0% |
| 1982 | 61.2% | 14.7% | 3.3%* | 4.2%* | 11.5% | 2.8% | 97.6% | 2.4% | 100.0% |
| 1983 | 60.7% | 14.9% | 3.4%* | 4.2%* | 11.6% | 2.9% | 97.6% | 2.4% | 100.0% |
| 1984 | 59.9% | 15.3% | 3.4%* | 4.3%* | 11.8% | 2.9% | 97.6% | 2.4% | 100.0% |
| 1985 | 59.1% | 15.4% | 3.5%* | 4.6%* | 12.1% | 2.9% | 97.6% | 2.4% | 100.0% |
| 1986 | 58.6% | 15.5% | 3.6%* | 4.7%* | 12.3% | 2.9% | 97.7% | 2.3% | 100.0% |
| 1987 | 58.0% | 15.7% | 3.7%* | 4.9%* | 12.5% | 3.0% | 97.7% | 2.3% | 100.0% |
| 1988 | 57.1% | 16.0% | 3.8% | 5.1% | 12.8% | 3.0% | 97.7% | 2.3% | 100.0% |
| 1989 | 56.6% | 15.9% | 3.9% | 5.3% | 12.9% | 3.1% | 97.7% | 2.3% | 100.0% |
| 1990 | 56.0% | 15.9% | 4.1% | 5.5% | 13.1% | 3.1% | 97.7% | 2.3% | 100.0% |
| 1991 | 55.2% | 15.9% | 4.2% | 5.7% | 13.3% | 3.2% | 97.5% | 2.5% | 100.0% |
| 1992 | 54.3% | 16.1% | 4.4% | 6.0% | 13.5% | 3.2% | 97.5% | 2.5% | 100.0% |
| 1993 | 53.7% | 16.2% | 4.6% | 6.1% | 13.7% | 3.3% | 97.5% | 2.5% | 100.0% |
| 1994 | 53.3% | 16.2% | 4.7% | 6.1% | 13.8% | 3.4% | 97.5% | 2.5% | 100.0% |
| 1995 | 53.0% | 16.3% | 4.8% | 6.3% | 13.8% | 3.4% | 97.6% | 2.4% | 100.0% |
| 1996 | 52.7% | 16.5% | 4.9% | 6.3% | 14.0% | 3.3% | 97.6% | 2.4% | 100.0% |
| 1997 | 52.1% | 16.6% | 5.0% | 6.3% | 14.2% | 3.3% | 97.6% | 2.4% | 100.0% |
| 1998 | 51.4% | 16.9% | 5.1% | 6.4% | 14.4% | 3.3% | 97.6% | 2.4% | 100.0% |
| 1999 | 50.7% | 17.0% | 5.4% | 6.5% | 14.6% | 3.3% | 97.6% | 2.4% | 100.0% |
| 2000 | 50.2% | 17.1% | 5.5% | 6.6% | 14.7% | 3.4% | 97.6% | 2.4% | 100.0% |
| 2001 | 49.7% | 17.2% | 5.7% | 6.8% | 14.8% | 3.4% | 97.6% | 2.4% | 100.0% |

*County estimate based on "County Business Patterns" factor applied to Inland Empire nonag employment.

Source: California Employment Development Department; Alfred Gobar Associates.

EXHIBIT A-3 (Cont'd)

**EMPLOYMENT INDEX
(REFERENCE PERIOD VS 1980)**

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00* | 1.00* | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1981 | 1.01 | 1.03 | 1.01* | 1.01* | 1.02 | 1.03 | 1.01 | 1.05 | 1.02 |
| 1982 | 0.98 | 1.01 | 1.00* | 0.99* | 1.02 | 1.05 | 0.99 | 1.06 | 0.99 |
| 1983 | 0.98 | 1.04 | 1.04* | 1.00* | 1.04 | 1.09 | 1.00 | 1.07 | 1.00 |
| 1984 | 1.01 | 1.12 | 1.10* | 1.08* | 1.11 | 1.14 | 1.05 | 1.11 | 1.05 |
| 1985 | 1.04 | 1.17 | 1.18* | 1.18* | 1.18 | 1.20 | 1.09 | 1.15 | 1.09 |
| 1986 | 1.07 | 1.22 | 1.27* | 1.27* | 1.24 | 1.25 | 1.13 | 1.17 | 1.13 |
| 1987 | 1.10 | 1.28 | 1.34* | 1.37* | 1.31 | 1.32 | 1.17 | 1.19 | 1.17 |
| 1988 | 1.12 | 1.35 | 1.40 | 1.47 | 1.39 | 1.40 | 1.21 | 1.23 | 1.21 |
| 1989 | 1.14 | 1.38 | 1.48 | 1.59 | 1.44 | 1.45 | 1.25 | 1.25 | 1.25 |
| 1990 | 1.14 | 1.40 | 1.60 | 1.67 | 1.49 | 1.51 | 1.27 | 1.30 | 1.27 |
| 1991 | 1.10 | 1.37 | 1.61 | 1.69 | 1.48 | 1.51 | 1.24 | 1.35 | 1.24 |
| 1992 | 1.05 | 1.35 | 1.63 | 1.72 | 1.46 | 1.48 | 1.20 | 1.32 | 1.21 |
| 1993 | 1.03 | 1.33 | 1.66 | 1.71 | 1.46 | 1.48 | 1.18 | 1.29 | 1.19 |
| 1994 | 1.03 | 1.35 | 1.71 | 1.75 | 1.47 | 1.53 | 1.19 | 1.30 | 1.19 |
| 1995 | 1.04 | 1.38 | 1.78 | 1.81 | 1.50 | 1.55 | 1.21 | 1.32 | 1.22 |
| 1996 | 1.05 | 1.42 | 1.84 | 1.86 | 1.55 | 1.56 | 1.24 | 1.33 | 1.24 |
| 1997 | 1.07 | 1.48 | 1.96 | 1.93 | 1.62 | 1.59 | 1.27 | 1.37 | 1.28 |
| 1998 | 1.09 | 1.55 | 2.08 | 2.00 | 1.70 | 1.65 | 1.32 | 1.40 | 1.32 |
| 1999 | 1.11 | 1.61 | 2.24 | 2.11 | 1.77 | 1.72 | 1.36 | 1.44 | 1.36 |
| 2000 | 1.13 | 1.66 | 2.37 | 2.21 | 1.84 | 1.80 | 1.39 | 1.48 | 1.40 |
| 2001 | 1.13 | 1.70 | 2.49 | 2.28 | 1.88 | 1.83 | 1.42 | 1.52 | 1.42 |

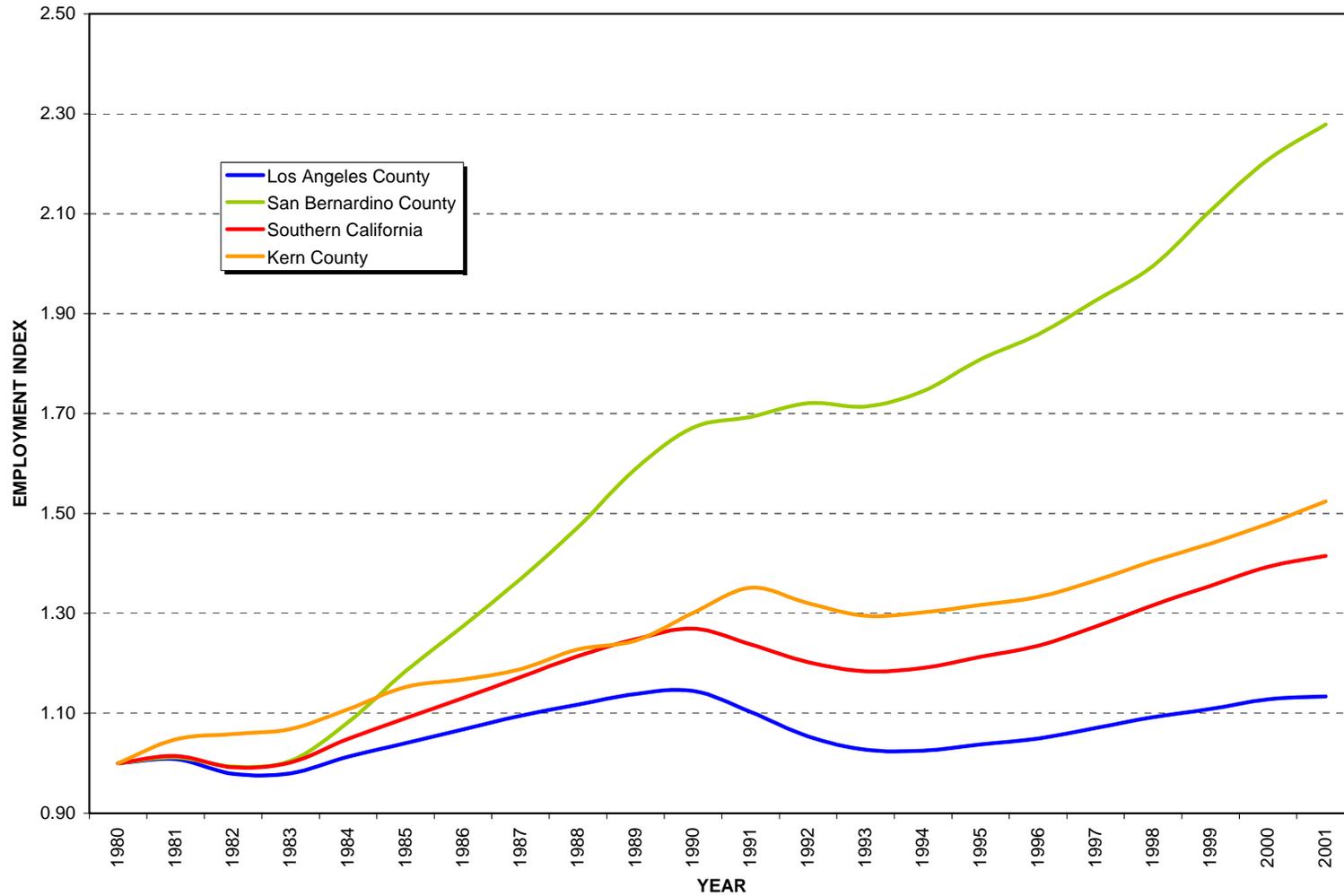
EMPLOYMENT INDEX DISTRIBUTIVE SHARE OF TOTAL

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00* | 1.00* | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1981 | 0.99 | 1.02 | 0.99* | 1.00* | 1.01 | 1.02 | 1.00 | 1.03 | 1.00 |
| 1982 | 0.99 | 1.02 | 1.00* | 1.00* | 1.03 | 1.06 | 1.00 | 1.07 | 1.00 |
| 1983 | 0.98 | 1.04 | 1.04* | 1.00* | 1.03 | 1.08 | 1.00 | 1.07 | 1.00 |
| 1984 | 0.96 | 1.06 | 1.05* | 1.03* | 1.06 | 1.09 | 1.00 | 1.06 | 1.00 |
| 1985 | 0.95 | 1.07 | 1.08* | 1.09* | 1.08 | 1.10 | 1.00 | 1.06 | 1.00 |
| 1986 | 0.94 | 1.08 | 1.12* | 1.13* | 1.10 | 1.10 | 1.00 | 1.03 | 1.00 |
| 1987 | 0.93 | 1.09 | 1.14* | 1.17* | 1.12 | 1.13 | 1.00 | 1.01 | 1.00 |
| 1988 | 0.92 | 1.11 | 1.15 | 1.21 | 1.14 | 1.15 | 1.00 | 1.01 | 1.00 |
| 1989 | 0.91 | 1.11 | 1.18 | 1.27 | 1.16 | 1.16 | 1.00 | 1.00 | 1.00 |
| 1990 | 0.90 | 1.10 | 1.26 | 1.32 | 1.17 | 1.19 | 1.00 | 1.02 | 1.00 |
| 1991 | 0.89 | 1.10 | 1.30 | 1.36 | 1.19 | 1.21 | 1.00 | 1.09 | 1.00 |
| 1992 | 0.87 | 1.12 | 1.35 | 1.43 | 1.21 | 1.23 | 1.00 | 1.10 | 1.00 |
| 1993 | 0.87 | 1.12 | 1.40 | 1.44 | 1.23 | 1.25 | 1.00 | 1.09 | 1.00 |
| 1994 | 0.86 | 1.13 | 1.44 | 1.46 | 1.23 | 1.28 | 1.00 | 1.09 | 1.00 |
| 1995 | 0.85 | 1.13 | 1.47 | 1.49 | 1.24 | 1.28 | 1.00 | 1.08 | 1.00 |
| 1996 | 0.85 | 1.14 | 1.49 | 1.50 | 1.25 | 1.26 | 1.00 | 1.08 | 1.00 |
| 1997 | 0.84 | 1.16 | 1.53 | 1.51 | 1.27 | 1.24 | 1.00 | 1.07 | 1.00 |
| 1998 | 0.83 | 1.18 | 1.58 | 1.51 | 1.29 | 1.25 | 1.00 | 1.07 | 1.00 |
| 1999 | 0.82 | 1.18 | 1.65 | 1.55 | 1.31 | 1.27 | 1.00 | 1.06 | 1.00 |
| 2000 | 0.81 | 1.19 | 1.70 | 1.58 | 1.32 | 1.29 | 1.00 | 1.06 | 1.00 |
| 2001 | 0.80 | 1.20 | 1.76 | 1.61 | 1.33 | 1.29 | 1.00 | 1.08 | 1.00 |

*County estimate based on "County Business Patterns" factor applied to Inland Empire nonag employment.

Source: California Employment Development Department; Alfred Gobar Associates.

**EXHIBIT A-4
EMPLOYMENT TRENDS INDEX
WEST MOJAVE REGION**



Source: California Employment Development Department; Alfred Gobar Associates

EXHIBIT A-5

**RESIDENTIAL CONSTRUCTION TRENDS - ALL HOUSING
SOUTHERN CALIFORNIA AND KERN COUNTY**

HOUSING DEVELOPMENT VOLUME - ALL UNITS

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 28,761 | 10,915 | 7,839 | 8,394 | 13,167 | 4,022 | 73,098 | 3,002 | 76,100 |
| 1981 | 21,091 | 9,396 | 6,330 | 6,578 | 8,998 | 2,766 | 55,159 | 2,648 | 57,807 |
| 1982 | 14,424 | 5,394 | 4,779 | 6,038 | 7,502 | 1,148 | 39,285 | 4,433 | 43,718 |
| 1983 | 27,967 | 13,353 | 12,233 | 12,722 | 20,781 | 3,514 | 90,570 | 6,050 | 96,620 |
| 1984 | 37,691 | 17,437 | 19,006 | 19,992 | 33,180 | 4,858 | 132,164 | 6,220 | 138,384 |
| 1985 | 54,192 | 20,477 | 17,171 | 22,941 | 38,239 | 6,182 | 159,202 | 5,207 | 164,409 |
| 1986 | 70,225 | 24,913 | 23,693 | 33,964 | 44,130 | 7,513 | 204,438 | 5,101 | 209,539 |
| 1987 | 56,482 | 24,681 | 17,597 | 21,684 | 30,609 | 4,205 | 155,258 | 4,965 | 160,223 |
| 1988 | 50,285 | 23,455 | 34,186 | 18,933 | 28,552 | 5,154 | 160,565 | 3,158 | 163,723 |
| 1989 | 48,441 | 16,797 | 25,546 | 19,951 | 18,710 | 5,087 | 134,532 | 4,303 | 138,835 |
| 1990 | 25,125 | 11,983 | 15,362 | 13,250 | 15,732 | 2,620 | 84,072 | 4,954 | 89,026 |
| 1991 | 15,914 | 6,555 | 9,283 | 6,809 | 7,891 | 2,194 | 48,646 | 3,400 | 52,046 |
| 1992 | 11,965 | 5,821 | 8,220 | 7,251 | 6,071 | 1,720 | 41,048 | 4,366 | 45,414 |
| 1993 | 7,432 | 6,344 | 7,274 | 5,778 | 5,750 | 1,372 | 33,950 | 3,396 | 37,346 |
| 1994 | 7,754 | 12,640 | 8,015 | 4,809 | 6,943 | 2,456 | 42,617 | 3,124 | 45,741 |
| 1995 | 7,763 | 8,193 | 6,806 | 3,892 | 6,633 | 2,142 | 35,429 | 3,496 | 38,925 |
| 1996 | 7,731 | 10,173 | 7,540 | 4,822 | 6,848 | 2,321 | 39,435 | 2,767 | 42,202 |
| 1997 | 9,829 | 12,261 | 9,747 | 5,448 | 11,139 | 2,329 | 50,753 | 2,659 | 53,412 |
| 1998 | 11,226 | 9,704 | 12,527 | 6,127 | 11,891 | 3,298 | 54,773 | 3,425 | 58,198 |
| 1999 | 14,060 | 12,239 | 14,154 | 6,767 | 16,295 | 4,418 | 67,933 | 3,118 | 71,051 |
| 2000 | 16,968 | 12,520 | 15,025 | 6,471 | 15,592 | 3,960 | 70,536 | 3,070 | 73,606 |
| 2001 | 18,118 | 8,585 | 18,097 | 8,395 | 15,468 | 3,453 | 72,116 | 3,494 | 75,610 |

DISTRIBUTIVE SHARE OF VOLUME

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 37.8% | 14.3% | 10.3% | 11.0% | 17.3% | 5.3% | 96.1% | 3.9% | 100.0% |
| 1981 | 36.5% | 16.3% | 11.0% | 11.4% | 15.6% | 4.8% | 95.4% | 4.6% | 100.0% |
| 1982 | 33.0% | 12.3% | 10.9% | 13.8% | 17.2% | 2.6% | 89.9% | 10.1% | 100.0% |
| 1983 | 28.9% | 13.8% | 12.7% | 13.2% | 21.5% | 3.6% | 93.7% | 6.3% | 100.0% |
| 1984 | 27.2% | 12.6% | 13.7% | 14.4% | 24.0% | 3.5% | 95.5% | 4.5% | 100.0% |
| 1985 | 33.0% | 12.5% | 10.4% | 14.0% | 23.3% | 3.8% | 96.8% | 3.2% | 100.0% |
| 1986 | 33.5% | 11.9% | 11.3% | 16.2% | 21.1% | 3.6% | 97.6% | 2.4% | 100.0% |
| 1987 | 35.3% | 15.4% | 11.0% | 13.5% | 19.1% | 2.6% | 96.9% | 3.1% | 100.0% |
| 1988 | 30.7% | 14.3% | 20.9% | 11.6% | 17.4% | 3.1% | 98.1% | 1.9% | 100.0% |
| 1989 | 34.9% | 12.1% | 18.4% | 14.4% | 13.5% | 3.7% | 96.9% | 3.1% | 100.0% |
| 1990 | 28.2% | 13.5% | 17.3% | 14.9% | 17.7% | 2.9% | 94.4% | 5.6% | 100.0% |
| 1991 | 30.6% | 12.6% | 17.8% | 13.1% | 15.2% | 4.2% | 93.5% | 6.5% | 100.0% |
| 1992 | 26.3% | 12.8% | 18.1% | 16.0% | 13.4% | 3.8% | 90.4% | 9.6% | 100.0% |
| 1993 | 19.9% | 17.0% | 19.5% | 15.5% | 15.4% | 3.7% | 90.9% | 9.1% | 100.0% |
| 1994 | 17.0% | 27.6% | 17.5% | 10.5% | 15.2% | 5.4% | 93.2% | 6.8% | 100.0% |
| 1995 | 19.9% | 21.0% | 17.5% | 10.0% | 17.0% | 5.5% | 91.0% | 9.0% | 100.0% |
| 1996 | 18.3% | 24.1% | 17.9% | 11.4% | 16.2% | 5.5% | 93.4% | 6.6% | 100.0% |
| 1997 | 18.4% | 23.0% | 18.2% | 10.2% | 20.9% | 4.4% | 95.0% | 5.0% | 100.0% |
| 1998 | 19.3% | 16.7% | 21.5% | 10.5% | 20.4% | 5.7% | 94.1% | 5.9% | 100.0% |
| 1999 | 19.8% | 17.2% | 19.9% | 9.5% | 22.9% | 6.2% | 95.6% | 4.4% | 100.0% |
| 2000 | 23.1% | 17.0% | 20.4% | 8.8% | 21.2% | 5.4% | 95.8% | 4.2% | 100.0% |
| 2001 | 24.0% | 11.4% | 23.9% | 11.1% | 20.5% | 4.6% | 95.4% | 4.6% | 100.0% |

Source: Bureau of the Census - Construction Statistics Division; Alfred Gobar Associates.

EXHIBIT A-5 (Cont'd)

**RESIDENTIAL CONSTRUCTION TRENDS - ALL HOUSING
SOUTHERN CALIFORNIA AND KERN COUNTY**

HOUSING ACTIVITY INDEX (REFERENCE PERIOD VS 1980)

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1981 | 0.73 | 0.86 | 0.81 | 0.78 | 0.68 | 0.69 | 0.75 | 0.88 | 0.76 |
| 1982 | 0.50 | 0.49 | 0.61 | 0.72 | 0.57 | 0.29 | 0.54 | 1.48 | 0.57 |
| 1983 | 0.97 | 1.22 | 1.56 | 1.52 | 1.58 | 0.87 | 1.24 | 2.02 | 1.27 |
| 1984 | 1.31 | 1.60 | 2.42 | 2.38 | 2.52 | 1.21 | 1.81 | 2.07 | 1.82 |
| 1985 | 1.88 | 1.88 | 2.19 | 2.73 | 2.90 | 1.54 | 2.18 | 1.73 | 2.16 |
| 1986 | 2.44 | 2.28 | 3.02 | 4.05 | 3.35 | 1.87 | 2.80 | 1.70 | 2.75 |
| 1987 | 1.96 | 2.26 | 2.24 | 2.58 | 2.32 | 1.05 | 2.12 | 1.65 | 2.11 |
| 1988 | 1.75 | 2.15 | 4.36 | 2.26 | 2.17 | 1.28 | 2.20 | 1.05 | 2.15 |
| 1989 | 1.68 | 1.54 | 3.26 | 2.38 | 1.42 | 1.26 | 1.84 | 1.43 | 1.82 |
| 1990 | 0.87 | 1.10 | 1.96 | 1.58 | 1.19 | 0.65 | 1.15 | 1.65 | 1.17 |
| 1991 | 0.55 | 0.60 | 1.18 | 0.81 | 0.60 | 0.55 | 0.67 | 1.13 | 0.68 |
| 1992 | 0.42 | 0.53 | 1.05 | 0.86 | 0.46 | 0.43 | 0.56 | 1.45 | 0.60 |
| 1993 | 0.26 | 0.58 | 0.93 | 0.69 | 0.44 | 0.34 | 0.46 | 1.13 | 0.49 |
| 1994 | 0.27 | 1.16 | 1.02 | 0.57 | 0.53 | 0.61 | 0.58 | 1.04 | 0.60 |
| 1995 | 0.27 | 0.75 | 0.87 | 0.46 | 0.50 | 0.53 | 0.48 | 1.16 | 0.51 |
| 1996 | 0.27 | 0.93 | 0.96 | 0.57 | 0.52 | 0.58 | 0.54 | 0.92 | 0.55 |
| 1997 | 0.34 | 1.12 | 1.24 | 0.65 | 0.85 | 0.58 | 0.69 | 0.89 | 0.70 |
| 1998 | 0.39 | 0.89 | 1.60 | 0.73 | 0.90 | 0.82 | 0.75 | 1.14 | 0.76 |
| 1999 | 0.49 | 1.12 | 1.81 | 0.81 | 1.24 | 1.10 | 0.93 | 1.04 | 0.93 |
| 2000 | 0.59 | 1.15 | 1.92 | 0.77 | 1.18 | 0.98 | 0.96 | 1.02 | 0.97 |
| 2001 | 0.63 | 0.79 | 2.31 | 1.00 | 1.17 | 0.86 | 0.99 | 1.16 | 0.99 |

INDEXED SHARE OF VOLUME (REFERENCE PERIOD VS 1980)

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1981 | 0.97 | 1.13 | 1.06 | 1.03 | 0.90 | 0.91 | 0.99 | 1.16 | 1.00 |
| 1982 | 0.87 | 0.86 | 1.06 | 1.25 | 0.99 | 0.50 | 0.94 | 2.57 | 1.00 |
| 1983 | 0.77 | 0.96 | 1.23 | 1.19 | 1.24 | 0.69 | 0.98 | 1.59 | 1.00 |
| 1984 | 0.72 | 0.88 | 1.33 | 1.31 | 1.39 | 0.66 | 0.99 | 1.14 | 1.00 |
| 1985 | 0.87 | 0.87 | 1.01 | 1.27 | 1.34 | 0.71 | 1.01 | 0.80 | 1.00 |
| 1986 | 0.89 | 0.83 | 1.10 | 1.47 | 1.22 | 0.68 | 1.02 | 0.62 | 1.00 |
| 1987 | 0.93 | 1.07 | 1.07 | 1.23 | 1.10 | 0.50 | 1.01 | 0.79 | 1.00 |
| 1988 | 0.81 | 1.00 | 2.03 | 1.05 | 1.01 | 0.60 | 1.02 | 0.49 | 1.00 |
| 1989 | 0.92 | 0.84 | 1.79 | 1.30 | 0.78 | 0.69 | 1.01 | 0.79 | 1.00 |
| 1990 | 0.75 | 0.94 | 1.68 | 1.35 | 1.02 | 0.56 | 0.98 | 1.41 | 1.00 |
| 1991 | 0.81 | 0.88 | 1.73 | 1.19 | 0.88 | 0.80 | 0.97 | 1.66 | 1.00 |
| 1992 | 0.70 | 0.89 | 1.76 | 1.45 | 0.77 | 0.72 | 0.94 | 2.44 | 1.00 |
| 1993 | 0.53 | 1.18 | 1.89 | 1.40 | 0.89 | 0.70 | 0.95 | 2.31 | 1.00 |
| 1994 | 0.45 | 1.93 | 1.70 | 0.95 | 0.88 | 1.02 | 0.97 | 1.73 | 1.00 |
| 1995 | 0.53 | 1.47 | 1.70 | 0.91 | 0.98 | 1.04 | 0.95 | 2.28 | 1.00 |
| 1996 | 0.48 | 1.68 | 1.73 | 1.04 | 0.94 | 1.04 | 0.97 | 1.66 | 1.00 |
| 1997 | 0.49 | 1.60 | 1.77 | 0.92 | 1.21 | 0.83 | 0.99 | 1.26 | 1.00 |
| 1998 | 0.51 | 1.16 | 2.09 | 0.95 | 1.18 | 1.07 | 0.98 | 1.49 | 1.00 |
| 1999 | 0.52 | 1.20 | 1.93 | 0.86 | 1.33 | 1.18 | 1.00 | 1.11 | 1.00 |
| 2000 | 0.61 | 1.19 | 1.98 | 0.80 | 1.22 | 1.02 | 1.00 | 1.06 | 1.00 |
| 2001 | 0.63 | 0.79 | 2.32 | 1.01 | 1.18 | 0.86 | 0.99 | 1.17 | 1.00 |

Source: Bureau of the Census - Construction Statistics Division; Alfred Gobar Associates.

EXHIBIT A-6

**RESIDENTIAL VALUE TRENDS - ALL HOUSING
SOUTHERN CALIFORNIA**

Average Unit Value - All Type Housing

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|----------|-----------|----------------|-----------|----------|---------------------|
| 1980 | \$63,154 | \$59,918 | \$38,068 | \$51,190 | \$55,144 | \$69,967 | \$57,539 |
| 1990 | 118,547 | 95,907 | 107,254 | 102,885 | 115,716 | 124,669 | 110,449 |
| 1997 | 150,731 | 148,684 | 142,506 | 139,009 | 153,639 | 209,420 | 150,730 |
| 1998 | 137,103 | 165,971 | 149,380 | 148,806 | 164,989 | 209,755 | 156,763 |
| 1999 | 135,155 | 164,514 | 164,559 | 172,409 | 163,752 | 196,093 | 161,104 |
| 2000 | 139,344 | 158,249 | 171,975 | 161,184 | 175,252 | 205,883 | 163,327 |
| 2001 | 135,610 | 188,723 | 170,845 | 159,705 | 180,515 | 238,014 | 168,114 |
| Period Average | | | | | | | |
| 1980-89 | \$73,777 | \$71,708 | \$69,293 | \$63,702 | \$76,338 | \$87,900 | \$72,436 |
| 1990-99 | 135,296 | 137,778 | 129,203 | 125,000 | 151,346 | 171,966 | 137,947 |
| 1997-01 | 139,589 | 165,228 | 159,853 | 156,223 | 167,629 | 211,833 | 160,008 |

Average Unit Indexed Value - Southern California Base

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|--------|-----------|----------------|-----------|---------|---------------------|
| 1980 | 1.10 | 1.04 | 0.66 | 0.89 | 0.96 | 1.22 | 1.00 |
| 1990 | 1.07 | 0.87 | 0.97 | 0.93 | 1.05 | 1.13 | 1.00 |
| 1997 | 1.00 | 0.99 | 0.95 | 0.92 | 1.02 | 1.39 | 1.00 |
| 1998 | 0.87 | 1.06 | 0.95 | 0.95 | 1.05 | 1.34 | 1.00 |
| 1999 | 0.84 | 1.02 | 1.02 | 1.07 | 1.02 | 1.22 | 1.00 |
| 2000 | 0.85 | 0.97 | 1.05 | 0.99 | 1.07 | 1.26 | 1.00 |
| 2001 | 0.81 | 1.12 | 1.02 | 0.95 | 1.07 | 1.42 | 1.00 |
| Period Average | | | | | | | |
| 1980-89 | 1.03 | 0.98 | 0.95 | 0.88 | 1.04 | 1.22 | 1.00 |
| 1990-99 | 0.99 | 1.00 | 0.93 | 0.90 | 1.10 | 1.24 | 1.00 |
| 1997-01 | 0.87 | 1.03 | 1.00 | 0.98 | 1.05 | 1.32 | 1.00 |

Distributive Share of Development Value

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|--------|-----------|----------------|-----------|---------|---------------------|
| 1980 | 43% | 16% | 7% | 10% | 17% | 7% | 100% |
| 1990 | 32% | 12% | 18% | 15% | 20% | 4% | 100% |
| 1997 | 19% | 24% | 18% | 10% | 22% | 6% | 100% |
| 1998 | 18% | 19% | 22% | 11% | 23% | 8% | 100% |
| 1999 | 17% | 18% | 21% | 11% | 24% | 8% | 100% |
| 2000 | 21% | 17% | 22% | 9% | 24% | 7% | 100% |
| 2001 | 20% | 13% | 26% | 11% | 23% | 7% | 100% |
| Period Average | | | | | | | |
| 1980-89 | 36% | 14% | 13% | 12% | 21% | 5% | 100% |
| 1990-99 | 23% | 20% | 19% | 12% | 20% | 6% | 100% |
| 1997-01 | 19% | 18% | 22% | 10% | 23% | 7% | 100% |

Indexed Share of Value - Share of Volume (Value divided by Volume)

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|--------|-----------|----------------|-----------|---------|---------------------|
| 1980 | 1.10 | 1.04 | 0.66 | 0.89 | 0.96 | 1.22 | 1.00 |
| 1990 | 1.07 | 0.87 | 0.97 | 0.93 | 1.05 | 1.13 | 1.00 |
| 1997 | 1.00 | 0.99 | 0.95 | 0.92 | 1.02 | 1.39 | 1.00 |
| 1998 | 0.87 | 1.06 | 0.95 | 0.95 | 1.05 | 1.34 | 1.00 |
| 1999 | 0.84 | 1.02 | 1.02 | 1.07 | 1.02 | 1.22 | 1.00 |
| 2000 | 0.85 | 0.97 | 1.05 | 0.99 | 1.07 | 1.26 | 1.00 |
| 2001 | 0.81 | 1.12 | 1.02 | 0.95 | 1.07 | 1.42 | 1.00 |
| Period Average | | | | | | | |
| 1980-89 | 1.03 | 0.98 | 0.95 | 0.88 | 1.04 | 1.22 | 1.00 |
| 1990-99 | 0.99 | 1.00 | 0.93 | 0.90 | 1.10 | 1.24 | 1.00 |
| 1997-01 | 0.87 | 1.03 | 1.00 | 0.98 | 1.05 | 1.32 | 1.00 |

Source: Bureau of the Census - Construction Statistics Division; Alfred Gobar Associates.

EXHIBIT A-7

**SINGLE-FAMILY DETACHED HOUSING VALUE TRENDS
SOUTHERN CALIFORNIA**

Average Unit Value - All Type Housing

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|-----------|-----------|----------------|-----------|-----------|---------------------|
| 1980 | \$77,558 | \$71,254 | \$43,696 | \$58,056 | \$73,902 | \$81,635 | \$67,484 |
| 1990 | 180,930 | 151,541 | 120,953 | 112,886 | 176,081 | 181,273 | 144,192 |
| 1997 | 183,835 | 189,966 | 151,771 | 144,160 | 179,198 | 218,607 | 173,553 |
| 1998 | 187,023 | 196,245 | 165,897 | 157,526 | 192,230 | 227,370 | 183,249 |
| 1999 | 189,092 | 214,489 | 178,138 | 176,716 | 216,079 | 223,463 | 196,850 |
| 2000 | 215,776 | 225,316 | 185,026 | 173,077 | 230,248 | 241,397 | 207,611 |
| 2001 | 195,811 | 230,446 | 181,260 | 178,795 | 233,880 | 250,419 | 203,535 |
| Period Average | | | | | | | |
| 1980-89 | \$107,167 | \$100,480 | \$79,532 | \$75,899 | \$108,698 | \$106,895 | \$94,549 |
| 1990-99 | 178,761 | 175,929 | 137,530 | 130,483 | 183,759 | 199,062 | 161,626 |
| 1997-01 | 194,307 | 211,292 | 172,418 | 166,055 | 210,327 | 232,251 | 192,959 |

Indexed Average Unit Value (County vs So Cal)

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|--------|-----------|----------------|-----------|---------|---------------------|
| 1980 | 1.15 | 1.06 | 0.65 | 0.86 | 1.10 | 1.21 | 1.00 |
| 1990 | 1.25 | 1.05 | 0.84 | 0.78 | 1.22 | 1.26 | 1.00 |
| 1997 | 1.06 | 1.09 | 0.87 | 0.83 | 1.03 | 1.26 | 1.00 |
| 1998 | 1.02 | 1.07 | 0.91 | 0.86 | 1.05 | 1.24 | 1.00 |
| 1999 | 0.96 | 1.09 | 0.90 | 0.90 | 1.10 | 1.14 | 1.00 |
| 2000 | 1.04 | 1.09 | 0.89 | 0.83 | 1.11 | 1.16 | 1.00 |
| 2001 | 0.96 | 1.13 | 0.89 | 0.88 | 1.15 | 1.23 | 1.00 |
| Period Average | | | | | | | |
| 1980-89 | 1.14 | 1.05 | 0.84 | 0.81 | 1.14 | 1.13 | 1.00 |
| 1990-99 | 1.11 | 1.09 | 0.85 | 0.80 | 1.14 | 1.24 | 1.00 |
| 1997-01 | 1.01 | 1.09 | 0.89 | 0.86 | 1.09 | 1.21 | 1.00 |

Distributive Share of Development Value

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|--------|-----------|----------------|-----------|---------|---------------------|
| 1980 | 27% | 20% | 10% | 15% | 19% | 9% | 100% |
| 1990 | 25% | 10% | 23% | 19% | 18% | 4% | 100% |
| 1997 | 17% | 23% | 20% | 11% | 22% | 7% | 100% |
| 1998 | 16% | 19% | 23% | 12% | 23% | 9% | 100% |
| 1999 | 16% | 17% | 23% | 12% | 23% | 9% | 100% |
| 2000 | 19% | 16% | 26% | 10% | 22% | 7% | 100% |
| 2001 | 16% | 14% | 29% | 12% | 22% | 8% | 100% |
| Period Average | | | | | | | |
| 1980-89 | 26% | 15% | 17% | 15% | 21% | 6% | 100% |
| 1990-99 | 20% | 19% | 21% | 13% | 20% | 7% | 100% |
| 1997-01 | 17% | 18% | 24% | 11% | 22% | 8% | 100% |

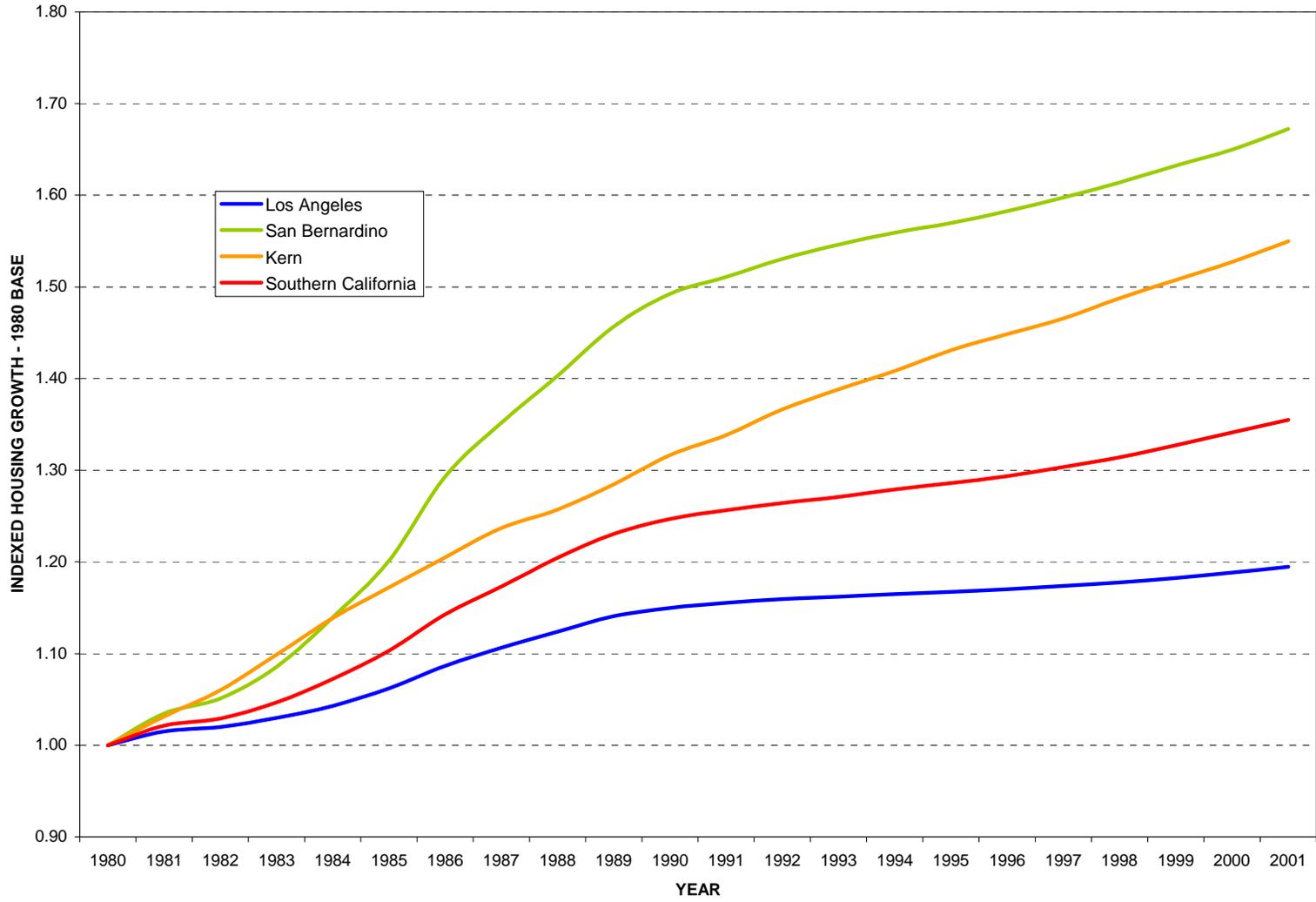
Indexed Share of Value - Share of Volume (Value divided by Volume)

| Growth Period | Los Angeles | Orange | Riverside | San Bernardino | San Diego | Ventura | Southern California |
|----------------|-------------|--------|-----------|----------------|-----------|---------|---------------------|
| 1980 | 1.15 | 1.06 | 0.65 | 0.86 | 1.10 | 1.21 | 1.00 |
| 1990 | 1.25 | 1.05 | 0.84 | 0.78 | 1.22 | 1.26 | 1.00 |
| 1997 | 1.06 | 1.09 | 0.87 | 0.83 | 1.03 | 1.26 | 1.00 |
| 1998 | 1.02 | 1.07 | 0.91 | 0.86 | 1.05 | 1.24 | 1.00 |
| 1999 | 0.96 | 1.09 | 0.90 | 0.90 | 1.10 | 1.14 | 1.00 |
| 2000 | 1.04 | 1.09 | 0.89 | 0.83 | 1.11 | 1.16 | 1.00 |
| 2001 | 0.96 | 1.13 | 0.89 | 0.88 | 1.15 | 1.23 | 1.00 |
| Period Average | | | | | | | |
| 1980-89 | 1.14 | 1.05 | 0.84 | 0.81 | 1.14 | 1.13 | 1.00 |
| 1990-99 | 1.11 | 1.09 | 0.85 | 0.80 | 1.14 | 1.24 | 1.00 |
| 1997-01 | 1.01 | 1.09 | 0.89 | 0.86 | 1.09 | 1.21 | 1.00 |

Source: Bureau of the Census - Construction Statistics Division; Alfred Gobar Associates.

EXHIBIT A-8

INDEX OF HOUSING GROWTH



Source: Bureau of The Census – Construction Statistics Division; California Department of Finance; Alfred Gobar Associates

EXHIBIT A-9

**EMPLOYMENT PER HOUSEHOLD TRENDS¹
SOUTHERN CALIFORNIA AND KERN COUNTY**

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|----------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 1980 | 1.32 | 1.22 | 0.78 | 0.79 | 0.97 | 0.88 | 1.18 | 0.94 | 1.17 |
| 1981 | 1.32 | 1.24 | 0.76 | 0.78 | 0.98 | 0.89 | 1.18 | 0.96 | 1.18 |
| 1982 | 1.28 | 1.20 | 0.73 | 0.75 | 0.96 | 0.89 | 1.14 | 0.94 | 1.14 |
| 1983 | 1.27 | 1.21 | 0.75 | 0.74 | 0.96 | 0.90 | 1.14 | 0.93 | 1.14 |
| 1984 | 1.31 | 1.29 | 0.77 | 0.78 | 1.02 | 0.94 | 1.19 | 0.94 | 1.18 |
| 1985 | 1.34 | 1.33 | 0.79 | 0.82 | 1.05 | 0.96 | 1.22 | 0.95 | 1.21 |
| 1986 | 1.37 | 1.36 | 0.81 | 0.85 | 1.06 | 0.97 | 1.24 | 0.93 | 1.23 |
| 1987 | 1.39 | 1.39 | 0.80 | 0.85 | 1.07 | 1.00 | 1.26 | 0.93 | 1.25 |
| 1988 | 1.41 | 1.43 | 0.79 | 0.86 | 1.09 | 1.03 | 1.27 | 0.93 | 1.26 |
| 1989 | 1.41 | 1.43 | 0.77 | 0.88 | 1.09 | 1.05 | 1.27 | 0.93 | 1.26 |
| 1990 | 1.38 | 1.42 | 0.77 | 0.88 | 1.09 | 1.06 | 1.25 | 0.95 | 1.24 |
| 1991 | 1.32 | 1.37 | 0.73 | 0.87 | 1.07 | 1.05 | 1.20 | 0.96 | 1.19 |
| 1992 | 1.26 | 1.33 | 0.72 | 0.87 | 1.04 | 1.02 | 1.15 | 0.92 | 1.15 |
| 1993 | 1.22 | 1.31 | 0.72 | 0.86 | 1.03 | 1.01 | 1.13 | 0.88 | 1.12 |
| 1994 | 1.21 | 1.31 | 0.74 | 0.86 | 1.03 | 1.03 | 1.13 | 0.87 | 1.12 |
| 1995 | 1.23 | 1.33 | 0.75 | 0.88 | 1.05 | 1.04 | 1.14 | 0.86 | 1.13 |
| 1996 | 1.24 | 1.35 | 0.77 | 0.90 | 1.07 | 1.04 | 1.16 | 0.86 | 1.15 |
| 1997 | 1.26 | 1.40 | 0.81 | 0.93 | 1.12 | 1.05 | 1.19 | 0.87 | 1.18 |
| 1998 | 1.28 | 1.46 | 0.85 | 0.95 | 1.16 | 1.08 | 1.22 | 0.88 | 1.21 |
| 1999 | 1.30 | 1.49 | 0.90 | 1.00 | 1.20 | 1.12 | 1.25 | 0.89 | 1.24 |
| 2000 | 1.32 | 1.52 | 0.93 | 1.03 | 1.23 | 1.15 | 1.27 | 0.90 | 1.26 |
| 2001 | 1.30 | 1.51 | 0.92 | 1.05 | 1.22 | 1.13 | 1.26 | 0.95 | 1.25 |
| 22Yr Avg | 1.31 | 1.36 | 0.79 | 0.87 | 1.07 | 1.01 | 1.20 | 0.92 | 1.19 |

Note

¹ Local nonagricultural full-time and part-time jobs per occupied household

Source: California Employment Development Department; California Department of Finance; Alfred Gobar Associates.

EXHIBIT A-10

**SAN BERNARDINO COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT**

| Year | Average Housing Stock ¹ | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Average Housing Value (Actual) |
|------|------------------------------------|------------|----------------------------|------------------------------|--------------------------|--------------------------------|
| 1988 | 509,195 | 359,700 | \$20,232.0 | 0.706 | \$39,733 | \$119,242 |
| 1989 | 529,219 | 388,300 | \$22,419.6 | 0.734 | \$42,364 | \$132,790 |
| 1990 | 546,405 | 408,500 | \$24,857.9 | 0.748 | \$45,494 | \$137,771 |
| 1991 | 559,435 | 413,600 | \$25,670.0 | 0.739 | \$45,886 | \$141,815 |
| 1992 | 567,851 | 420,400 | \$26,837.5 | 0.740 | \$47,261 | \$139,449 |
| 1993 | 575,469 | 418,700 | \$27,075.2 | 0.728 | \$47,049 | \$134,994 |
| 1994 | 581,762 | 426,300 | \$27,775.3 | 0.733 | \$47,743 | \$132,093 |
| 1995 | 586,532 | 441,900 | \$28,602.2 | 0.753 | \$48,765 | \$126,771 |
| 1996 | 590,601 | 454,000 | \$29,598.4 | 0.769 | \$50,116 | \$126,256 |
| 1997 | 595,433 | 470,500 | \$31,173.7 | 0.790 | \$52,355 | \$130,221 |
| 1998 | 601,147 | 487,500 | \$33,450.1 | 0.811 | \$55,644 | \$135,667 |
| 1999 | 607,189 | 514,600 | \$35,341.1 | 0.848 | \$58,204 | \$142,886 |
| 2000 | 608,063 | 539,400 | \$37,641.5 | 0.887 | \$61,904 | \$153,032 |
| 2001 | 609,350 | 556,700 | \$39,766.8 ¹ | 0.914 | \$65,261 | \$164,199 |

¹ Extrapolated at 5.65% per year - similar to trends from 1995 - 2000.

Source: California Department of Finance; California Employment Development Department; U.S. Bureau of Economic Analysis Real Estate Research Council of Southern California.

EXHIBIT A-11

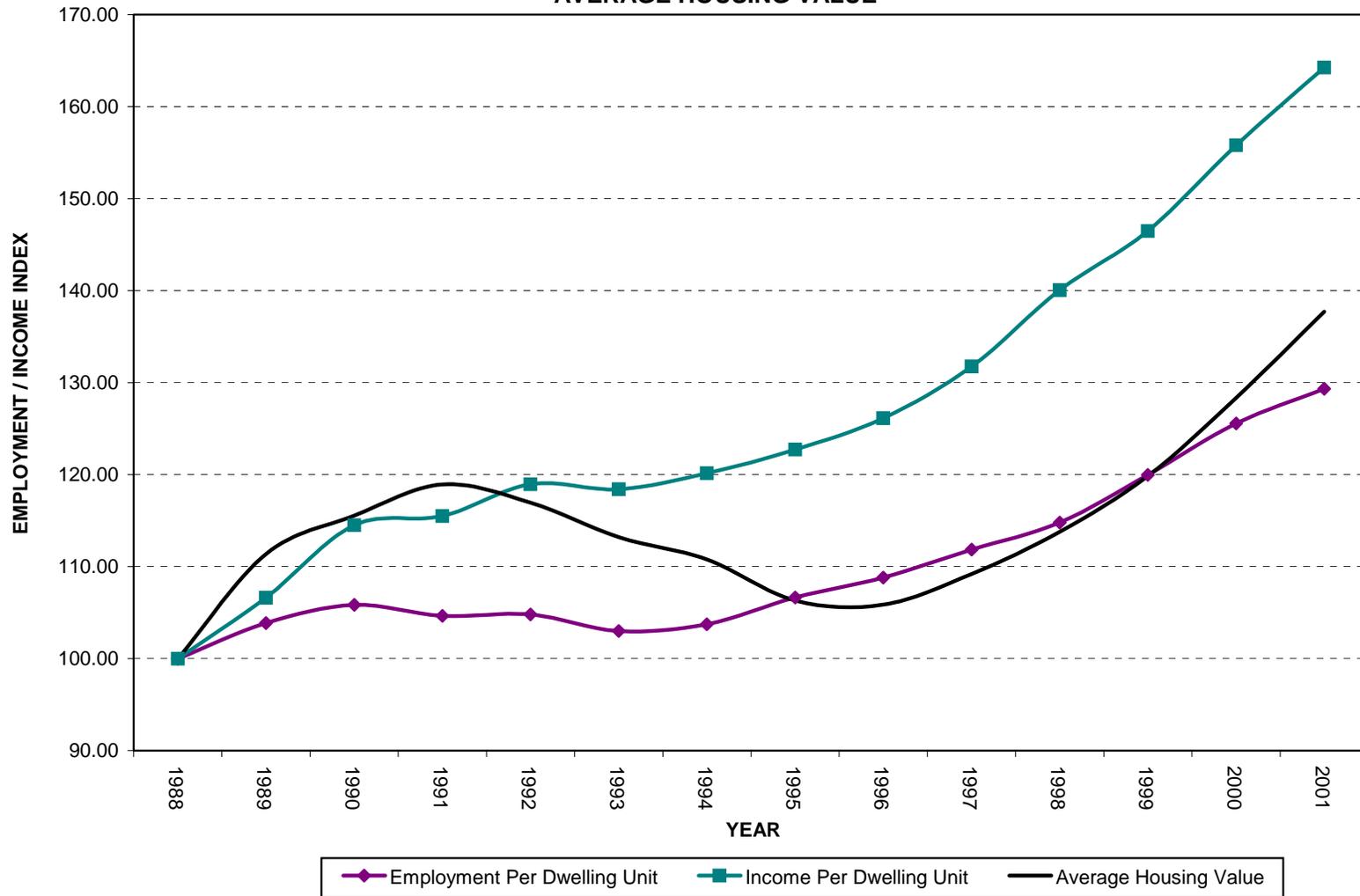
**SAN BERNARDINO COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX**

| Year | Average Housing Stock ¹ | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Average Housing Value (Actual) |
|------|------------------------------------|------------|----------------------------|------------------------------|--------------------------|--------------------------------|
| 1988 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1989 | 103.9 | 108.0 | 110.8 | 103.9 | 106.6 | 111.4 |
| 1990 | 107.3 | 113.6 | 122.9 | 105.8 | 114.5 | 115.5 |
| 1991 | 109.9 | 115.0 | 126.9 | 104.7 | 115.5 | 118.9 |
| 1992 | 111.5 | 116.9 | 132.6 | 104.8 | 118.9 | 116.9 |
| 1993 | 113.0 | 116.4 | 133.8 | 103.0 | 118.4 | 113.2 |
| 1994 | 114.3 | 118.5 | 137.3 | 103.7 | 120.2 | 110.8 |
| 1995 | 115.2 | 122.9 | 141.4 | 106.7 | 122.7 | 106.3 |
| 1996 | 116.0 | 126.2 | 146.3 | 108.8 | 126.1 | 105.9 |
| 1997 | 116.9 | 130.8 | 154.1 | 111.9 | 131.8 | 109.2 |
| 1998 | 118.1 | 135.5 | 165.3 | 114.8 | 140.0 | 113.8 |
| 1999 | 119.2 | 143.1 | 174.7 | 120.0 | 146.5 | 119.8 |
| 2000 | 119.4 | 150.0 | 186.0 | 125.6 | 155.8 | 128.3 |
| 2001 | 119.7 | 154.8 | 196.6 | 129.3 | 164.2 | 137.7 |

¹ Extrapolated at 5.65% per year - similar to trends from 1995 - 2000.

Source: California Department of Finance; California Employment Development Department; U.S. Bureau of Economic Analysis; Real Estate Research Council of Southern California.

**EXHIBIT A-12
SAN BERNARDINO COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX VS.
AVERAGE HOUSING VALUE**



Source: California Statistical Abstract; Bureau of the Census – Construction Statistics Division; Real Estate Research Council of So. Calif.

EXHIBIT A-13

**LOS ANGELES COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT**

| Year | Average Housing Stock | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Median Housing Value (Actual) |
|----------|------------------------|------------------------|----------------------------|------------------------------|--------------------------|-------------------------------|
| 1988 | 3,106,849 | 4,034,000 | \$169,727.7 | 1.298 | \$54,630 | \$191,100 |
| 1989 | 3,147,210 | 4,111,500 | \$180,506.1 | 1.306 | \$57,354 | \$217,100 |
| 1990 | 3,170,276 | 4,133,300 | \$195,757.3 | 1.304 | \$61,748 | \$210,300 |
| 1991 | 3,197,040 | 3,982,700 | \$196,364.4 | 1.246 | \$61,421 | \$213,400 |
| 1992 | 3,213,826 | 3,804,400 | \$203,214.9 | 1.184 | \$63,231 | \$208,100 |
| 1993 | 3,224,764 | 3,707,700 | \$204,054.1 | 1.150 | \$63,277 | \$194,700 |
| 1994 | 3,232,478 | 3,701,900 | \$207,403.3 | 1.145 | \$64,162 | \$182,700 |
| 1995 | 3,238,320 | 3,746,500 | \$215,948.8 | 1.157 | \$66,685 | \$175,900 |
| 1996 | 3,243,883 | 3,788,500 | \$225,143.8 | 1.168 | \$69,406 | \$167,100 |
| 1997 | 3,250,956 | 3,865,100 | \$235,074.9 | 1.189 | \$72,309 | \$176,500 |
| 1998 | 3,258,261 | 3,943,500 | \$251,636.7 | 1.210 | \$77,230 | \$192,600 |
| 1999 | 3,266,960 | 4,002,900 | \$263,814.8 | 1.225 | \$80,752 | \$199,000 |
| 2000 | 3,275,807 | 4,072,100 | \$276,820.8 ³ | 1.243 | \$84,505 | \$215,900 |
| 2001 | 3,286,346 | 4,093,900 | \$290,468.1 ³ | 1.246 | \$88,386 | \$241,400 |
| 2002est. | 3,300,153 ¹ | 4,094,800 ² | \$304,788.2 ³ | 1.241 | \$92,356 | |
| 2003est. | 3,311,918 ¹ | 4,144,700 ² | \$319,814.2 ³ | 1.251 | \$96,565 | |
| 2004est. | 3,322,814 ¹ | 4,233,600 ² | \$335,581.1 ³ | 1.274 | \$100,993 | |

¹ Based on recent and anticipated building permit activity.

² California State University, Long Beach "Southern California Economic Forecast" projections.

³ Increased by 4.93% per year compound - similar to increase per year 1994-1999 (4.93% per year)

Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of The Census - Construction Statistics Division; Real Estate Research Council of Southern California; California State University, Long Beach.

EXHIBIT A-14

**LOS ANGELES COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX**

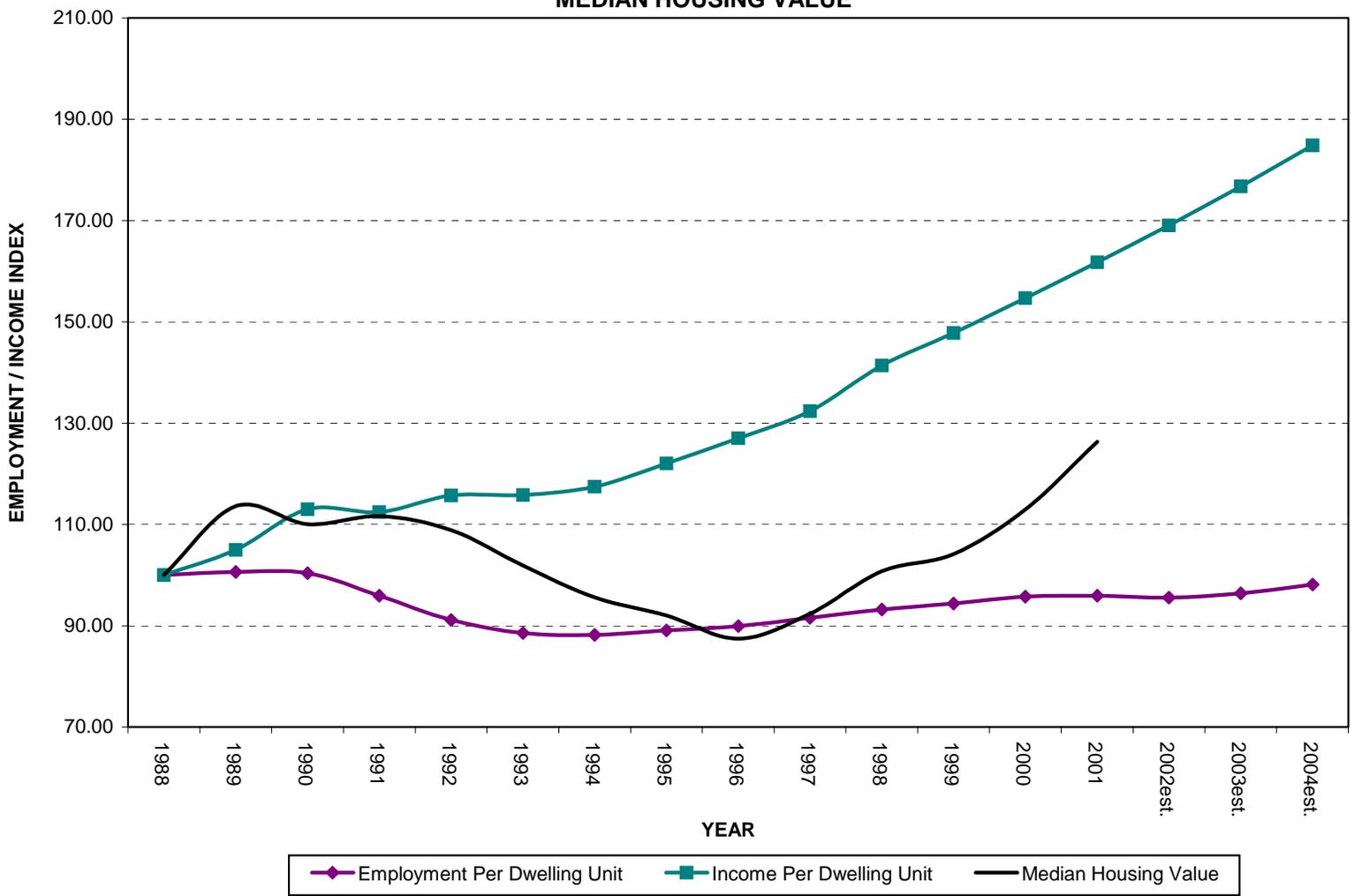
| Year | Average Housing Stock | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Median Housing Value (Actual) |
|----------|-----------------------|------------|----------------------------|------------------------------|--------------------------|-------------------------------|
| 1988 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1989 | 101.3 | 101.9 | 106.4 | 100.6 | 105.0 | 113.6 |
| 1990 | 102.0 | 102.5 | 115.3 | 100.4 | 113.0 | 110.0 |
| 1991 | 102.9 | 98.7 | 115.7 | 95.9 | 112.4 | 111.7 |
| 1992 | 103.4 | 94.3 | 119.7 | 91.2 | 115.7 | 108.9 |
| 1993 | 103.8 | 91.9 | 120.2 | 88.6 | 115.8 | 101.9 |
| 1994 | 104.0 | 91.8 | 122.2 | 88.2 | 117.4 | 95.6 |
| 1995 | 104.2 | 92.9 | 127.2 | 89.1 | 122.1 | 92.0 |
| 1996 | 104.4 | 93.9 | 132.7 | 89.9 | 127.0 | 87.4 |
| 1997 | 104.6 | 95.8 | 138.5 | 91.6 | 132.4 | 92.4 |
| 1998 | 104.9 | 97.8 | 148.3 | 93.2 | 141.4 | 100.8 |
| 1999 | 105.2 | 99.2 | 155.4 | 94.4 | 147.8 | 104.1 |
| 2000 | 105.4 | 100.9 | 163.1 ² | 95.7 | 154.7 | 113.0 |
| 2001 | 105.8 | 101.5 | 171.1 ² | 95.9 | 161.8 | 126.3 |
| 2002est. | 106.2 ¹ | 101.5 | 179.6 ² | 95.6 | 169.1 | |
| 2003est. | 106.6 ¹ | 102.7 | 188.4 ² | 96.4 | 176.8 | |
| 2004est. | 107.0 ¹ | 104.9 | 197.7 ² | 98.1 | 184.9 | |

1 Based on recent and anticipated building permit activity.

2 Increased by 4.93% per year compound - similar to increase per year 1994-1999 (4.93% per year)

Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of The Census - Construction Statistics Division; Real Estate Research Council of Southern California; California State University, Long Beach.

**EXHIBIT A-15
LOS ANGELES COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX VS.
MEDIAN HOUSING VALUE**



Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of the Census – Construction Statistics Division; National Assoc. of Realtors

EXHIBIT A-16

**KERN COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT**

| Year | Average Housing Stock | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Median Housing Value (Actual) ² |
|------|-----------------------|------------|----------------------------|------------------------------|--------------------------|--|
| 1988 | 195,813 | 161,100 | \$7,800.4 | 0.823 | \$39,836 | \$87,187 |
| 1989 | 199,676 | 163,400 | \$8,337.0 | 0.818 | \$41,753 | \$97,372 |
| 1990 | 202,122 | 170,700 | \$9,103.7 | 0.845 | \$45,041 | \$113,074 |
| 1991 | 204,759 | 177,300 | \$9,569.7 | 0.866 | \$46,737 | \$118,137 |
| 1992 | 208,868 | 173,200 | \$9,974.8 | 0.829 | \$47,757 | \$119,187 |
| 1993 | 213,047 | 169,900 | \$10,428.9 | 0.797 | \$48,951 | \$116,083 |
| 1994 | 217,196 | 170,800 | \$10,609.5 | 0.786 | \$48,848 | \$111,973 |
| 1995 | 220,727 | 172,800 | \$10,985.5 | 0.783 | \$49,770 | \$108,494 |
| 1996 | 223,798 | 174,900 | \$11,398.7 | 0.782 | \$50,933 | \$106,701 |
| 1997 | 226,828 | 179,200 | \$11,873.1 | 0.790 | \$52,344 | \$108,239 |
| 1998 | 229,959 | 184,300 | \$12,577.0 | 0.801 | \$54,693 | \$113,611 |
| 1999 | 233,058 | 188,900 | \$12,920.9 | 0.811 | \$55,441 | \$121,411 |
| 2000 | 234,272 | 194,100 | \$13,786.7 | 0.829 | \$58,849 | \$137,978 |
| 2001 | 235,853 | 200,000 | \$14,427.5 ¹ | 0.848 | \$61,172 | \$161,557 |

¹ Increased by 4.65% per year compound - similar to increase per year 1995-2000.

² Based on median housing values for Central Valley area.

Source: California Department of Finance; California Employment Development Department; U.S. Bureau of Economic Analysis; California Association of Realtors.

EXHIBIT A-17

KERN COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX

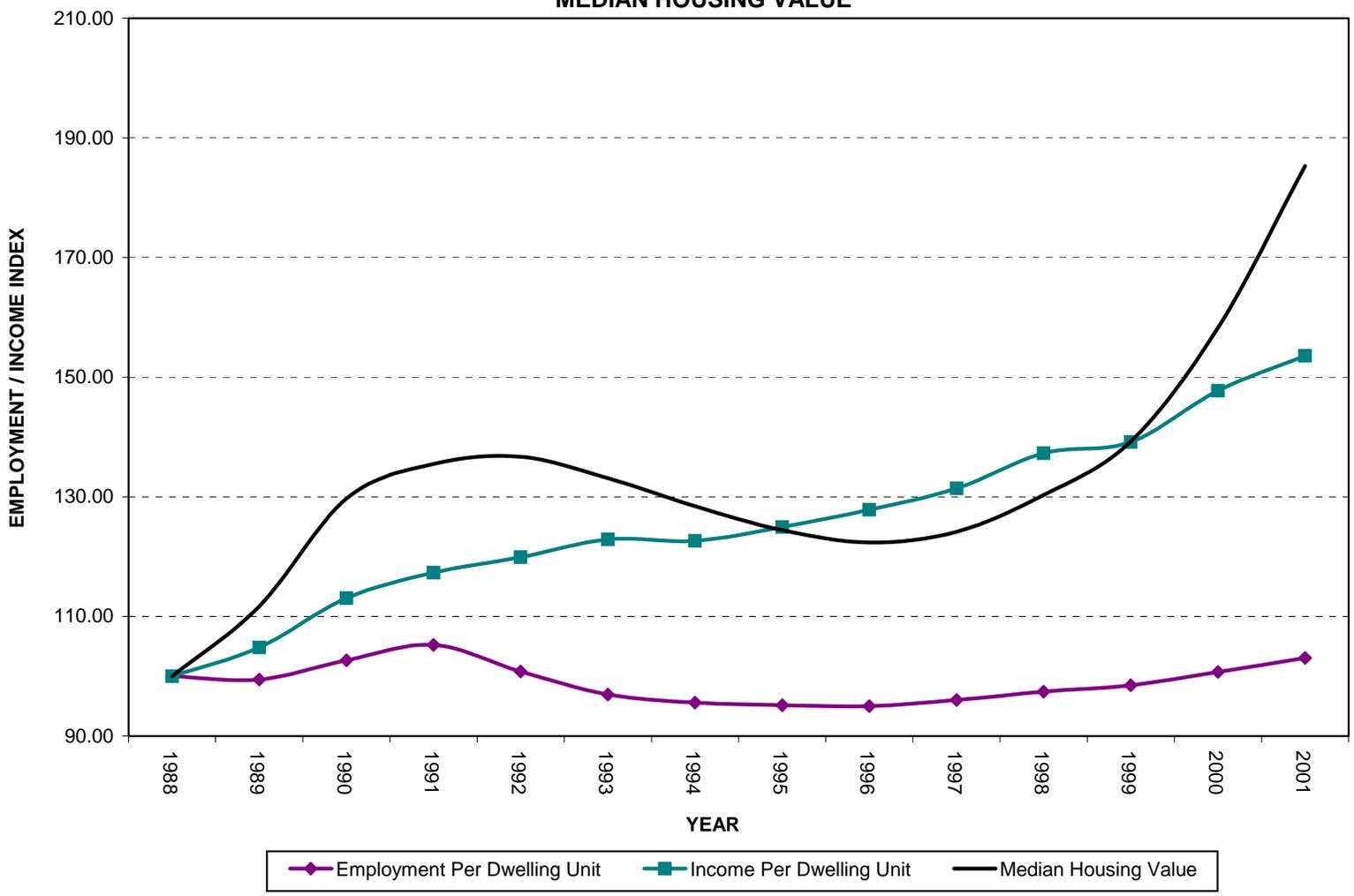
| Year | Average Housing Stock | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Median Housing Value (Actual) ² |
|------|-----------------------|------------|----------------------------|------------------------------|--------------------------|--|
| 1988 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1989 | 102.0 | 101.4 | 106.9 | 99.5 | 104.8 | 111.7 |
| 1990 | 103.2 | 106.0 | 116.7 | 102.7 | 113.1 | 129.7 |
| 1991 | 104.6 | 110.1 | 122.7 | 105.2 | 117.3 | 135.5 |
| 1992 | 106.7 | 107.5 | 127.9 | 100.8 | 119.9 | 136.7 |
| 1993 | 108.8 | 105.5 | 133.7 | 96.9 | 122.9 | 133.1 |
| 1994 | 110.9 | 106.0 | 136.0 | 95.6 | 122.6 | 128.4 |
| 1995 | 112.7 | 107.3 | 140.8 | 95.2 | 124.9 | 124.4 |
| 1996 | 114.3 | 108.6 | 146.1 | 95.0 | 127.9 | 122.4 |
| 1997 | 115.8 | 111.2 | 152.2 | 96.0 | 131.4 | 124.1 |
| 1998 | 117.4 | 114.4 | 161.2 | 97.4 | 137.3 | 130.3 |
| 1999 | 119.0 | 117.3 | 165.6 | 98.5 | 139.2 | 139.3 |
| 2000 | 119.6 | 120.5 | 176.7 | 100.7 | 147.7 | 158.3 |
| 2001 | 120.4 | 124.1 | 185.0 ¹ | 103.1 | 153.6 | 185.3 |

¹ Increased by 4.65% per year compound - similar to increase per year 1995-2000.

² Based on median housing values for Central Valley area.

Source: California Department of Finance; California Employment Development Department; U.S. Bureau of Economic Analysis; California Association of Realtors.

**EXHIBIT A-18
KERN COUNTY, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX VS.
MEDIAN HOUSING VALUE**



Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of The Census – Construction Statistics Division; National Assoc. of Realtors

EXHIBIT A-19

**SOUTHERN CALIFORNIA
EMPLOYMENT AND INCOME PER DWELLING UNIT**

| Year | Aggregate Housing Stock | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Average Housing Value (Actual) ¹ |
|----------|-------------------------|------------|----------------------------|------------------------------|--------------------------|---|
| 1988 | 6,016,302 | 6,903,800 | \$320,059.5 | 1.148 | \$53,199 | \$201,005 |
| 1989 | 6,166,668 | 7,096,000 | \$345,557.0 | 1.151 | \$56,036 | \$216,622 |
| 1990 | 6,264,096 | 7,215,200 | \$373,426.0 | 1.152 | \$59,614 | \$216,612 |
| 1991 | 6,351,692 | 7,038,200 | \$378,471.8 | 1.108 | \$59,586 | \$221,422 |
| 1992 | 6,408,857 | 6,834,400 | \$393,380.8 | 1.066 | \$61,381 | \$216,580 |
| 1993 | 6,452,781 | 6,731,300 | \$397,164.6 | 1.043 | \$61,549 | \$210,329 |
| 1994 | 6,489,889 | 6,768,600 | \$406,532.3 | 1.043 | \$62,641 | \$210,032 |
| 1995 | 6,524,970 | 6,894,000 | \$423,775.4 | 1.057 | \$64,947 | \$202,210 |
| 1996 | 6,559,826 | 7,020,400 | \$443,963.1 | 1.070 | \$67,679 | \$202,625 |
| 1997 | 6,598,108 | 7,237,300 | \$468,708.1 | 1.097 | \$71,037 | \$215,257 |
| 1998 | 6,641,569 | 7,482,800 | \$502,798.6 | 1.127 | \$75,705 | \$230,609 |
| 1999 | 6,693,394 | 7,703,400 | \$533,017.6 | 1.151 | \$79,633 | \$240,135 |
| 2000 | 6,742,650 | 7,918,300 | \$564,096.4 | 1.174 | \$83,661 | \$260,642 |
| 2001 | 6,796,105 | 8,043,100 | \$597,041.1 | 1.183 | \$87,850 | \$275,420 |
| 2002est. | 6,856,090 | 8,121,875 | \$631,966.8 | 1.185 | \$92,176 | |
| 2003est. | 6,909,122 | 8,272,542 | \$668,996.3 | 1.197 | \$96,828 | |
| 2004est. | 6,958,740 | 8,475,712 | \$708,259.9 | 1.218 | \$101,780 | |

¹ Includes Santa Barbara County.

Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of The Census - Construction Statistics Division; Real Estate Research Council of Southern California; California State University, Long Beach.

EXHIBIT A-20

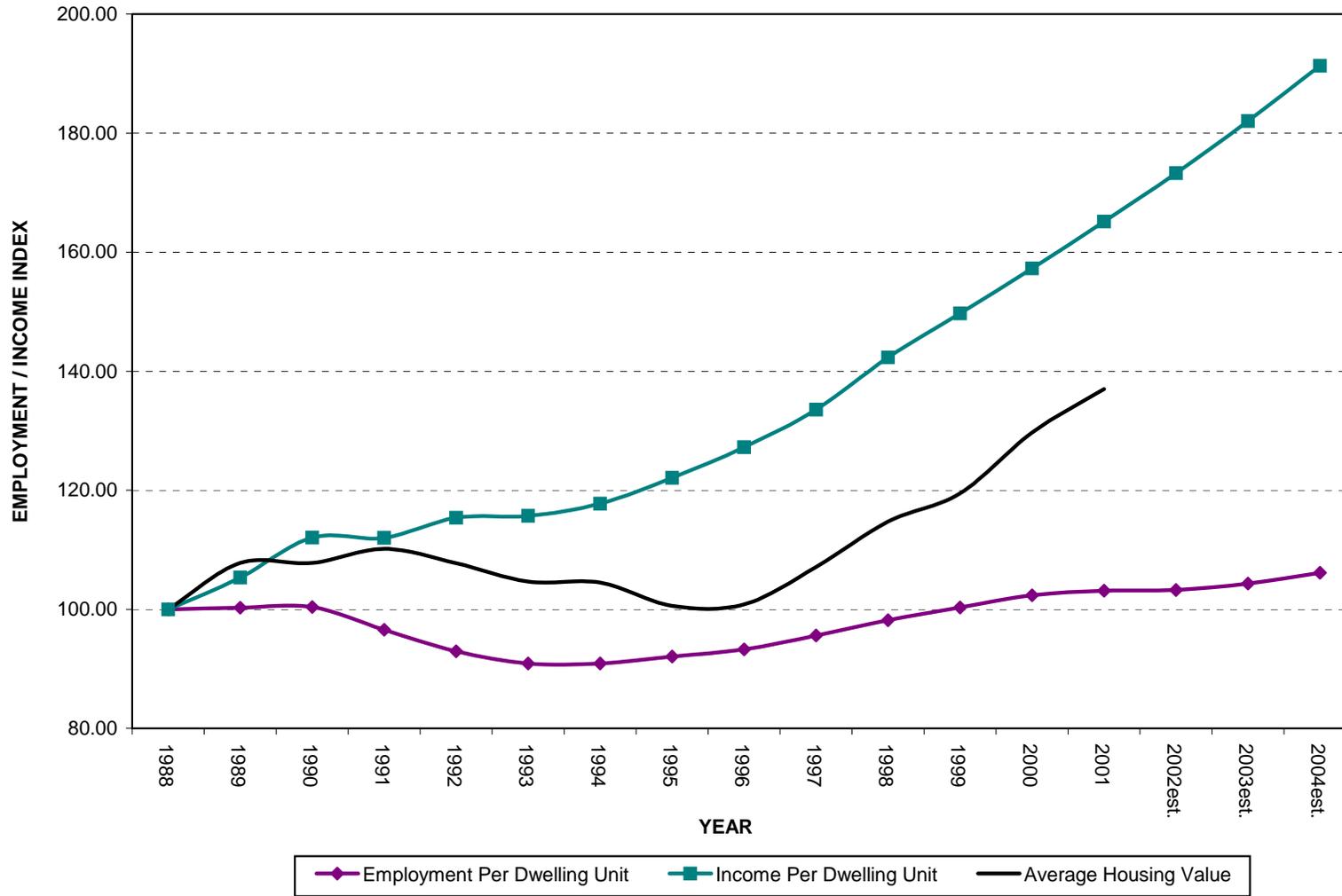
**SOUTHERN CALIFORNIA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX**

| Year | Average Housing Stock | Employment | Personal Income (Millions) | Employment Per Dwelling Unit | Income Per Dwelling Unit | Average Housing Value (Actual) ¹ |
|----------|-----------------------|------------|----------------------------|------------------------------|--------------------------|---|
| 1988 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1989 | 102.5 | 102.8 | 108.0 | 100.3 | 105.3 | 107.8 |
| 1990 | 104.1 | 104.5 | 116.7 | 100.4 | 112.1 | 107.8 |
| 1991 | 105.6 | 101.9 | 118.3 | 96.6 | 112.0 | 110.2 |
| 1992 | 106.5 | 99.0 | 122.9 | 92.9 | 115.4 | 107.7 |
| 1993 | 107.3 | 97.5 | 124.1 | 90.9 | 115.7 | 104.6 |
| 1994 | 107.9 | 98.0 | 127.0 | 90.9 | 117.7 | 104.5 |
| 1995 | 108.5 | 99.9 | 132.4 | 92.1 | 122.1 | 100.6 |
| 1996 | 109.0 | 101.7 | 138.7 | 93.3 | 127.2 | 100.8 |
| 1997 | 109.7 | 104.8 | 146.4 | 95.6 | 133.5 | 107.1 |
| 1998 | 110.4 | 108.4 | 157.1 | 98.2 | 142.3 | 114.7 |
| 1999 | 111.3 | 111.6 | 166.5 | 100.3 | 149.7 | 119.5 |
| 2000 | 112.1 | 114.7 | 176.2 | 102.3 | 157.3 | 129.7 |
| 2001 | 113.0 | 116.5 | 186.5 | 103.1 | 165.1 | 137.0 |
| 2002est. | 114.0 | 117.6 | 197.5 | 103.2 | 173.3 | |
| 2003est. | 114.8 | 119.8 | 209.0 | 104.3 | 182.0 | |
| 2004est. | 115.7 | 122.8 | 221.3 | 106.1 | 191.3 | |

¹ Includes Santa Barbara County.

Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of The Census - Construction Statistics Division; Real Estate Research Council of Southern California; California State University, Long Beach.

**EXHIBIT A-21
SOUTHERN CALIFORNIA, CA
EMPLOYMENT AND INCOME PER DWELLING UNIT INDEX**



Source: California Statistical Abstract; Bureau of Labor Statistics; Bureau of The Census – Construction Statistics Division; Real Estate Research Council of So. Calif

EXHIBIT A-22

SOUTHERN CALIFORNIA AND KERN COUNTY PROJECTIONS

TOTAL PROJECTED POPULATION

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 9,716,000 | 2,813,368 | 1,577,700 | 1,742,300 | 2,911,468 | 740,492 | 19,501,328 | 678,500 | 20,179,828 |
| 2005 | 10,169,100 | 3,003,179 | 1,864,700 | 1,980,000 | 3,223,400 | 765,008 | 21,005,387 | 771,300 | 21,776,687 |
| 2010 | 10,605,200 | 3,160,512 | 2,159,700 | 2,231,600 | 3,437,600 | 832,939 | 22,427,551 | 871,600 | 23,299,151 |
| 2015 | 10,983,900 | 3,272,412 | 2,459,600 | 2,487,700 | 3,609,480 | 868,648 | 23,681,740 | 972,700 | 24,654,440 |
| 2020 | 11,584,800 | 3,352,947 | 2,817,600 | 2,800,900 | 3,853,300 | 905,156 | 25,314,703 | 1,088,600 | 26,403,303 |

DISTRIBUTIVE SHARE OF TOTAL POPULATION

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 48.1% | 13.9% | 7.8% | 8.6% | 14.4% | 3.7% | 96.6% | 3.4% | 100.0% |
| 2005 | 46.7% | 13.8% | 8.6% | 9.1% | 14.8% | 3.5% | 96.5% | 3.5% | 100.0% |
| 2010 | 45.5% | 13.6% | 9.3% | 9.6% | 14.8% | 3.6% | 96.3% | 3.7% | 100.0% |
| 2015 | 44.6% | 13.3% | 10.0% | 10.1% | 14.6% | 3.5% | 96.1% | 3.9% | 100.0% |
| 2020 | 43.9% | 12.7% | 10.7% | 10.6% | 14.6% | 3.4% | 95.9% | 4.1% | 100.0% |

TOTAL PROJECTED EMPLOYMENT¹

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 4,425,819 | 1,501,864 | 511,645 | 582,070 | 1,324,000 | 322,141 | 8,667,539 | 252,700 | 8,920,239 |
| 2005 | 4,652,424 | 1,666,733 | 641,638 | 713,976 | 1,419,300 | 350,807 | 9,444,878 | 277,970 | 9,722,848 |
| 2010 | 4,874,519 | 1,798,088 | 778,854 | 858,001 | 1,472,100 | 379,658 | 10,161,220 | 308,000 | 10,469,220 |
| 2015 | 5,019,218 | 1,888,935 | 859,880 | 942,501 | 1,525,400 | 397,362 | 10,633,296 | 341,880 | 10,975,176 |
| 2020 | 5,131,809 | 1,980,067 | 932,947 | 1,018,647 | 1,627,900 | 411,837 | 11,103,207 | 368,200 | 11,471,407 |

DISTRIBUTIVE SHARE OF TOTAL EMPLOYMENT

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 49.6% | 16.8% | 5.7% | 6.5% | 14.8% | 3.6% | 97.2% | 2.8% | 100.0% |
| 2005 | 47.9% | 17.1% | 6.6% | 7.3% | 14.6% | 3.6% | 97.1% | 2.9% | 100.0% |
| 2010 | 46.6% | 17.2% | 7.4% | 8.2% | 14.1% | 3.6% | 97.1% | 2.9% | 100.0% |
| 2015 | 45.7% | 17.2% | 7.8% | 8.6% | 13.9% | 3.6% | 96.9% | 3.1% | 100.0% |
| 2020 | 44.7% | 17.3% | 8.1% | 8.9% | 14.2% | 3.6% | 96.8% | 3.2% | 100.0% |

TOTAL PROJECTED HOUSEHOLDS

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 3,137,300 | 917,169 | 502,987 | 535,968 | 1,039,089 | 240,046 | 6,372,559 | 234,487 | 6,607,046 |
| 2005 | 3,249,756 | 966,122 | 570,041 | 581,811 | 1,153,700 | 252,130 | 6,773,560 | 257,936 | 7,031,496 |
| 2010 | 3,437,814 | 1,009,370 | 655,766 | 645,267 | 1,245,200 | 270,268 | 7,263,685 | 283,729 | 7,547,414 |
| 2015 | 3,629,335 | 1,035,379 | 734,263 | 717,249 | 1,319,912 | 281,926 | 7,718,064 | 312,102 | 8,030,166 |
| 2020 | 3,845,121 | 1,054,849 | 833,239 | 799,549 | 1,404,100 | 294,404 | 8,231,262 | 343,312 | 8,574,574 |

DISTRIBUTIVE SHARE OF TOTAL HOUSEHOLDS

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 47.5% | 13.9% | 7.6% | 8.1% | 15.7% | 3.6% | 96.5% | 3.5% | 100.0% |
| 2005 | 46.2% | 13.7% | 8.1% | 8.3% | 16.4% | 3.6% | 96.3% | 3.7% | 100.0% |
| 2010 | 45.5% | 13.4% | 8.7% | 8.5% | 16.5% | 3.6% | 96.2% | 3.8% | 100.0% |
| 2015 | 45.2% | 12.9% | 9.1% | 8.9% | 16.4% | 3.5% | 96.1% | 3.9% | 100.0% |
| 2020 | 44.8% | 12.3% | 9.7% | 9.3% | 16.4% | 3.4% | 96.0% | 4.0% | 100.0% |

Note:

¹ Includes total farm and non-farm wage, salary and proprietor employment as compiled by Bureau of Economic Analysis

Source: Southern California Association of Governments, Kern County Council of Governments, California Department of Finance, San Diego Association of Governments; Alfred Gobar Associates.

EXHIBIT A-23

**POPULATION PROJECTIONS
SOUTHERN CALIFORNIA AND KERN COUNTY**

TOTAL PROJECTED POPULATION

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 9,716,000 | 2,813,368 | 1,577,700 | 1,742,300 | 2,911,468 | 740,492 | 19,501,328 | 678,500 | 20,179,828 |
| 2005 | 10,169,100 | 3,003,179 | 1,864,700 | 1,980,000 | 3,223,400 | 765,008 | 21,005,387 | 771,300 | 21,776,687 |
| 2010 | 10,605,200 | 3,160,512 | 2,159,700 | 2,231,600 | 3,437,600 | 832,939 | 22,427,551 | 871,600 | 23,299,151 |
| 2015 | 10,983,900 | 3,272,412 | 2,459,600 | 2,487,700 | 3,609,480 | 868,648 | 23,681,740 | 972,700 | 24,654,440 |
| 2020 | 11,584,800 | 3,352,947 | 2,817,600 | 2,800,900 | 3,853,300 | 905,156 | 25,314,703 | 1,088,600 | 26,403,303 |

DISTRIBUTIVE SHARE OF TOTAL POPULATION

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 48.1% | 13.9% | 7.8% | 8.6% | 14.4% | 3.7% | 96.6% | 3.4% | 100.0% |
| 2005 | 46.7% | 13.8% | 8.6% | 9.1% | 14.8% | 3.5% | 96.5% | 3.5% | 100.0% |
| 2010 | 45.5% | 13.6% | 9.3% | 9.6% | 14.8% | 3.6% | 96.3% | 3.7% | 100.0% |
| 2015 | 44.6% | 13.3% | 10.0% | 10.1% | 14.6% | 3.5% | 96.1% | 3.9% | 100.0% |
| 2020 | 43.9% | 12.7% | 10.7% | 10.6% | 14.6% | 3.4% | 95.9% | 4.1% | 100.0% |

POPULATION INDEX (REFERENCE YEAR VS 2000)

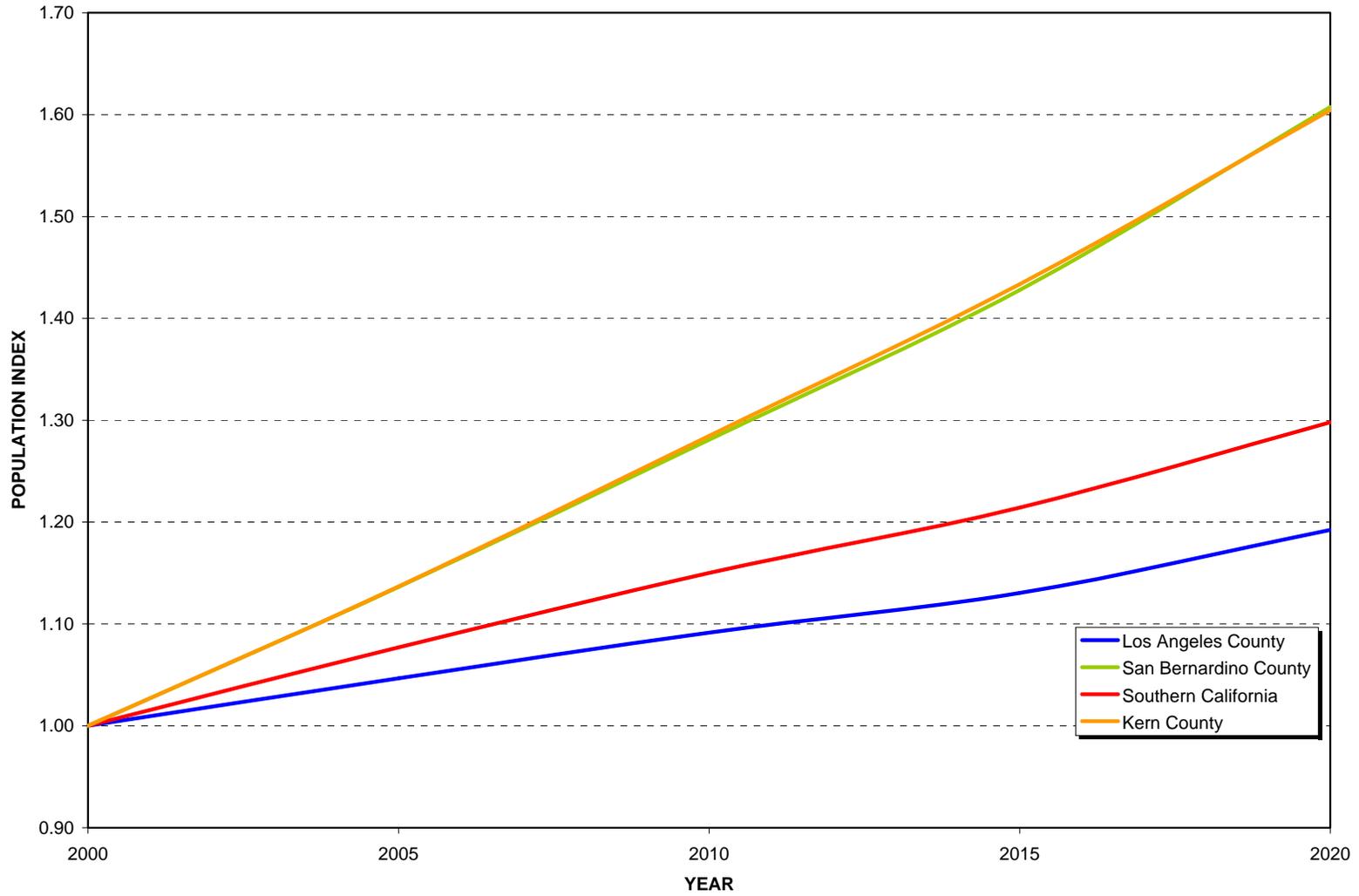
| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 2005 | 1.05 | 1.07 | 1.18 | 1.14 | 1.11 | 1.03 | 1.08 | 1.14 | 1.08 |
| 2010 | 1.09 | 1.12 | 1.37 | 1.28 | 1.18 | 1.12 | 1.15 | 1.28 | 1.15 |
| 2015 | 1.13 | 1.16 | 1.56 | 1.43 | 1.24 | 1.17 | 1.21 | 1.43 | 1.22 |
| 2020 | 1.19 | 1.19 | 1.79 | 1.61 | 1.32 | 1.22 | 1.30 | 1.60 | 1.31 |

INDEXED DISTRIBUTIVE SHARE OF POPULATION (REFERENCE YEAR VS 2000)

| Year | Southern California | | | | | | | Kern County | So Cal Including Kern Co. |
|------|---------------------|---------------|------------------|-----------------------|------------------|----------------|--------------|-------------|---------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | Total So Cal | | |
| 2000 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 2005 | 0.97 | 0.99 | 1.10 | 1.05 | 1.03 | 0.96 | 1.00 | 1.05 | 1.00 |
| 2010 | 0.95 | 0.97 | 1.19 | 1.11 | 1.02 | 0.97 | 1.00 | 1.11 | 1.00 |
| 2015 | 0.93 | 0.95 | 1.28 | 1.17 | 1.01 | 0.96 | 0.99 | 1.17 | 1.00 |
| 2020 | 0.91 | 0.91 | 1.36 | 1.23 | 1.01 | 0.93 | 0.99 | 1.23 | 1.00 |

Source: California Department of Finance; Alfred Gobar Associates.

**EXHIBIT A-24
PROJECTED POPULATION INDEX
WEST MOJAVE REGION**



Source: Southern Calif. Association of Governments; Kern Co. Council of Governments; Calif. Dept. of Finance; San Diego Assoc. of Governments; Alfred Gobar Assoc.

EXHIBIT A-25

**EMPLOYMENT PROJECTIONS
SOUTHERN CALIFORNIA AND KERN COUNTY**

TOTAL PROJECTED EMPLOYMENT¹

| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 4,425,819 | 1,501,864 | 511,645 | 582,070 | 1,324,000 | 322,141 | 8,667,539 | 252,700 | 8,920,239 |
| 2005 | 4,652,424 | 1,666,733 | 641,638 | 713,976 | 1,419,300 | 350,807 | 9,444,878 | 277,970 | 9,722,848 |
| 2010 | 4,874,519 | 1,798,088 | 778,854 | 858,001 | 1,472,100 | 379,658 | 10,161,220 | 308,000 | 10,469,220 |
| 2015 | 5,019,218 | 1,888,935 | 859,880 | 942,501 | 1,525,400 | 397,362 | 10,633,296 | 341,880 | 10,975,176 |
| 2020 | 5,131,809 | 1,980,067 | 932,947 | 1,018,647 | 1,627,900 | 411,837 | 11,103,207 | 368,200 | 11,471,407 |

DISTRIBUTIVE SHARE OF TOTAL EMPLOYMENT

| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 49.6% | 16.8% | 5.7% | 6.5% | 14.8% | 3.6% | 97.2% | 2.8% | 100.0% |
| 2005 | 47.9% | 17.1% | 6.6% | 7.3% | 14.6% | 3.6% | 97.1% | 2.9% | 100.0% |
| 2010 | 46.6% | 17.2% | 7.4% | 8.2% | 14.1% | 3.6% | 97.1% | 2.9% | 100.0% |
| 2015 | 45.7% | 17.2% | 7.8% | 8.6% | 13.9% | 3.6% | 96.9% | 3.1% | 100.0% |
| 2020 | 44.7% | 17.3% | 8.1% | 8.9% | 14.2% | 3.6% | 96.8% | 3.2% | 100.0% |

EMPLOYMENT INDEX (REFERENCE YEAR VS 2000)

| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 2005 | 1.05 | 1.11 | 1.25 | 1.23 | 1.07 | 1.09 | 1.09 | 1.10 | 1.09 |
| 2010 | 1.10 | 1.20 | 1.52 | 1.47 | 1.11 | 1.18 | 1.17 | 1.22 | 1.17 |
| 2015 | 1.13 | 1.26 | 1.68 | 1.62 | 1.15 | 1.23 | 1.23 | 1.35 | 1.23 |
| 2020 | 1.16 | 1.32 | 1.82 | 1.75 | 1.23 | 1.28 | 1.28 | 1.46 | 1.29 |

INDEXED DISTRIBUTIVE SHARE OF EMPLOYMENT (REFERENCE YEAR VS 2000)

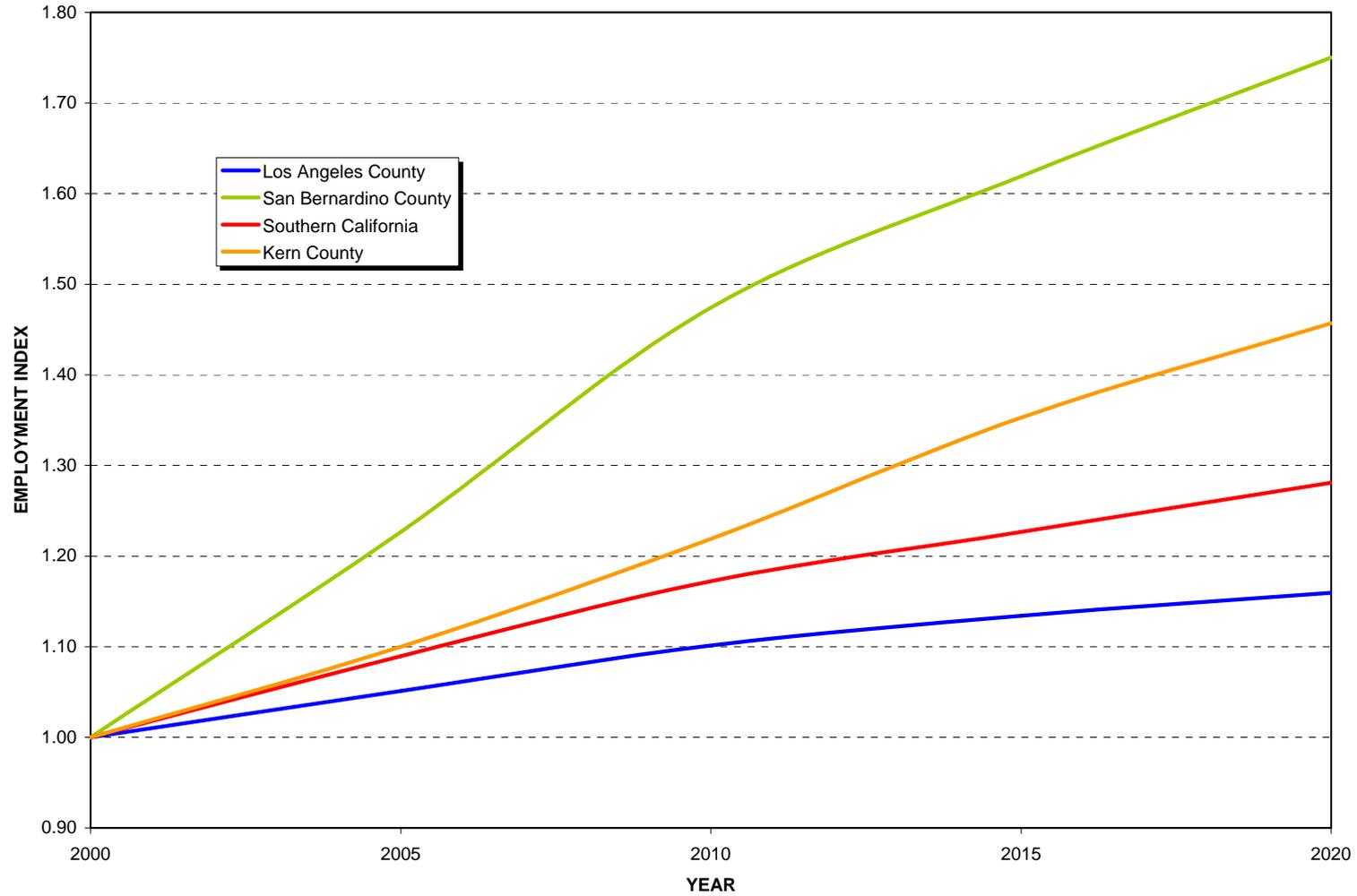
| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 2005 | 0.96 | 1.02 | 1.15 | 1.13 | 0.98 | 1.00 | 1.00 | 1.01 | 1.00 |
| 2010 | 0.94 | 1.02 | 1.30 | 1.26 | 0.95 | 1.00 | 1.00 | 1.04 | 1.00 |
| 2015 | 0.92 | 1.02 | 1.37 | 1.32 | 0.94 | 1.00 | 1.00 | 1.10 | 1.00 |
| 2020 | 0.90 | 1.03 | 1.42 | 1.36 | 0.96 | 0.99 | 1.00 | 1.13 | 1.00 |

Note:

¹ Includes total farm and non-farm wage, salary and proprietor employment as compiled by Bureau of Economic Analysis

Source: Southern California Association of Governments, Kern County Council of Governments, California Department of Finance, San Diego Association of Governments; Alfred Gobar Associates.

**EXHIBIT A-26
PROJECTED EMPLOYMENT INDEX
WEST MOJAVE REGION**



Source: California Employment Development Department; Alfred Gobar Associates

EXHIBIT A-27

**HOUSEHOLD PROJECTIONS
SOUTHERN CALIFORNIA AND KERN COUNTY**

TOTAL PROJECTED HOUSEHOLDS

| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 3,137,300 | 917,169 | 502,987 | 535,968 | 1,039,089 | 240,046 | 6,372,559 | 234,487 | 6,607,046 |
| 2005 | 3,249,756 | 966,122 | 570,041 | 581,811 | 1,153,700 | 252,130 | 6,773,560 | 257,936 | 7,031,496 |
| 2010 | 3,437,814 | 1,009,370 | 655,766 | 645,267 | 1,245,200 | 270,268 | 7,263,685 | 283,729 | 7,547,414 |
| 2015 | 3,629,335 | 1,035,379 | 734,263 | 717,249 | 1,319,912 | 281,926 | 7,718,064 | 312,102 | 8,030,166 |
| 2020 | 3,845,121 | 1,054,849 | 833,239 | 799,549 | 1,404,100 | 294,404 | 8,231,262 | 343,312 | 8,574,574 |

DISTRIBUTIVE SHARE OF TOTAL HOUSEHOLDS

| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 47.5% | 13.9% | 7.6% | 8.1% | 15.7% | 3.6% | 96.5% | 3.5% | 100.0% |
| 2005 | 46.2% | 13.7% | 8.1% | 8.3% | 16.4% | 3.6% | 96.3% | 3.7% | 100.0% |
| 2010 | 45.5% | 13.4% | 8.7% | 8.5% | 16.5% | 3.6% | 96.2% | 3.8% | 100.0% |
| 2015 | 45.2% | 12.9% | 9.1% | 8.9% | 16.4% | 3.5% | 96.1% | 3.9% | 100.0% |
| 2020 | 44.8% | 12.3% | 9.7% | 9.3% | 16.4% | 3.4% | 96.0% | 4.0% | 100.0% |

HOUSEHOLD INDEX (REFERENCE YEAR VS 2000)

| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 2005 | 1.04 | 1.05 | 1.13 | 1.09 | 1.11 | 1.05 | 1.06 | 1.10 | 1.06 |
| 2010 | 1.10 | 1.10 | 1.30 | 1.20 | 1.20 | 1.13 | 1.14 | 1.21 | 1.14 |
| 2015 | 1.16 | 1.13 | 1.46 | 1.34 | 1.27 | 1.17 | 1.21 | 1.33 | 1.22 |
| 2020 | 1.23 | 1.15 | 1.66 | 1.49 | 1.35 | 1.23 | 1.29 | 1.46 | 1.30 |

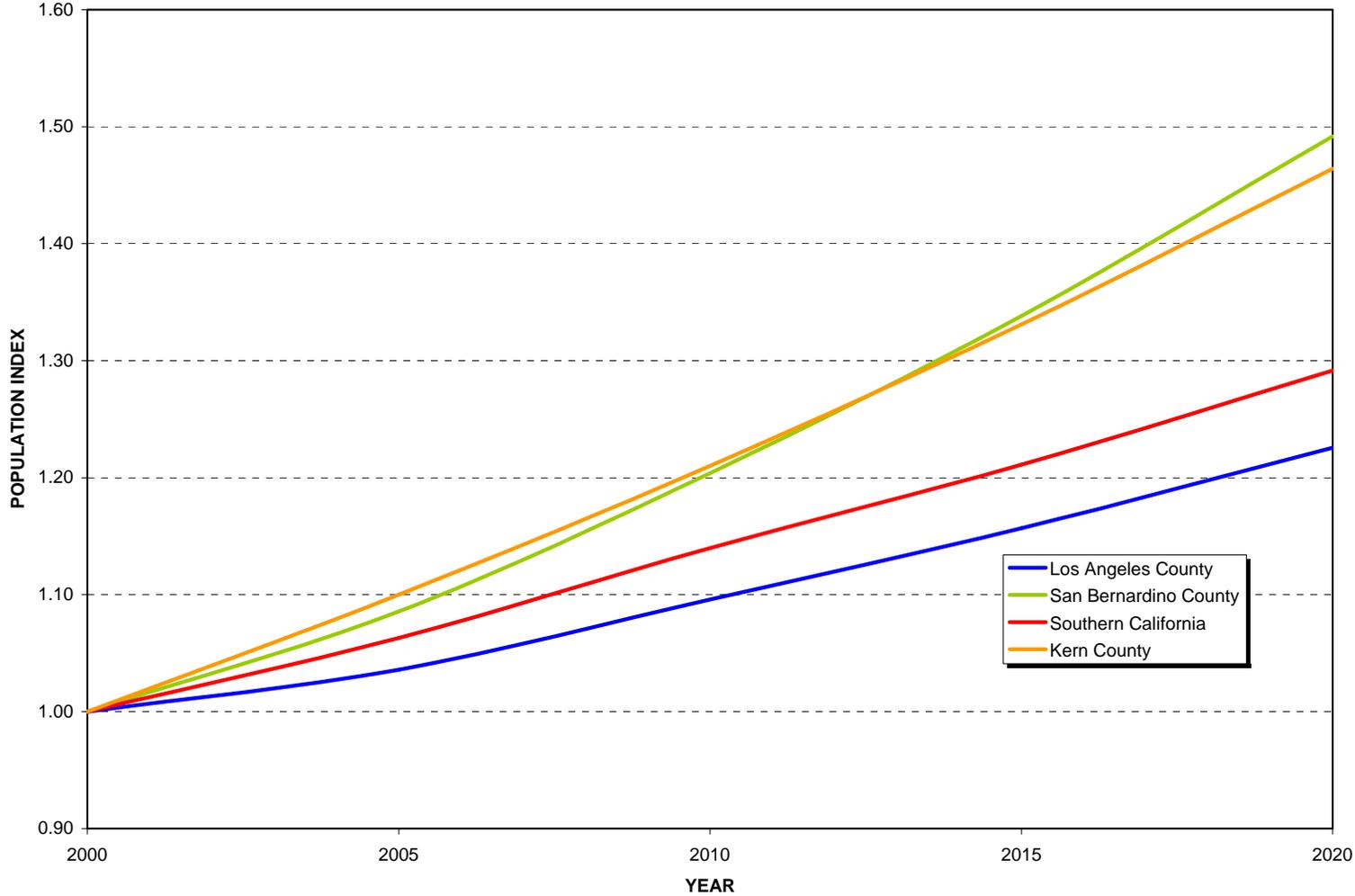
INDEXED DISTRIBUTIVE SHARE OF HOUSEHOLDS (REFERENCE YEAR VS 2000)

| Year | Southern California | | | | | | Total So Cal | Kern County | So Cal Including Kern Co. |
|------|-----------------------|------------------|---------------------|--------------------------|---------------------|-------------------|-----------------|----------------|---------------------------------|
| | Los Angeles County | Orange County | Riverside County | San Bernardino County | San Diego County | Ventura County | | | |
| 2000 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 2005 | 0.97 | 0.99 | 1.06 | 1.02 | 1.04 | 0.99 | 1.00 | 1.03 | 1.00 |
| 2010 | 0.96 | 0.96 | 1.14 | 1.05 | 1.05 | 0.99 | 1.00 | 1.06 | 1.00 |
| 2015 | 0.95 | 0.93 | 1.20 | 1.10 | 1.05 | 0.97 | 1.00 | 1.10 | 1.00 |
| 2020 | 0.94 | 0.89 | 1.28 | 1.15 | 1.04 | 0.95 | 1.00 | 1.13 | 1.00 |

Source: Southern California Association of Governments, Kern County Council of Governments, California Department of Finance,

San Diego Association of Governments; Alfred Gobar Associates.

**EXHIBIT A-28
PROJECTED HOUSING INDEX
WEST MOJAVE REGION**



Source: Southern Calif. Association of Governments, Kern County Council of Governments, Calif. Department of Finance, San Diego Assoc. of Governments, Alfred Gobar Associates

EXHIBIT A-29

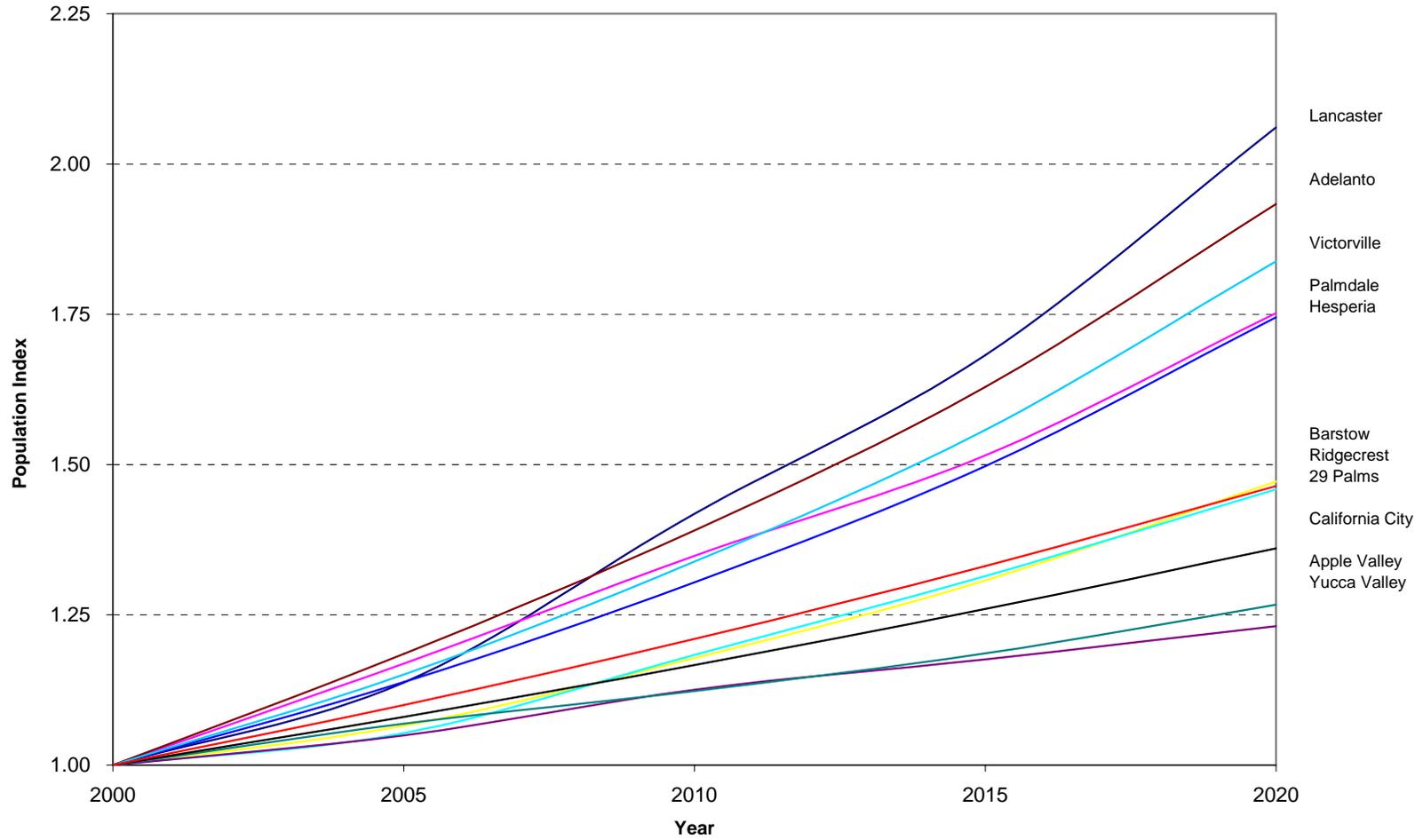
**POPULATION PROJECTIONS
SOUTHERN CALIFORNIA AND SELECTED WEMO CITIES**

| County/City | 2000 | 2005 | 2010 | 2015 | 2020 | 2000-2020 Change |
|-----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------|
| Los Angeles | | | | | | |
| Lancaster | 137,818 | 156,756 | 195,447 | 231,808 | 284,021 | 106% |
| Palmdale | 129,161 | 150,948 | 174,133 | 195,695 | 226,275 | 75% |
| City Total: | 266,980 | 307,705 | 369,581 | 427,505 | 510,298 | 91% |
| County Total: | 9,846,681 | 10,361,133 | 10,767,297 | 11,166,489 | 11,714,038 | 19% |
| San Bernardino | | | | | | |
| Barstow | 23,460 | 24,995 | 27,639 | 30,663 | 34,528 | 47% |
| Twentynine Palms | 15,403 | 16,223 | 18,228 | 20,245 | 22,473 | 46% |
| Yucca Valley | 18,512 | 19,424 | 20,834 | 21,766 | 22,793 | 23% |
| Adelanto | 16,022 | 18,986 | 22,278 | 26,096 | 30,980 | 93% |
| Apple Valley | 56,369 | 60,259 | 63,314 | 66,854 | 71,406 | 27% |
| Hesperia | 66,785 | 76,011 | 87,108 | 100,008 | 116,536 | 74% |
| Victorville | 68,386 | 78,698 | 91,551 | 106,522 | 125,700 | 84% |
| City Total: | 264,943 | 294,603 | 330,959 | 372,162 | 424,425 | 60% |
| County Total: | 1,704,035 | 1,853,129 | 2,042,914 | 2,255,608 | 2,509,417 | 47% |
| Kern | | | | | | |
| California City | 9,215 | 9,952 | 10,748 | 11,608 | 12,536 | 36% |
| Ridgecrest | 25,233 | 27,756 | 30,531 | 33,585 | 36,943 | 46% |
| City Total: | 34,449 | 37,709 | 41,280 | 45,194 | 49,480 | 44% |
| County Total: | 678,500 | 771,300 | 871,600 | 972,700 | 1,088,600 | 60% |
| Riverside | | | | | | |
| County Total: | 1,565,680 | 1,811,979 | 2,037,483 | 2,248,022 | 2,542,924 | 62% |
| Inyo | | | | | | |
| County Total: | 18,200 | 18,800 | 19,400 | 20,000 | 20,700 | 14% |
| San Diego | | | | | | |
| County Total: | 2,911,468 | 3,223,400 | 3,437,600 | 3,609,480 | 3,853,300 | 32% |
| Orange | | | | | | |
| County Total: | 2,813,368 | 3,003,179 | 3,160,512 | 3,272,412 | 3,352,947 | 19% |
| Ventura | | | | | | |
| County Total: | 740,492 | 765,008 | 832,939 | 868,648 | 905,156 | 22% |
| So California Total: | 20,278,424 | 21,807,928 | 23,169,745 | 24,413,359 | 25,987,082 | 28% |
| WEMO Cities Total: | 566,372 | 640,017 | 741,821 | 844,861 | 984,204 | 74% |

Source: Southern California Association of Governments, Kern County Council of Governments, California Department of Finance; Alfred Gobar Associates.

EXHIBIT A-30

WEMO AREA CITIES INDEXED POPULATION GROWTH



Source: Southern California Association of Governments, California Department of Finance, Kern County Council of Governments; Alfred Gobar Associates.

EXHIBIT A-31

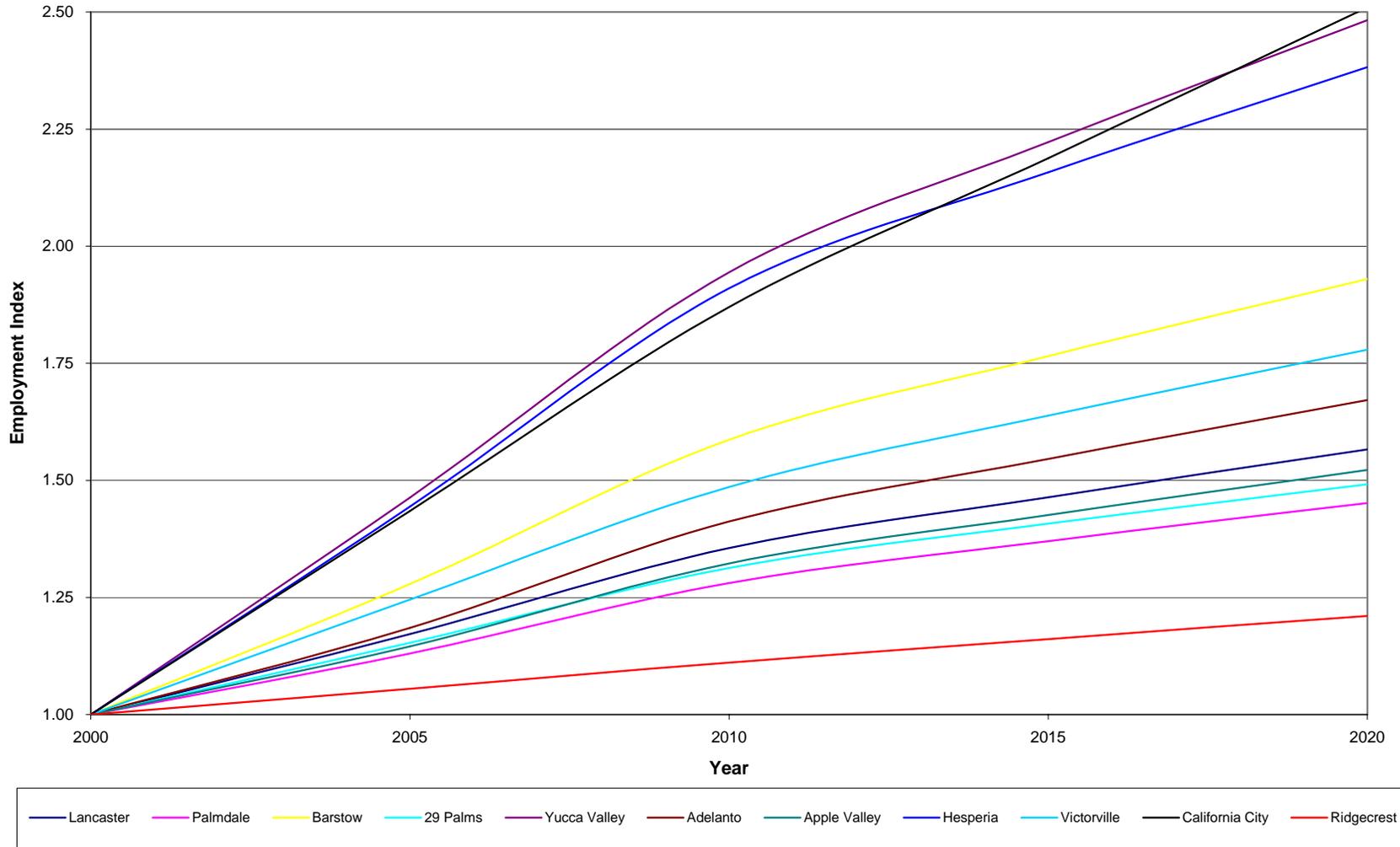
**EMPLOYMENT PROJECTIONS
SOUTHERN CALIFORNIA AND SELECTED WEMO CITIES**

| County/City | 2000 | 2005 | 2010 | 2015 | 2020 | 2000-2020 Change |
|-----------------------------|------------------|------------------|-------------------|-------------------|-------------------|-----------------------------|
| Los Angeles | | | | | | |
| Lancaster | 51,251 | 60,061 | 69,467 | 75,044 | 80,273 | 57% |
| Palmdale | 55,995 | 63,305 | 71,719 | 76,729 | 81,285 | 45% |
| City Total: | 107,247 | 123,367 | 141,187 | 151,774 | 161,560 | 51% |
| County Total: | 4,425,819 | 4,652,424 | 4,874,519 | 5,019,218 | 5,131,809 | 16% |
| San Bernardino | | | | | | |
| Barstow | 12,396 | 15,851 | 19,671 | 21,884 | 23,928 | 93% |
| Twentynine Palms | 4,717 | 5,442 | 6,193 | 6,640 | 7,037 | 49% |
| Yucca Valley | 2,540 | 3,717 | 4,939 | 5,645 | 6,306 | 148% |
| Adelanto | 4,037 | 4,785 | 5,702 | 6,240 | 6,749 | 67% |
| Apple Valley | 12,680 | 14,526 | 16,772 | 18,081 | 19,305 | 52% |
| Hesperia | 17,621 | 25,443 | 33,659 | 38,019 | 41,980 | 138% |
| Victorville | 31,842 | 39,666 | 47,321 | 52,179 | 56,650 | 78% |
| City Total: | 85,839 | 109,438 | 134,266 | 148,699 | 161,966 | 89% |
| County Total: | 582,070 | 713,976 | 858,001 | 942,501 | 1,018,647 | 75% |
| Kern | | | | | | |
| California City | 4,028 | 5,780 | 7,533 | 8,814 | 10,110 | 151% |
| Ridgecrest | 17,563 | 18,529 | 19,514 | 20,392 | 21,269 | 21% |
| City Total: | 21,591 | 24,309 | 27,047 | 29,206 | 31,379 | 45% |
| County Total: | 252,700 | 277,970 | 308,000 | 341,880 | 368,200 | 46% |
| Riverside | | | | | | |
| County Total: | 511,645 | 641,638 | 778,854 | 859,880 | 932,947 | 82% |
| Inyo | | | | | | |
| County Total: | 7,250 | 7,467 | 7,616 | 7,769 | 7,924 | 9% |
| San Diego | | | | | | |
| County Total: | 1,324,000 | 1,419,300 | 1,472,100 | 1,525,400 | 1,627,900 | 23% |
| Orange | | | | | | |
| County Total: | 1,501,864 | 1,666,733 | 1,798,088 | 1,888,935 | 1,980,067 | 32% |
| Ventura | | | | | | |
| County Total: | 322,141 | 350,807 | 379,658 | 397,362 | 411,837 | 28% |
| So California Total: | 8,927,489 | 9,730,315 | 10,476,836 | 10,982,945 | 11,479,331 | 29% |
| WEMO Cities Total: | 214,677 | 257,114 | 302,501 | 329,679 | 354,905 | 65% |

Source: Southern California Association of Governments, Kern County Council of Governments, California Department of Finance; Alfred Gobar Associates.

EXHIBIT A-32

WEMO AREA CITIES INDEXED EMPLOYMENT GROWTH



Source: Southern California Association of Governments, California Department of Finance, Kern County Council of Governments; Alfred Gobar Associates.

EXHIBIT A-33

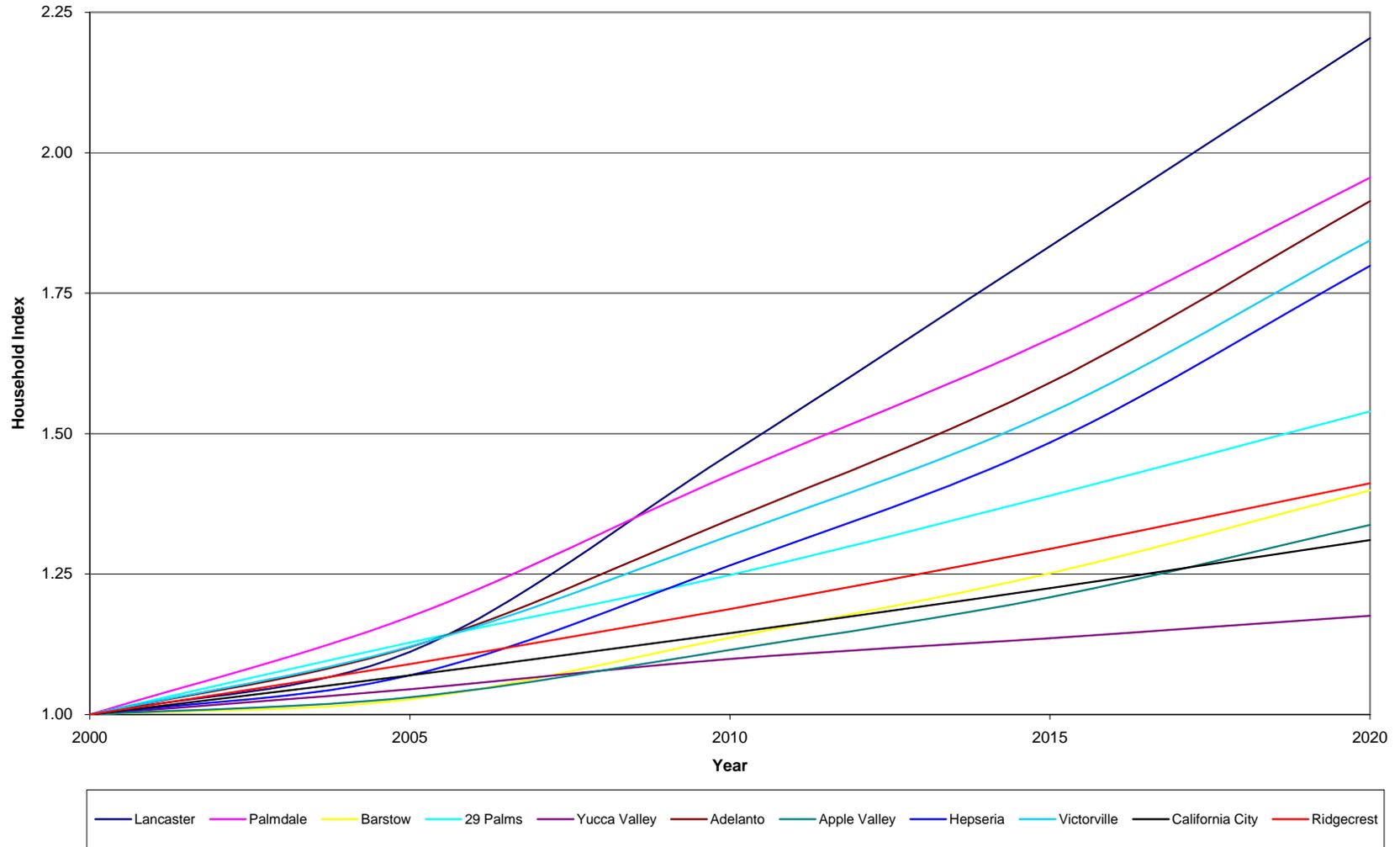
**HOUSEHOLD PROJECTIONS
SOUTHERN CALIFORNIA AND SELECTED WEMO CITIES**

| County/City | 2000 | 2005 | 2010 | 2015 | 2020 | 2000-2020 Change |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|-----------------------------|
| Los Angeles | | | | | | |
| Lancaster | 41,449 | 46,074 | 60,661 | 76,010 | 91,345 | 120% |
| Palmdale | <u>38,898</u> | <u>45,674</u> | <u>55,486</u> | <u>64,894</u> | <u>76,066</u> | 96% |
| City Total: | 80,348 | 91,749 | 116,148 | 140,906 | 167,413 | 108% |
| County Total: | 3,137,300 | 3,249,756 | 3,437,814 | 3,629,335 | 3,845,121 | 23% |
| San Bernardino | | | | | | |
| Barstow | 8,004 | 8,222 | 9,100 | 10,018 | 11,196 | 40% |
| Twentynine Palms | 5,833 | 6,581 | 7,282 | 8,105 | 8,979 | 54% |
| Yucca Valley | 7,720 | 8,070 | 8,484 | 8,771 | 9,079 | 18% |
| Adelanto | 5,179 | 5,801 | 6,976 | 8,238 | 9,912 | 91% |
| Apple Valley | 18,108 | 18,661 | 20,193 | 21,886 | 24,222 | 34% |
| Hesperia | 20,178 | 21,588 | 25,534 | 29,943 | 36,295 | 80% |
| Victorville | <u>21,232</u> | <u>23,802</u> | <u>27,995</u> | <u>32,629</u> | <u>39,153</u> | 84% |
| City Total: | 86,260 | 92,731 | 105,571 | 119,598 | 138,845 | 61% |
| County Total: | 535,968 | 581,811 | 645,267 | 717,249 | 799,549 | 49% |
| Kern | | | | | | |
| California City | 3,605 | 3,857 | 4,127 | 4,416 | 4,725 | 31% |
| Ridgecrest | <u>11,457</u> | <u>12,488</u> | <u>13,612</u> | <u>14,837</u> | <u>16,172</u> | 41% |
| City Total: | 15,062 | 16,345 | 17,739 | 19,253 | 20,897 | 39% |
| County Total: | 234,487 | 257,936 | 283,729 | 312,102 | 343,312 | 46% |
| Riverside | | | | | | |
| County Total: | 502,987 | 570,041 | 655,766 | 734,263 | 833,239 | 66% |
| Inyo | | | | | | |
| County Total: | 9,119 | 9,392 | 9,674 | 9,964 | 10,263 | 13% |
| San Diego | | | | | | |
| County Total: | 1,039,089 | 1,153,700 | 1,245,200 | 1,319,912 | 1,404,100 | 35% |
| Orange | | | | | | |
| County Total: | 917,169 | 966,122 | 1,009,370 | 1,035,379 | 1,054,849 | 15% |
| Ventura | | | | | | |
| County Total: | 240,046 | 252,130 | 270,268 | 281,926 | 294,404 | 23% |
| So California Total: | 6,616,165 | 7,040,888 | 7,557,088 | 8,040,130 | 8,584,837 | 30% |
| WEMO Cities Total: | 181,670 | 200,826 | 239,459 | 279,757 | 327,155 | 80% |

Source: Southern California Association of Governments, Kern County Council of Governments, California Department of Finance, San Diego Association of Governments; Alfred Gobar Associates.

EXHIBITA-34

WEMO AREAS CITIES INDEX HOUSEHOLD GROWTH



Source: Southern California Association of Governments, California Department of Finance, Kern County Council of Governments; Alfred Gobar Associates.

B – Exhibits

WEMO Area and Regional Demographics

EXHIBIT B-1

**2000 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|-------------------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Total Population | 733,476 | 355,964 | 299,181 | 77,769 | 562 |
| % Share of Total | 100.0% | 48.5% | 40.8% | 10.6% | 0.1% |
| Population Growth (1990-2000) | 13.4% | 18.1% | 28.4% | 3.1% | -8.6% |
| Age Distribution | | | | | |
| Age 0 to 20 | 36.7% | 35.5% | 38.7% | 34.2% | 26.2% |
| Age 21 to 34 | 17.4% | 18.2% | 16.8% | 16.9% | 9.3% |
| Age 35 to 54 | 28.4% | 26.7% | 30.1% | 29.5% | 28.3% |
| Age 55 to 64 | 7.5% | 7.8% | 6.7% | 8.9% | 16.5% |
| Age 65+ | 10.0% | 11.8% | 7.7% | 10.5% | 19.7% |
| Race Distribution | | | | | |
| Non-Hispanic | 74.1% | 75.0% | 70.5% | 83.4% | 78.5% |
| White | 58.0% | 61.5% | 50.5% | 70.7% | 73.7% |
| Black alone | 9.3% | 7.2% | 13.0% | 5.1% | 0.0% |
| Am Indian/Alskn alone | 0.8% | 0.9% | 0.6% | 1.0% | 0.9% |
| Asian alone | 2.6% | 2.0% | 3.2% | 2.9% | 0.9% |
| Hawaiian/Pac Islndr alone | 0.3% | 0.3% | 0.2% | 0.3% | 0.0% |
| Some other race alone | 0.2% | 0.2% | 0.3% | 0.2% | 0.0% |
| Two or More Races | 2.9% | 2.9% | 2.7% | 3.2% | 3.0% |
| Hispanic | 25.9% | 25.0% | 29.5% | 16.6% | 21.5% |
| Families as % of Households | 75.0% | 74.7% | 76.6% | 71.3% | 59.8% |
| Population in Group Quarters | | | | | |
| Institutionalized | 3.2% | 3.8% | 2.7% | 1.3% | 0.0% |
| Correctional | 1.8% | 1.7% | 2.3% | 0.2% | 0.0% |
| Nursing Homes | 0.9% | 0.4% | 1.7% | 0.1% | 0.0% |
| Other Institutions | 0.2% | 0.3% | 0.3% | 0.1% | 0.0% |
| Noninstitutionalized | 0.6% | 1.0% | 0.3% | 0.0% | 0.0% |
| College on off campus | 1.4% | 2.2% | 0.4% | 1.1% | 0.0% |
| Military Quarters | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Other | 1.0% | 1.8% | 0.0% | 1.0% | 0.0% |
| Other | 0.3% | 0.3% | 0.3% | 0.1% | 0.0% |
| Persons Per Household | | | | | |
| 1 Person Per Unit | 20.2% | 20.4% | 18.5% | 24.3% | 35.4% |
| 2 Person Per Unit | 29.4% | 31.1% | 26.2% | 32.8% | 40.1% |
| 3 Person Per Unit | 16.9% | 16.9% | 17.1% | 16.3% | 6.6% |
| 4 Person Per Unit | 16.4% | 15.6% | 18.1% | 14.6% | 10.5% |
| 5 Person Per Unit | 9.6% | 9.1% | 11.0% | 7.3% | 3.5% |
| 6 Person Per Unit | 4.4% | 4.1% | 5.2% | 2.9% | 2.7% |
| 7+ Person Per Unit | 3.2% | 2.9% | 4.0% | 1.9% | 1.2% |
| Average Household Size | 2.92 | 2.84 | 3.12 | 2.65 | 2.37 |
| Householder Age | | | | | |
| Age 15 - 24 | 5.4% | 5.9% | 4.5% | 5.9% | 2.0% |
| Age 25 - 34 | 15.9% | 15.4% | 16.6% | 15.8% | 14.5% |
| Age 35 - 54 | 46.3% | 42.8% | 51.9% | 45.0% | 38.8% |
| Age 55 - 64 | 13.5% | 13.9% | 12.5% | 14.8% | 23.0% |
| Age 65+ | 18.9% | 22.1% | 14.5% | 18.5% | 21.7% |

EXHIBIT B-1 (cont.)

**2000 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|---------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Housing by Tenure | | | | | |
| Owner-Occupied | 66.5% | 66.1% | 68.3% | 62.5% | 69.1% |
| Renter-Occupied | 33.5% | 33.9% | 31.7% | 37.5% | 30.9% |
| Vacant Units | 11.6% | 13.1% | 8.5% | 14.4% | 34.9% |
| For Seasonal, Rec, or Occ | 1.7% | 2.6% | 0.6% | 1.6% | 11.2% |
| Housing Value | | | | | |
| Less Than \$19,999 | 0.8% | 1.0% | 0.3% | 1.6% | 0.0% |
| \$20,000 to \$39,999 | 3.1% | 3.9% | 0.7% | 8.5% | 16.7% |
| \$40,000 to \$59,999 | 7.7% | 9.3% | 3.2% | 17.2% | 45.2% |
| \$60,000 to \$79,999 | 17.8% | 18.9% | 15.1% | 23.0% | 28.6% |
| \$80,000 to \$99,999 | 22.8% | 24.1% | 21.0% | 22.9% | 0.0% |
| \$100,000 to \$124,999 | 17.0% | 16.9% | 18.1% | 12.6% | 4.8% |
| \$125,000 to \$149,999 | 12.5% | 11.6% | 15.2% | 6.3% | 0.0% |
| \$150,000 to \$174,999 | 7.2% | 6.4% | 9.1% | 3.1% | 0.0% |
| \$175,000 to \$199,999 | 3.9% | 3.2% | 5.3% | 1.9% | 0.0% |
| \$200,000 to \$249,999 | 3.6% | 2.5% | 5.5% | 1.7% | 0.0% |
| \$250,000 to \$299,999 | 1.7% | 1.1% | 2.9% | 0.6% | 0.0% |
| \$300,000 to \$399,999 | 1.3% | 0.7% | 2.3% | 0.5% | 0.0% |
| \$400,000 to \$499,999 | 0.4% | 0.2% | 0.7% | 0.0% | 0.0% |
| \$500,000 to \$749,999 | 0.2% | 0.1% | 0.3% | 0.1% | 4.8% |
| \$750,000 to \$999,999 | 0.0% | 0.0% | 0.1% | 0.0% | 0.0% |
| \$1,000,000 or more | 0.1% | 0.1% | 0.2% | 0.1% | 0.0% |
| Median Housing Value | \$89,062 | \$93,949 | \$106,661 | \$79,725 | \$52,499 |
| Monthly Rent | | | | | |
| No Cash Rent | 10.1% | 12.9% | 3.0% | 18.2% | 35.7% |
| Less Than \$199 | 4.3% | 4.0% | 5.0% | 3.8% | 7.1% |
| \$200 to \$249 | 2.4% | 2.8% | 1.5% | 3.0% | 3.6% |
| \$250 to \$299 | 4.1% | 4.7% | 1.6% | 8.3% | 23.2% |
| \$300 to \$349 | 5.9% | 6.5% | 3.6% | 10.3% | 3.6% |
| \$350 to \$399 | 8.7% | 10.1% | 5.7% | 11.3% | 7.1% |
| \$400 to \$499 | 20.8% | 22.9% | 18.1% | 19.4% | 19.6% |
| \$500 to \$599 | 16.9% | 14.4% | 22.8% | 10.3% | 0.0% |
| \$600 to \$699 | 11.6% | 10.3% | 15.4% | 6.8% | 0.0% |
| \$700 to \$799 | 7.6% | 6.6% | 10.0% | 5.0% | 0.0% |
| \$800 to \$899 | 4.0% | 2.7% | 6.7% | 2.0% | 0.0% |
| \$900 to \$999 | 1.5% | 0.9% | 2.6% | 0.6% | 0.0% |
| \$1,000 to \$1,249 | 1.5% | 0.8% | 2.8% | 0.6% | 0.0% |
| \$1,250 to \$1,499 | 0.4% | 0.2% | 0.9% | 0.1% | 0.0% |
| \$1,500 to \$1,999 | 0.3% | 0.2% | 0.4% | 0.1% | 0.0% |
| \$2,000 or more | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% |
| Median Rent | \$469 | \$439 | \$550 | \$378 | \$273 |

EXHIBIT B-1 (cont.)

**2000 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|-----------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Year Structure Built | | | | | |
| 1999-March 00 | 1.1% | 1.2% | 1.0% | 0.9% | 2.6% |
| 1995-1998 | 5.5% | 5.6% | 5.7% | 4.4% | 12.3% |
| 1990-1994 | 17.0% | 16.1% | 18.2% | 17.0% | 5.2% |
| 1980-1989 | 35.1% | 34.5% | 38.3% | 26.9% | 27.3% |
| 1970-1979 | 16.8% | 18.3% | 13.2% | 21.7% | 12.3% |
| 1960-1969 | 9.5% | 10.5% | 7.2% | 12.0% | 13.6% |
| 1959 or earlier | 15.1% | 13.8% | 16.5% | 17.2% | 26.6% |
| Year Moved In | | | | | |
| 1999-March 00 | 23.5% | 23.5% | 23.1% | 24.7% | 24.7% |
| 1995-1998 | 30.8% | 29.5% | 33.6% | 27.4% | 25.3% |
| 1990-1994 | 18.6% | 17.8% | 19.6% | 18.6% | 20.8% |
| 1980-1989 | 17.5% | 19.2% | 15.4% | 16.6% | 14.9% |
| 1970-1979 | 6.6% | 7.1% | 5.1% | 9.4% | 9.1% |
| 1969 or earlier | 3.0% | 2.9% | 3.1% | 3.3% | 5.2% |
| Units in Structure | | | | | |
| 1, detached | 72.7% | 72.8% | 74.6% | 65.6% | 50.0% |
| 1, attached | 3.1% | 3.6% | 2.4% | 3.3% | 0.0% |
| 2 | 1.9% | 2.4% | 0.8% | 3.2% | 0.0% |
| 3 or 4 | 4.1% | 4.7% | 3.1% | 4.6% | 0.0% |
| 5 to 9 | 2.8% | 2.5% | 3.6% | 1.7% | 0.0% |
| 10 to 19 | 1.8% | 1.5% | 2.3% | 1.1% | 0.0% |
| 20 to 49 | 1.2% | 0.7% | 2.0% | 0.6% | 0.0% |
| 50 or more | 2.8% | 1.7% | 4.8% | 1.0% | 0.0% |
| Mobile Home | 9.3% | 9.7% | 6.1% | 18.7% | 43.5% |
| Boat, RV, Van, etc. | 0.3% | 0.3% | 0.3% | 0.2% | 6.5% |
| Household Income | | | | | |
| Less Than \$15,000 | 17.3% | 18.4% | 15.8% | 16.7% | 27.6% |
| \$15,000-\$19,999 | 6.8% | 7.4% | 5.9% | 7.1% | 14.1% |
| \$20,000-\$29,999 | 13.3% | 14.6% | 11.8% | 12.5% | 16.6% |
| \$30,000-\$39,999 | 12.4% | 13.1% | 11.5% | 12.3% | 7.4% |
| \$40,000-\$49,999 | 10.8% | 11.0% | 10.7% | 10.0% | 11.0% |
| \$50,000-\$59,999 | 9.4% | 9.2% | 9.7% | 9.6% | 8.6% |
| \$60,000-\$74,999 | 11.0% | 10.4% | 11.7% | 11.5% | 3.1% |
| \$75,000-\$99,999 | 10.1% | 8.7% | 11.7% | 11.5% | 6.7% |
| \$100,000-\$124,999 | 4.6% | 3.8% | 5.8% | 4.7% | 3.7% |
| \$125,000-\$149,999 | 2.0% | 1.5% | 2.6% | 1.9% | 1.2% |
| \$150,000-\$199,999 | 1.3% | 1.0% | 1.6% | 1.4% | 0.0% |
| \$200,000 or more | 1.0% | 0.7% | 1.3% | 0.8% | 0.0% |
| Median Household Income | \$40,101 | \$36,044 | \$42,205 | \$40,723 | \$24,666 |

EXHIBIT B-1 (cont.)

**2000 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|---|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Educational Attainment (Age 25+) | | | | | |
| Less than 9th Grade | 8.9% | 8.2% | 10.2% | 7.2% | 14.6% |
| Some High School | 12.6% | 12.5% | 13.2% | 10.5% | 15.4% |
| High School Diploma | 27.5% | 29.2% | 25.7% | 25.3% | 30.3% |
| College 1-3 years | 37.2% | 37.3% | 36.5% | 39.2% | 31.1% |
| Bachelor's Degree | 9.0% | 8.3% | 9.6% | 10.9% | 6.7% |
| Grad/Prof Degree | 4.8% | 4.5% | 4.7% | 6.9% | 2.0% |
| Occupation (Age 16+) | | | | | |
| White Collar | 68.9% | 67.9% | 69.8% | 70.2% | 63.7% |
| Blue Collar | 31.1% | 32.1% | 30.2% | 29.8% | 36.3% |
| Workers Per Family | | | | | |
| 0 Workers | 15.6% | 17.7% | 13.0% | 14.7% | 21.3% |
| 1 Worker | 37.5% | 37.3% | 37.7% | 37.4% | 38.3% |
| 2 Workers | 38.8% | 37.4% | 39.8% | 41.9% | 28.7% |
| 3+ Workers | 8.1% | 7.6% | 9.5% | 6.0% | 11.7% |
| Avg Income by Workers/Family | | | | | |
| 0 Workers | \$27,490 | \$28,423 | \$24,509 | \$31,881 | \$14,813 |
| 1 Worker | \$43,575 | \$40,965 | \$46,817 | \$45,340 | \$32,223 |
| 2 Workers | \$67,472 | \$63,478 | \$72,731 | \$67,708 | \$58,867 |
| 3+ Workers | \$85,591 | \$82,114 | \$89,916 | \$83,430 | \$88,891 |
| Vehicles Per Household | | | | | |
| 0 Vehicles | 7.6% | 7.4% | 7.9% | 7.4% | 7.1% |
| 1 Vehicle | 32.7% | 34.1% | 30.8% | 32.8% | 35.7% |
| 2 Vehicle | 39.1% | 38.5% | 40.2% | 38.5% | 27.3% |
| 3+ Vehicles | 20.6% | 20.0% | 21.1% | 21.3% | 29.9% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census; AnySite Online.

EXHIBIT B-2

**2000 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION**

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | City of California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|-------------------------------|-----------------|------------------|----------------------|-----------------|-------------------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Total Population | 520,428 | 18,130 | 54,239 | 21,119 | 8,385 | 62,582 | 118,718 | 116,670 | 24,927 | 14,764 | 64,029 | 16,865 |
| % Share of Total | 100.0% | 3.5% | 10.4% | 4.1% | 1.6% | 12.0% | 22.8% | 22.4% | 4.8% | 2.8% | 12.3% | 3.2% |
| Population Growth (1990-2000) | 24.9% | 146.6% | 17.2% | -4.2% | 39.8% | 22.2% | 22.4% | 47.5% | -9.7% | 24.5% | 24.2% | 1.7% |
| Age Distribution | | | | | | | | | | | | |
| Age 0 to 20 | 37.8% | 42.0% | 35.4% | 35.4% | 34.4% | 37.5% | 36.8% | 42.4% | 33.2% | 36.9% | 38.3% | 28.5% |
| Age 21 to 34 | 17.3% | 23.1% | 14.0% | 18.3% | 14.0% | 16.2% | 18.9% | 16.9% | 16.2% | 23.9% | 17.6% | 12.9% |
| Age 35 to 54 | 28.2% | 25.3% | 27.8% | 26.8% | 32.0% | 27.9% | 29.1% | 29.7% | 29.6% | 24.1% | 26.1% | 25.8% |
| Age 55 to 64 | 7.0% | 4.5% | 9.0% | 7.5% | 8.9% | 7.4% | 6.6% | 5.4% | 9.7% | 6.5% | 6.8% | 10.0% |
| Age 65+ | 9.7% | 5.1% | 13.7% | 12.1% | 10.7% | 11.0% | 8.6% | 5.6% | 11.3% | 8.6% | 11.2% | 22.8% |
| Race Distribution | | | | | | | | | | | | |
| Non-Hispanic | 71.7% | 54.2% | 81.4% | 63.5% | 83.0% | 70.6% | 75.9% | 62.3% | 88.0% | 85.1% | 66.5% | 88.6% |
| White | 53.7% | 36.5% | 67.7% | 43.4% | 61.3% | 62.4% | 52.4% | 41.0% | 76.5% | 64.7% | 47.5% | 82.0% |
| Black alone | 11.0% | 12.7% | 7.6% | 11.1% | 12.4% | 3.8% | 15.6% | 14.1% | 3.4% | 8.9% | 11.6% | 2.1% |
| Am Indian/Alskn alone | 0.7% | 0.7% | 0.7% | 1.7% | 1.2% | 0.7% | 0.6% | 0.5% | 0.8% | 1.1% | 0.6% | 0.9% |
| Asian alone | 3.0% | 1.5% | 2.2% | 3.0% | 3.5% | 1.0% | 3.7% | 3.7% | 3.8% | 3.7% | 3.3% | 1.3% |
| Hawaiian/Pac Islndr alone | 0.3% | 0.1% | 0.2% | 0.9% | 0.3% | 0.2% | 0.2% | 0.1% | 0.5% | 1.7% | 0.2% | 0.2% |
| Some other race alone | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.1% | 0.4% | 0.2% | 0.1% | 0.3% | 0.2% | 0.1% |
| Two or More Races | 2.9% | 2.5% | 2.9% | 3.2% | 4.2% | 2.3% | 3.0% | 2.6% | 2.8% | 4.7% | 3.2% | 2.0% |
| Hispanic | 28.3% | 45.8% | 18.6% | 36.5% | 17.0% | 29.4% | 24.1% | 37.7% | 12.0% | 14.9% | 33.5% | 11.4% |
| Families as % of Households | 75.5% | 81.5% | 77.4% | 68.7% | 73.6% | 79.0% | 72.4% | 82.0% | 68.1% | 68.2% | 76.0% | 64.6% |
| Population in Group Quarters | | | | | | | | | | | | |
| Institutionalized | 2.1% | 8.2% | 0.7% | 1.9% | 0.7% | 0.5% | 5.9% | 0.1% | 1.2% | 0.3% | 1.0% | 1.8% |
| Correctional | 1.8% | 8.2% | 0.3% | 1.4% | 0.6% | 0.3% | 5.4% | 0.0% | 0.4% | 0.1% | 0.6% | 0.5% |
| Nursing Homes | 1.3% | 8.2% | 0.0% | 0.0% | 0.6% | 0.1% | 4.2% | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% |
| Other Institutions | 0.3% | 0.0% | 0.3% | 1.4% | 0.0% | 0.2% | 0.6% | 0.0% | 0.3% | 0.1% | 0.4% | 0.5% |
| Noninstitutionalized | 0.1% | 0.0% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| College on off campus | 0.4% | 0.0% | 0.3% | 0.5% | 0.1% | 0.2% | 0.5% | 0.1% | 0.9% | 0.2% | 0.4% | 1.4% |
| Military Quarters | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% |
| Other | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.8% | 0.0% | 0.0% | 0.0% |
| Other | 0.3% | 0.0% | 0.3% | 0.5% | 0.1% | 0.2% | 0.4% | 0.1% | 0.1% | 0.2% | 0.4% | 1.3% |
| Persons Per Household | | | | | | | | | | | | |
| 1 Person Per Unit | 19.7% | 14.3% | 18.0% | 25.9% | 21.2% | 16.5% | 22.1% | 13.9% | 27.6% | 25.1% | 19.4% | 30.0% |
| 2 Person Per Unit | 28.2% | 21.2% | 33.4% | 28.7% | 33.8% | 28.8% | 27.4% | 22.7% | 34.0% | 31.3% | 27.7% | 36.1% |
| 3 Person Per Unit | 17.1% | 16.4% | 16.7% | 17.8% | 17.7% | 17.7% | 17.3% | 17.7% | 15.1% | 18.5% | 16.7% | 14.2% |
| 4 Person Per Unit | 16.9% | 20.1% | 15.8% | 13.4% | 15.0% | 17.1% | 16.3% | 21.1% | 13.1% | 15.2% | 17.2% | 11.0% |
| 5 Person Per Unit | 10.1% | 13.9% | 9.1% | 8.5% | 7.8% | 10.8% | 9.4% | 13.5% | 6.6% | 6.0% | 10.7% | 5.2% |
| 6 Person Per Unit | 4.6% | 8.2% | 4.3% | 3.3% | 2.9% | 5.2% | 4.4% | 6.3% | 2.3% | 2.2% | 4.7% | 2.1% |
| 7+ Person Per Unit | 3.4% | 5.9% | 2.7% | 2.4% | 1.7% | 3.9% | 3.2% | 4.9% | 1.3% | 1.6% | 3.5% | 1.4% |

EXHIBIT B-2 (con't.)

2000 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | City of California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|---------------------------|-----------------|------------------|----------------------|-----------------|-------------------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Average Household Size | 3.00 | 3.53 | 2.90 | 2.71 | 2.72 | 3.12 | 2.92 | 3.40 | 2.51 | 2.60 | 3.03 | 2.38 |
| Householder Age | | | | | | | | | | | | |
| Age 15 - 24 | 5.6% | 6.3% | 4.2% | 8.3% | 4.9% | 4.7% | 6.0% | 4.4% | 6.5% | 16.6% | 5.3% | 4.3% |
| Age 25 - 34 | 17.1% | 25.8% | 13.2% | 17.6% | 12.2% | 15.2% | 17.9% | 19.0% | 15.4% | 20.8% | 18.7% | 10.9% |
| Age 35 - 54 | 46.7% | 46.9% | 43.3% | 41.5% | 49.9% | 45.8% | 48.1% | 55.4% | 44.0% | 36.9% | 43.0% | 35.0% |
| Age 55 - 64 | 12.4% | 9.7% | 14.8% | 12.4% | 14.2% | 13.2% | 12.3% | 10.5% | 15.2% | 10.5% | 11.7% | 14.5% |
| Age 65+ | 18.1% | 11.2% | 24.5% | 20.3% | 18.8% | 21.1% | 15.8% | 10.7% | 18.9% | 15.2% | 21.3% | 35.3% |
| Housing by Tenure | | | | | | | | | | | | |
| Owner-Occupied | 65.6% | 63.8% | 70.0% | 54.1% | 67.1% | 72.3% | 61.4% | 71.0% | 63.0% | 43.3% | 65.1% | 68.0% |
| Renter-Occupied | 34.4% | 36.2% | 30.0% | 45.9% | 32.9% | 27.7% | 38.6% | 29.0% | 37.0% | 56.7% | 34.9% | 32.0% |
| Vacant Units | 9.4% | 15.0% | 8.0% | 16.5% | 13.8% | 6.5% | 8.4% | 7.6% | 13.1% | 18.7% | 7.1% | 12.6% |
| For Seasonal, Rec, or Occ | 0.6% | 0.6% | 0.7% | 0.8% | 1.0% | 0.4% | 0.3% | 0.3% | 0.6% | 2.5% | 0.5% | 2.4% |
| Housing Value | | | | | | | | | | | | |
| Less Than \$19,999 | 0.3% | 0.0% | 0.2% | 1.4% | 1.0% | 0.3% | 0.3% | 0.3% | 0.8% | 0.4% | 0.0% | 0.3% |
| \$20,000 to \$39,999 | 1.8% | 1.4% | 0.7% | 2.6% | 7.8% | 0.6% | 0.6% | 0.6% | 9.8% | 11.7% | 1.1% | 4.2% |
| \$40,000 to \$59,999 | 6.1% | 12.7% | 2.2% | 15.7% | 12.0% | 4.5% | 3.8% | 2.4% | 22.7% | 17.9% | 4.2% | 16.9% |
| \$60,000 to \$79,999 | 18.0% | 32.5% | 13.7% | 36.9% | 26.5% | 17.5% | 17.5% | 12.8% | 26.2% | 27.3% | 15.6% | 25.2% |
| \$80,000 to \$99,999 | 25.4% | 31.9% | 24.1% | 23.1% | 26.8% | 34.0% | 25.0% | 20.2% | 19.9% | 22.6% | 30.9% | 20.4% |
| \$100,000 to \$124,999 | 19.0% | 15.7% | 17.8% | 13.1% | 17.6% | 19.7% | 19.8% | 20.7% | 8.1% | 10.5% | 25.9% | 13.9% |
| \$125,000 to \$149,999 | 13.4% | 4.6% | 13.6% | 4.6% | 5.3% | 14.5% | 14.2% | 18.1% | 5.5% | 4.7% | 14.0% | 9.1% |
| \$150,000 to \$174,999 | 7.2% | 0.8% | 11.0% | 0.9% | 1.7% | 5.5% | 7.9% | 10.7% | 3.1% | 1.8% | 5.1% | 4.3% |
| \$175,000 to \$199,999 | 3.6% | 0.3% | 6.4% | 0.5% | 0.5% | 1.8% | 3.9% | 5.5% | 2.2% | 1.4% | 2.2% | 2.1% |
| \$200,000 to \$249,999 | 3.0% | 0.0% | 6.0% | 0.5% | 0.4% | 0.9% | 4.5% | 4.4% | 1.4% | 1.6% | 0.5% | 1.6% |
| \$250,000 to \$299,999 | 1.1% | 0.0% | 2.6% | 0.0% | 0.0% | 0.2% | 1.1% | 2.3% | 0.1% | 0.0% | 0.0% | 0.8% |
| \$300,000 to \$399,999 | 0.7% | 0.0% | 1.1% | 0.0% | 0.4% | 0.1% | 0.8% | 1.4% | 0.2% | 0.0% | 0.1% | 0.4% |
| \$400,000 to \$499,999 | 0.2% | 0.0% | 0.3% | 0.7% | 0.0% | 0.1% | 0.3% | 0.2% | 0.0% | 0.0% | 0.0% | 0.4% |
| \$500,000 to \$749,999 | 0.1% | 0.0% | 0.2% | 0.0% | 0.0% | 0.0% | 0.2% | 0.1% | 0.0% | 0.0% | 0.0% | 0.2% |
| \$750,000 to \$999,999 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| \$1,000,000 or more | 0.1% | 0.0% | 0.1% | 0.0% | 0.0% | 0.3% | 0.1% | 0.2% | 0.0% | 0.0% | 0.2% | 0.2% |
| Median Housing Value | \$89,377 | \$81,700 | \$112,700 | \$75,700 | \$81,900 | \$95,900 | \$103,700 | \$116,400 | \$72,400 | \$75,400 | \$98,700 | \$83,200 |
| Average Housing Value | \$113,064 | \$84,431 | \$129,408 | \$82,575 | \$84,607 | \$107,287 | \$119,696 | \$129,805 | \$80,712 | \$79,641 | \$106,300 | \$97,088 |

EXHIBIT B-2 (con't.)

**2000 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION**

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | City of California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|---|-----------------|------------------|----------------------|-----------------|-------------------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Units in Structure | | | | | | | | | | | | |
| 1, detached | 73.2% | 72.6% | 75.9% | 60.3% | 78.9% | 81.4% | 66.7% | 78.0% | 70.3% | 67.0% | 72.9% | 77.5% |
| 1, attached | 2.5% | 3.3% | 3.4% | 3.6% | 1.5% | 1.6% | 2.8% | 2.3% | 2.9% | 3.8% | 1.7% | 1.7% |
| 2 | 2.0% | 1.6% | 1.7% | 4.0% | 2.3% | 1.9% | 1.4% | 0.4% | 6.3% | 4.9% | 1.7% | 3.7% |
| 3 or 4 | 4.7% | 4.2% | 7.9% | 6.2% | 5.0% | 2.6% | 5.1% | 2.0% | 6.1% | 14.9% | 3.8% | 4.2% |
| 5 to 9 | 3.6% | 0.6% | 3.6% | 6.1% | 2.8% | 2.3% | 5.3% | 2.7% | 2.6% | 1.5% | 4.6% | 1.8% |
| 10 to 19 | 2.2% | 3.8% | 2.0% | 3.0% | 1.1% | 2.3% | 3.0% | 2.0% | 1.5% | 1.6% | 1.8% | 1.3% |
| 20 to 49 | 1.6% | 2.9% | 0.5% | 1.6% | 1.2% | 0.9% | 1.8% | 2.9% | 1.2% | 0.7% | 0.9% | 0.7% |
| 50 or more | 3.9% | 2.6% | 0.2% | 4.1% | 0.0% | 1.7% | 6.6% | 5.7% | 0.7% | 1.0% | 5.5% | 0.5% |
| Mobile Home | 6.2% | 8.5% | 4.8% | 11.1% | 7.3% | 4.8% | 7.1% | 4.0% | 8.3% | 4.4% | 7.1% | 8.6% |
| Boat, RV, Van, etc. | 0.1% | 0.0% | 0.0% | 0.2% | 0.0% | 0.5% | 0.2% | 0.0% | 0.2% | 0.1% | 0.1% | 0.0% |
| Household Income | | | | | | | | | | | | |
| Less Than \$15,000 | 17.2% | 21.7% | 16.2% | 21.2% | 17.0% | 15.9% | 16.7% | 14.5% | 15.5% | 18.5% | 19.9% | 25.9% |
| \$15,000-\$19,999 | 6.9% | 8.5% | 6.2% | 8.6% | 7.2% | 6.3% | 7.0% | 5.0% | 6.5% | 10.2% | 8.6% | 7.6% |
| \$20,000-\$29,999 | 13.3% | 17.5% | 14.9% | 13.5% | 10.0% | 14.4% | 12.8% | 11.1% | 11.2% | 18.9% | 13.6% | 15.6% |
| \$30,000-\$39,999 | 12.5% | 13.5% | 12.1% | 14.5% | 11.0% | 13.1% | 11.8% | 11.7% | 12.1% | 16.0% | 12.8% | 14.9% |
| \$40,000-\$49,999 | 10.8% | 13.3% | 10.9% | 10.1% | 7.9% | 12.1% | 11.0% | 10.8% | 9.3% | 10.4% | 10.3% | 10.6% |
| \$50,000-\$59,999 | 9.7% | 9.9% | 8.9% | 8.2% | 11.5% | 11.3% | 10.1% | 9.7% | 9.2% | 8.2% | 10.0% | 6.9% |
| \$60,000-\$74,999 | 11.0% | 8.6% | 10.3% | 9.8% | 13.8% | 12.0% | 10.5% | 13.2% | 11.4% | 7.6% | 11.2% | 6.2% |
| \$75,000-\$99,999 | 10.1% | 5.2% | 10.8% | 7.9% | 12.1% | 8.3% | 10.4% | 12.9% | 12.7% | 5.4% | 8.4% | 7.5% |
| \$100,000-\$124,999 | 4.6% | 1.3% | 5.2% | 3.5% | 5.6% | 3.4% | 4.9% | 6.5% | 6.3% | 3.4% | 2.9% | 2.3% |
| \$125,000-\$149,999 | 1.8% | 0.3% | 1.7% | 1.2% | 1.6% | 1.2% | 2.3% | 2.4% | 2.9% | 0.8% | 1.4% | 1.1% |
| \$150,000-\$199,999 | 1.2% | 0.1% | 1.6% | 1.0% | 1.4% | 0.8% | 1.3% | 1.5% | 2.1% | 0.5% | 0.7% | 0.8% |
| \$200,000 or more | 0.9% | 0.2% | 1.2% | 0.5% | 0.9% | 1.2% | 1.2% | 0.8% | 0.9% | 0.0% | 0.3% | 0.5% |
| Median Household Income | \$40,095 | \$31,594 | \$40,421 | \$35,069 | \$45,735 | \$40,201 | \$41,127 | \$46,941 | \$44,971 | \$31,178 | \$36,187 | \$30,420 |
| Average Household Income | \$49,051 | \$35,912 | \$51,299 | \$43,671 | \$53,620 | \$47,898 | \$51,080 | \$54,994 | \$53,898 | \$37,843 | \$43,254 | \$38,361 |
| Educational Attainment (Age 25+) | | | | | | | | | | | | |
| Less than 9th Grade | 9.5% | 14.6% | 6.0% | 11.5% | 6.9% | 11.4% | 8.4% | 12.3% | 5.4% | 6.0% | 10.0% | 5.4% |
| Some High School | 13.2% | 18.3% | 11.7% | 10.9% | 10.3% | 16.0% | 13.3% | 13.6% | 7.2% | 12.0% | 13.3% | 12.8% |
| High School Diploma | 27.5% | 29.4% | 27.7% | 31.3% | 25.6% | 30.7% | 26.0% | 24.9% | 23.5% | 28.5% | 29.6% | 32.6% |
| College 1-3 years | 36.5% | 31.8% | 38.2% | 37.2% | 45.1% | 34.0% | 36.5% | 35.8% | 39.5% | 40.2% | 36.4% | 36.3% |
| Bachelor's Degree | 8.8% | 3.9% | 9.8% | 5.8% | 7.5% | 5.3% | 10.2% | 9.5% | 15.9% | 8.4% | 6.9% | 9.2% |
| Grad/Prof Degree | 4.6% | 2.0% | 6.6% | 3.3% | 4.6% | 2.6% | 5.6% | 3.8% | 8.5% | 4.8% | 3.7% | 3.8% |

EXHIBIT B-2 (con't.)

**2000 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION**

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | City of California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|------------------------------|-----------------|------------------|----------------------|-----------------|-------------------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Occupation (Age 16+) | | | | | | | | | | | | |
| White Collar | 69.0% | 63.1% | 70.3% | 68.3% | 69.0% | 65.4% | 70.7% | 69.4% | 73.1% | 70.1% | 67.9% | 68.9% |
| Blue Collar | 31.0% | 36.9% | 29.7% | 31.7% | 31.0% | 34.6% | 29.3% | 30.6% | 26.9% | 29.9% | 32.1% | 31.1% |
| Workers Per Family | | | | | | | | | | | | |
| 0 Workers | 15.4% | 17.2% | 20.4% | 13.2% | 17.5% | 16.5% | 14.2% | 11.0% | 13.6% | 13.2% | 17.2% | 28.1% |
| 1 Worker | 38.2% | 40.2% | 35.4% | 42.1% | 35.1% | 37.8% | 39.2% | 38.2% | 36.8% | 37.2% | 39.8% | 33.8% |
| 2 Workers | 38.0% | 34.9% | 36.5% | 36.7% | 41.7% | 37.0% | 37.3% | 41.0% | 43.2% | 43.7% | 35.0% | 32.9% |
| 3+ Workers | 8.4% | 7.7% | 7.7% | 8.1% | 5.8% | 8.8% | 9.4% | 9.7% | 6.4% | 5.9% | 7.9% | 5.2% |
| Avg Income by Workers/Family | | | | | | | | | | | | |
| 0 Workers | \$26,517 | \$15,332 | \$29,730 | \$34,277 | \$47,138 | \$24,418 | \$25,558 | \$21,284 | \$36,554 | \$28,933 | \$23,303 | \$33,091 |
| 1 Worker | \$42,402 | \$31,203 | \$45,345 | \$40,545 | \$39,742 | \$42,714 | \$43,678 | \$46,547 | \$44,888 | \$30,963 | \$37,388 | \$36,122 |
| 2 Workers | \$67,283 | \$50,720 | \$74,239 | \$59,321 | \$73,609 | \$64,669 | \$69,368 | \$71,028 | \$76,074 | \$47,648 | \$61,512 | \$57,311 |
| 3+ Workers | \$84,916 | \$64,540 | \$87,727 | \$78,699 | \$88,388 | \$85,000 | \$94,612 | \$83,078 | \$89,775 | \$73,211 | \$74,470 | \$79,709 |
| Vehicles Per Household | | | | | | | | | | | | |
| 0 Vehicles | 8.4% | 12.0% | 7.0% | 12.2% | 6.4% | 6.2% | 9.3% | 7.2% | 8.2% | 8.3% | 9.4% | 9.4% |
| 1 Vehicle | 33.8% | 32.4% | 32.7% | 42.1% | 35.7% | 29.9% | 35.6% | 28.8% | 33.0% | 45.5% | 35.6% | 39.5% |
| 2 Vehicle | 39.2% | 39.6% | 38.8% | 33.7% | 35.9% | 39.2% | 38.6% | 43.2% | 39.4% | 33.8% | 38.8% | 35.5% |
| 3+ Vehicles | 18.7% | 15.9% | 21.5% | 11.9% | 22.1% | 24.6% | 16.4% | 20.7% | 19.4% | 12.4% | 16.2% | 15.6% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census; AnySite Online.

EXHIBIT B-3

2000 Population Profile

State of California

| Population | 33,871,648 | Households Families | 11,502,870 7,920,049 68.9% | Persons in Households Persons in Families Persons in Group Qtrs | 33,051,894 27,165,979 819,754 |
|--|------------|------------------------|-------------------------------|---|-------------------------------------|
| Age Distribution | | % | Male | Female | |
| Under 5 | 2,486,981 | 7.3% | 1,272,884 | 1,214,097 | |
| Age 5-9 | 2,725,880 | 8.0% | 1,396,480 | 1,329,400 | |
| Age 10-14 | 2,570,822 | 7.6% | 1,317,135 | 1,253,687 | |
| Age 15-17 | 1,466,146 | 4.3% | 758,039 | 708,107 | |
| Age 18-20 | 1,475,571 | 4.4% | 772,215 | 703,356 | |
| Age 21-24 | 1,890,459 | 5.6% | 986,902 | 903,557 | |
| Age 25-29 | 2,543,541 | 7.5% | 1,311,445 | 1,232,096 | |
| Age 30-34 | 2,685,521 | 7.9% | 1,382,355 | 1,303,166 | |
| Age 35-44 | 5,485,341 | 16.2% | 2,772,494 | 2,712,847 | |
| Age 45-54 | 4,331,635 | 12.8% | 2,133,761 | 2,197,874 | |
| Age 55-59 | 1,467,252 | 4.3% | 711,203 | 756,049 | |
| Age 60-64 | 1,146,841 | 3.4% | 546,105 | 600,736 | |
| Age 65-74 | 1,887,823 | 5.6% | 854,703 | 1,033,120 | |
| Age 75-84 | 1,282,178 | 3.8% | 524,989 | 757,189 | |
| Age 85+ | 425,657 | 1.3% | 134,182 | 291,475 | |
| Median Age | 33.3 | | 32.2 | 34.4 | |
| Non-Hispanic Population By Race | | | | | |
| | | | | | 22,905,092 67.6% |
| White alone | | | | 15,816,790 | 46.7% |
| Black alone | | | | 2,181,926 | 6.4% |
| American Indian/Alaskan Native alone | | | | 178,984 | 0.5% |
| Asian alone | | | | 3,648,860 | 10.8% |
| Native Hawaiian/Pac Islander alone | | | | 103,736 | 0.3% |
| Some other race alone | | | | 71,681 | 0.2% |
| Two or More Races | | | | 903,115 | 2.7% |
| Hispanic Population By Race | | | | | |
| | | | | | 10,966,556 32.4% |
| White alone | | | | 4,353,269 | 12.9% |
| Black alone | | | | 81,956 | 0.2% |
| American Indian/Alaskan Native alone | | | | 154,362 | 0.5% |
| Asian alone | | | | 48,653 | 0.1% |
| Native Hawaiian/Pac Islander alone | | | | 13,225 | 0.0% |
| Some other race alone | | | | 5,610,560 | 16.6% |
| Two or More Races | | | | 704,531 | 2.1% |
| Relationship by Household Type (Total Population) | | | | | |
| In Households | | 33,051,894 | | 97.6% | |
| In Family Households | | 28,259,546 | | 83.4% | |
| Householder | | 7,920,049 | | 23.4% | |
| Male | | 5,646,949 | | 16.7% | |
| Female | | 2,273,100 | | 6.7% | |
| Spouse | | 5,877,084 | | 17.4% | |
| Parent | | 445,614 | | 1.3% | |
| Other relatives | | 1,061,884 | | 3.1% | |
| Nonrelatives | | 1,093,567 | | 3.2% | |
| In Non-Family Households | | 4,792,348 | | 14.1% | |
| Male Householder | | 1,718,168 | | 5.1% | |
| Male HHldr living alone | | 1,212,065 | | 3.6% | |
| Male HHldr not living alone | | 506,103 | | 1.5% | |
| Female Householder | | 1,864,653 | | 5.5% | |
| Female HHldr living alone | | 1,496,243 | | 4.4% | |
| Female HHldr not living alone | | 368,410 | | 1.1% | |
| In group quarters | | 819,754 | | 2.4% | |
| Institutionalized | | 413,656 | | 1.2% | |
| Noninstitutionalized | | 406,098 | | 1.2% | |
| Population in Group Quarters | | 819,754 | | 2.4% | |
| Institutionalized Population | | 413,656 | | 1.2% | |
| Correctional | | 248,516 | | 0.7% | |
| Nursing Homes | | 120,724 | | 0.4% | |
| Other Institutions | | 44,416 | | 0.1% | |
| Noninstitutionalized Population | | 406,098 | | 1.2% | |
| College on off Campus | | 126,715 | | 0.4% | |
| Military Quarters | | 58,810 | | 0.2% | |
| Other | | 220,573 | | 0.7% | |
| Relationship by Household Type (Age 65+) | | | | | |
| Population Age 65+ | | | | | 3,595,658 10.6% |
| In Households | | | | 3,425,705 | 10.1% |
| In Family Households | | | | 2,405,163 | 7.1% |
| Householder | | | | 1,199,987 | 3.5% |
| Male | | | | 933,071 | 2.8% |
| Female | | | | 266,916 | 0.8% |
| Spouse | | | | 754,331 | 2.2% |
| Parent | | | | 247,375 | 0.7% |
| Other relatives | | | | 171,519 | 0.5% |
| Nonrelatives | | | | 31,951 | 0.1% |
| In Non-Family Households | | | | 1,020,542 | 3.0% |
| Male Householder | | | | 270,918 | 0.8% |
| Male HHldr living alone | | | | 238,295 | 0.7% |
| Male HHldr not living alone | | | | 32,623 | 0.1% |
| Female Householder | | | | 691,582 | 2.0% |
| Female HHldr living alone | | | | 653,912 | 1.9% |
| Female HHldr not living alone | | | | 37,670 | 0.1% |
| Nonrelatives | | | | 58,042 | 0.2% |
| In group quarters | | | | 169,953 | 0.5% |
| Institutionalized | | | | 116,765 | 0.3% |
| Noninstitutionalized | | | | 53,188 | 0.2% |
| Unmarried Partner Households | | | | | |
| | | | | | 683,516 5.9% |
| Male hhldr and male partner | | | | 49,614 | 0.4% |
| Male hhldr and female partner | | | | 323,236 | 2.8% |
| Female hhldr and female partner | | | | 42,524 | 0.4% |
| Female hhldr and male partner | | | | 268,142 | 2.3% |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-3 (Cont'd)

2000 Housing Profile

State of California

| Total Housing Units | | | | | | | | |
|-------------------------------|-------------------|---------------|---------------------------------|-----------|-------|-----------|--------|---|
| | 12,214,549 | | Persons Per Household | | Owner | % | Renter | % |
| Occupied Housing Units | 11,502,870 | 100.0% | 1 Person Per Unit | 1,240,197 | 18.9% | 1,468,111 | 29.6% | |
| Owner-Occupied | 6,546,334 | 56.9% | 2 Persons Per Unit | 2,154,005 | 32.9% | 1,254,291 | 25.3% | |
| Renter-Occupied | 4,956,536 | 43.1% | 3 Persons Per Unit | 1,059,758 | 16.2% | 782,210 | 15.8% | |
| Vacant Housing Units | 711,679 | 5.8% | 4 Persons Per Unit | 1,060,816 | 16.2% | 647,145 | 13.1% | |
| Vacant For Rent | 190,321 | 1.6% | 5 Persons Per Unit | 538,906 | 8.2% | 388,633 | 7.8% | |
| Vacant For Sale | 92,197 | 0.8% | 6 Persons Per Unit | 249,015 | 3.8% | 201,905 | 4.1% | |
| Not Yet Occupied | 50,846 | 0.4% | 7+ Persons Per Unit | 243,637 | 3.7% | 214,241 | 4.3% | |
| Seasonal, Rec, Occ Use | 236,857 | 1.9% | Average Household Size | 2.87 | | | | |
| For Migrant Workers | 2,205 | 0.0% | | | | | | |
| Other Vacant | 139,253 | 1.1% | Persons Per Family/Non-F | Family | % | Family | % | |
| Housing Value | 5,527,618 | | 1 Person Per Unit | - | - | 2,708,308 | 75.6% | |
| Less than \$19,999 | 16,344 | 0.3% | 2 Persons Per Unit | 2,732,275 | 34.5% | 676,021 | 18.9% | |
| \$20,000 to \$39,999 | 42,254 | 0.8% | 3 Persons Per Unit | 1,719,557 | 21.7% | 122,411 | 3.4% | |
| \$40,000 to \$59,999 | 68,531 | 1.2% | 4 Persons Per Unit | 1,661,554 | 21.0% | 46,407 | 1.3% | |
| \$60,000 to \$79,999 | 182,382 | 3.3% | 5 Persons Per Unit | 911,538 | 11.5% | 16,001 | 0.4% | |
| \$80,000 to \$99,999 | 331,572 | 6.0% | 6 Persons Per Unit | 443,687 | 5.6% | 7,233 | 0.2% | |
| \$100,000 to \$124,999 | 403,671 | 7.3% | 7+ Persons Per Unit | 451,438 | 5.7% | 6,440 | 0.2% | |
| \$125,000 to \$149,999 | 531,060 | 9.6% | Average Family Size | 3.43 | | | | |
| \$150,000 to \$174,999 | 540,092 | 9.8% | Average Non-Family Size | 1.64 | | | | |
| \$175,000 to \$199,999 | 487,183 | 8.8% | Units In Structure | Owner | % | Renter | % | |
| \$200,000 to \$249,999 | 698,988 | 12.6% | 1, detached | 5,291,196 | 80.8% | 1,247,909 | 25.2% | |
| \$250,000 to \$299,999 | 535,474 | 9.7% | 1, attached | 505,733 | 7.7% | 369,510 | 7.5% | |
| \$300,000 to \$399,999 | 669,261 | 12.1% | 2 | 53,396 | 0.8% | 253,484 | 5.1% | |
| \$400,000 to \$499,999 | 385,627 | 7.0% | 3 or 4 | 82,041 | 1.3% | 573,090 | 11.6% | |
| \$500,000 to \$749,999 | 370,041 | 6.7% | 5 to 9 | 69,450 | 1.1% | 608,074 | 12.3% | |
| \$750,000 to \$999,999 | 136,519 | 2.5% | 10 to 19 | 44,898 | 0.7% | 537,443 | 10.8% | |
| \$1,000,000 or more | 128,619 | 2.3% | 20 to 49 | 49,680 | 0.8% | 533,067 | 10.8% | |
| Median Housing Value | \$211,500 | | 50 or more | 62,147 | 0.9% | 729,089 | 14.7% | |
| Average Housing Value | \$283,891 | | Mobile Home | 373,351 | 5.7% | 99,842 | 2.0% | |
| Monthly Rent | 4,921,581 | | Boat, RV, Van, etc. | 14,345 | 0.2% | 5,125 | 0.1% | |
| No Cash Rent | 152,858 | 3.1% | Tenure By Year Structure | Owner | % | Renter | % | |
| Less Than \$199 | 173,034 | 3.5% | 1999-March 00 | 115,372 | 1.8% | 40,049 | 0.8% | |
| \$200 to \$249 | 69,627 | 1.4% | 1995-1998 | 359,942 | 5.5% | 145,387 | 2.9% | |
| \$250 to \$299 | 75,797 | 1.5% | 1990-1994 | 509,177 | 7.8% | 289,753 | 5.8% | |
| \$300 to \$349 | 135,144 | 2.7% | 1980-1989 | 1,141,514 | 17.4% | 829,835 | 16.7% | |
| \$350 to \$399 | 190,411 | 3.9% | 1970-1979 | 1,260,440 | 19.3% | 1,093,120 | 22.1% | |
| \$400 to \$499 | 528,673 | 10.7% | 1960-1969 | 1,005,648 | 15.4% | 921,555 | 18.6% | |
| \$500 to \$599 | 690,031 | 14.0% | 1959 or earlier | 2,154,144 | 32.9% | 1,636,934 | 33.0% | |
| \$600 to \$699 | 676,908 | 13.8% | Tenure by Year Moved In | Owner | % | Renter | % | |
| \$700 to \$799 | 544,908 | 11.1% | 1999-March 00 | 724,512 | 11.1% | 1,731,914 | 34.9% | |
| \$800 to \$899 | 438,783 | 8.9% | 1995-1998 | 1,617,115 | 24.7% | 2,013,406 | 40.6% | |
| \$900 to \$999 | 316,988 | 6.4% | 1990-1994 | 1,175,311 | 18.0% | 667,076 | 13.5% | |
| \$1,000 to \$1,249 | 447,614 | 9.1% | 1980-1989 | 1,385,908 | 21.2% | 366,517 | 7.4% | |
| \$1,250 to \$1,499 | 218,934 | 4.4% | 1970-1979 | 898,435 | 13.7% | 125,093 | 2.5% | |
| \$1,500 to \$1,999 | 182,568 | 3.7% | 1969 or earlier | 744,956 | 11.4% | 52,627 | 1.1% | |
| \$2,000 or more | 79,303 | 1.6% | | | | | | |
| Median Rent | \$677 | 0.0% | | | | | | |
| Average Rent | \$723 | 0.0% | | | | | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-4

2000 Population Profile

San Bernardino County, CA

| Population | 1,709,434 | Households Families | 528,594 404,327 76.5% | Persons in Households Persons in Families Persons in Group Qtrs | 1,664,402 1,448,964 45,032 |
|--|-----------|------------------------|--------------------------|---|----------------------------------|
| Age Distribution | | % | Male | Female | |
| Under 5 | 143,076 | 8.4% | 73,273 | 69,803 | |
| Age 5-9 | 163,860 | 9.6% | 84,064 | 79,796 | |
| Age 10-14 | 158,202 | 9.3% | 80,787 | 77,415 | |
| Age 15-17 | 86,909 | 5.1% | 44,408 | 42,501 | |
| Age 18-20 | 80,410 | 4.7% | 43,007 | 37,403 | |
| Age 21-24 | 95,390 | 5.6% | 50,436 | 44,954 | |
| Age 25-29 | 117,758 | 6.9% | 59,421 | 58,337 | |
| Age 30-34 | 125,270 | 7.3% | 62,663 | 62,607 | |
| Age 35-44 | 272,633 | 15.9% | 135,412 | 137,221 | |
| Age 45-54 | 203,670 | 11.9% | 101,040 | 102,630 | |
| Age 55-59 | 65,315 | 3.8% | 32,217 | 33,098 | |
| Age 60-64 | 50,482 | 3.0% | 24,342 | 26,140 | |
| Age 65-74 | 81,244 | 4.8% | 36,865 | 44,379 | |
| Age 75-84 | 49,965 | 2.9% | 20,280 | 29,685 | |
| Age 85+ | 15,250 | 0.9% | 4,809 | 10,441 | |
| Median Age | 30.3 | | 29.3 | 31.4 | |
| Relationship by Household Type (Total Population) | | | | | |
| In Households | | 1,664,402 | 97.4% | | |
| In Family Households | | 1,503,202 | 87.9% | | |
| Householder | | 404,327 | 23.7% | | |
| Male | | 287,163 | 16.8% | | |
| Female | | 117,164 | 6.9% | | |
| Spouse | | 294,701 | 17.2% | | |
| Parent | | 20,171 | 1.2% | | |
| Other relatives | | 51,327 | 3.0% | | |
| Nonrelatives | | 54,238 | 3.2% | | |
| In Non-Family Households | | 161,200 | 9.4% | | |
| Male Householder | | 60,572 | 3.5% | | |
| Male HHldr living alone | | 44,279 | 2.6% | | |
| Male HHldr not living alone | | 16,293 | 1.0% | | |
| Female Householder | | 63,695 | 3.7% | | |
| Female HHldr living alone | | 53,203 | 3.1% | | |
| Female HHldr not living alone | | 10,492 | 0.6% | | |
| In group quarters | | 45,032 | 2.6% | | |
| Institutionalized | | 26,852 | 1.6% | | |
| Noninstitutionalized | | 18,180 | 1.1% | | |
| Population in Group Quarters | | 45,032 | 2.6% | | |
| Institutionalized Population | | 26,852 | 1.6% | | |
| Correctional | | 16,959 | 1.0% | | |
| Nursing Homes | | 4,767 | 0.3% | | |
| Other Institutions | | 5,126 | 0.3% | | |
| Noninstitutionalized Population | | 18,180 | 1.1% | | |
| College on off Campus | | 1,590 | 0.1% | | |
| Military Quarters | | 7,111 | 0.4% | | |
| Other | | 9,479 | 0.6% | | |
| Relationship by Household Type (Age 65+) | | | | | |
| Population Age 65+ | | 146,459 | 8.6% | | |
| In Households | | 140,410 | 8.2% | | |
| In Family Households | | 100,712 | 5.9% | | |
| Householder | | 50,179 | 2.9% | | |
| Male | | 38,579 | 2.3% | | |
| Female | | 11,600 | 0.7% | | |
| Spouse | | 30,882 | 1.8% | | |
| Parent | | 10,526 | 0.6% | | |
| Other relatives | | 7,963 | 0.5% | | |
| Nonrelatives | | 1,162 | 0.1% | | |
| In Non-Family Households | | 39,698 | 2.3% | | |
| Male Householder | | 10,999 | 0.6% | | |
| Male HHldr living alone | | 9,616 | 0.6% | | |
| Male HHldr not living alone | | 1,383 | 0.1% | | |
| Female Householder | | 26,492 | 1.5% | | |
| Female HHldr living alone | | 25,206 | 1.5% | | |
| Female HHldr not living alone | | 1,286 | 0.1% | | |
| Nonrelatives | | 2,207 | 0.1% | | |
| In group quarters | | 6,049 | 0.4% | | |
| Institutionalized | | 4,311 | 0.3% | | |
| Noninstitutionalized | | 1,738 | 0.1% | | |
| Unmarried Partner Households | | | | | |
| Unmarried Partner Households | | 33,025 | 6.2% | | |
| Male hhldr and male partner | | 1,305 | 0.2% | | |
| Male hhldr and female partner | | 16,883 | 3.2% | | |
| Female hhldr and female partner | | 1,583 | 0.3% | | |
| Female hhldr and male partner | | 13,254 | 2.5% | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-4 (Cont'd)

2000 Housing Profile

San Bernardino County, CA

| Total Housing Units | | | 601,369 | | | | | |
|-------------------------------|----------------|---------------|---------------------------------------|---------------|----------|-------------------|----------|--|
| Occupied Housing Units | 528,594 | 100.0% | Persons Per Household | Owner | % | Renter | % | |
| Owner-Occupied | 340,933 | 64.5% | 1 Person Per Unit | 54,961 | 16.1% | 42,521 | 22.7% | |
| Renter-Occupied | 187,661 | 35.5% | 2 Persons Per Unit | 98,486 | 28.9% | 43,023 | 22.9% | |
| | | | 3 Persons Per Unit | 55,907 | 16.4% | 33,932 | 18.1% | |
| | | | 4 Persons Per Unit | 60,902 | 17.9% | 30,190 | 16.1% | |
| Vacant Housing Units | 72,775 | 12.1% | 5 Persons Per Unit | 36,484 | 10.7% | 19,340 | 10.3% | |
| Vacant For Rent | 14,725 | 2.4% | 6 Persons Per Unit | 18,147 | 5.3% | 9,738 | 5.2% | |
| Vacant For Sale | 10,808 | 1.8% | 7+ Persons Per Unit | 16,046 | 4.7% | 8,917 | 4.8% | |
| Not Yet Occupied | 3,366 | 0.6% | | | | | | |
| Seasonal, Rec, Occ Use | 31,632 | 5.3% | Average Household Size | 3.15 | | | | |
| For Migrant Workers | 38 | 0.0% | | | | | | |
| Other Vacant | 12,206 | 2.0% | Persons Per Family/Non-Family | Family | % | Non-Family | % | |
| | | | 1 Person Per Unit | - | - | 97,482 | 78.4% | |
| | | | 2 Persons Per Unit | 120,664 | 29.8% | 20,845 | 16.8% | |
| Housing Value | 296,705 | | 3 Persons Per Unit | 86,269 | 21.3% | 3,570 | 2.9% | |
| Less than \$19,999 | 1,427 | 0.5% | 4 Persons Per Unit | 89,673 | 22.2% | 1,419 | 1.1% | |
| \$20,000 to \$39,999 | 3,351 | 1.1% | 5 Persons Per Unit | 55,269 | 13.7% | 555 | 0.4% | |
| \$40,000 to \$59,999 | 9,073 | 3.1% | 6 Persons Per Unit | 27,649 | 6.8% | 236 | 0.2% | |
| \$60,000 to \$79,999 | 25,597 | 8.6% | 7+ Persons Per Unit | 24,803 | 6.1% | 160 | 0.1% | |
| \$80,000 to \$99,999 | 47,189 | 15.9% | | | | | | |
| \$100,000 to \$124,999 | 48,635 | 16.4% | Average Family Size | 3.58 | | | | |
| \$125,000 to \$149,999 | 50,551 | 17.0% | Average Non-Family Size | 1.73 | | | | |
| \$150,000 to \$174,999 | 34,579 | 11.7% | | | | | | |
| \$175,000 to \$199,999 | 22,547 | 7.6% | Units In Structure | Owner | % | Renter | % | |
| \$200,000 to \$249,999 | 24,146 | 8.1% | 1, detached | 296,252 | 86.9% | 70,118 | 37.4% | |
| \$250,000 to \$299,999 | 13,472 | 4.5% | 1, attached | 11,781 | 3.5% | 11,835 | 6.3% | |
| \$300,000 to \$399,999 | 10,283 | 3.5% | 2 | 700 | 0.2% | 7,882 | 4.2% | |
| \$400,000 to \$499,999 | 3,234 | 1.1% | 3 or 4 | 1,943 | 0.6% | 23,922 | 12.8% | |
| \$500,000 to \$749,999 | 1,605 | 0.5% | 5 to 9 | 1,230 | 0.4% | 17,920 | 9.6% | |
| \$750,000 to \$999,999 | 541 | 0.2% | 10 to 19 | 464 | 0.1% | 12,583 | 6.7% | |
| \$1,000,000 or more | 475 | 0.2% | 20 to 49 | 326 | 0.1% | 9,124 | 4.9% | |
| Median Housing Value | \$131,500 | | 50 or more | 590 | 0.2% | 27,366 | 14.6% | |
| Average Housing Value | \$152,294 | | Mobile Home | 27,038 | 7.9% | 6,603 | 3.5% | |
| | | | Boat, RV, Van, etc. | 690 | 0.2% | 227 | 0.1% | |
| Monthly Rent | 186,461 | | Tenure By Year Structure Built | Owner | % | Renter | % | |
| No Cash Rent | 9,679 | 5.2% | 1999-March 00 | 6,291 | 1.8% | 959 | 0.5% | |
| Less Than \$199 | 6,184 | 3.3% | 1995-1998 | 20,563 | 6.0% | 6,229 | 3.3% | |
| \$200 to \$249 | 2,899 | 1.6% | 1990-1994 | 40,663 | 11.9% | 18,789 | 10.0% | |
| \$250 to \$299 | 3,736 | 2.0% | 1980-1989 | 94,954 | 27.8% | 54,837 | 29.2% | |
| \$300 to \$349 | 6,823 | 3.7% | 1970-1979 | 65,742 | 19.3% | 38,905 | 20.7% | |
| \$350 to \$399 | 11,496 | 6.2% | 1960-1969 | 41,761 | 12.2% | 27,759 | 14.8% | |
| \$400 to \$499 | 32,043 | 17.2% | 1959 or earlier | 71,040 | 20.8% | 40,102 | 21.4% | |
| \$500 to \$599 | 37,032 | 19.9% | Tenure by Year Moved In | Owner | % | Renter | % | |
| \$600 to \$699 | 28,843 | 15.5% | 1999-March 00 | 42,446 | 12.4% | 78,770 | 42.0% | |
| \$700 to \$799 | 20,065 | 10.8% | 1995-1998 | 91,218 | 26.7% | 76,367 | 40.7% | |
| \$800 to \$899 | 12,867 | 6.9% | 1990-1994 | 69,094 | 20.3% | 19,823 | 10.6% | |
| \$900 to \$999 | 6,913 | 3.7% | 1980-1989 | 77,715 | 22.8% | 9,381 | 5.0% | |
| \$1,000 to \$1,249 | 5,264 | 2.8% | 1970-1979 | 36,361 | 10.7% | 2,175 | 1.2% | |
| \$1,250 to \$1,499 | 1,635 | 0.9% | 1969 or earlier | 24,180 | 7.1% | 1,064 | 0.6% | |
| \$1,500 to \$1,999 | 814 | 0.4% | | | | | | |
| \$2,000 or more | 168 | 0.1% | | | | | | |
| Median Rent | \$568 | 0.3% | | | | | | |
| Average Rent | \$551 | 0.3% | | | | | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-4 (Cont'd)

2000 Socioeconomic Profile

San Bernardino County, CA

| Income Distribution | | Household Income | | Family Income | | Occupation for Employed Population Age 16+ | | % |
|----------------------------------|----------|------------------|----------|-----------------------|-----------------------|--|--------|---|
| Less than \$10,000 | 47,943 | 9.1% | 27,892 | 6.8% | White Collar | 661,272 | 69.2% | |
| \$10,000 to \$14,999 | 34,849 | 6.6% | 21,307 | 5.2% | Mgmt/Bus/Finance | 73,833 | 7.7% | |
| \$15,000 to \$19,999 | 33,237 | 6.3% | 23,157 | 5.7% | Professional | 112,263 | 11.7% | |
| \$20,000 to \$24,999 | 35,517 | 6.7% | 25,848 | 6.3% | Sales/Office | 180,447 | 18.9% | |
| \$25,000 to \$29,999 | 32,988 | 6.2% | 24,676 | 6.1% | Blue Collar | 294,729 | 30.8% | |
| \$30,000 to \$34,999 | 33,525 | 6.3% | 25,286 | 6.2% | Service | 104,728 | 11.0% | |
| \$35,000 to \$39,999 | 31,472 | 6.0% | 24,493 | 6.0% | Farm/Fish/Forestry | 3,040 | 0.3% | |
| \$40,000 to \$44,999 | 30,436 | 5.8% | 23,778 | 5.8% | Const/Ext/Maintenance | 74,519 | 7.8% | |
| \$45,000 to \$49,999 | 26,331 | 5.0% | 21,053 | 5.2% | Prod/Transp/Materials | 112,442 | 11.8% | |
| \$50,000 to \$59,999 | 49,067 | 9.3% | 39,759 | 9.8% | | | | |
| \$60,000 to \$74,999 | 58,622 | 11.1% | 49,529 | 12.2% | | | | |
| \$75,000 to \$99,999 | 56,907 | 10.8% | 49,387 | 12.1% | | | | |
| \$100,000 to \$124,999 | 28,231 | 5.3% | 25,177 | 6.2% | | | | |
| \$125,000 to \$149,999 | 13,102 | 2.5% | 11,459 | 2.8% | | | | |
| \$150,000 to \$199,999 | 9,619 | 1.8% | 8,427 | 2.1% | | | | |
| \$200,000 or more | 6,993 | 1.3% | 5,977 | 1.5% | | | | |
| Total | 528,839 | | 407,205 | | | | | |
| Median Income | \$42,066 | | \$46,574 | | | | | |
| Average Income | \$53,064 | | \$56,975 | | | | | |
| Educational Attainment | | | | | | | | |
| Population 25+ | | | | | | 983,273 | | |
| Less than 9th Grade | | | | | | 129,788 | 13.2% | |
| Some High School | | | | | | 123,806 | 12.6% | |
| High School Diploma | | | | | | 246,155 | 25.0% | |
| College 1-3 years | | | | | | 326,943 | 33.3% | |
| Bachelor's Degree | | | | | | 102,339 | 10.4% | |
| Grad/Prof Degree | | | | | | 54,242 | 5.5% | |
| Place of Work | | | | | | | | |
| Total Workers Age 16+ | | | | | | 658,708 | | |
| Living in an MSA/PMSA: | | | | | | 658,708 | 100.0% | |
| Living in a central city: | | | | | | 60,601 | 9.2% | |
| Worked in MSA/PMSA of residence: | | | | | | 55,195 | 8.4% | |
| Central City | | | | | | 26,922 | 4.1% | |
| Remainder | | | | | | 28,273 | 4.3% | |
| Worked outside MSA/PMSA of res: | | | | | | 5,406 | 0.8% | |
| Worked in dift MSA/PMSA of res: | | | | | | 5,350 | 0.8% | |
| Central City | | | | | | 1,771 | 0.3% | |
| Remainder | | | | | | 3,579 | 0.5% | |
| Worked outside any MSA/PMSA: | | | | | | 56 | 0.0% | |
| Living in remainder of MSA/PMSA: | | | | | | 598,107 | 90.8% | |
| Worked in MSA/PMSA of residence: | | | | | | 453,389 | 68.8% | |
| Central City | | | | | | 61,244 | 9.3% | |
| Remainder | | | | | | 392,145 | 59.5% | |
| Worked outside MSA/PMSA of res: | | | | | | 144,718 | 22.0% | |
| Worked in dift MSA/PMSA of res: | | | | | | 143,042 | 21.7% | |
| Central City | | | | | | 41,841 | 6.4% | |
| Remainder | | | | | | 101,201 | 15.4% | |
| Worked outside any MSA/PMSA: | | | | | | 1,676 | 0.3% | |
| Not Living in an MSA/PMSA: | | | | | | 0 | 0.0% | |
| Worked in MSA/PMSA: | | | | | | 0 | 0.0% | |
| Central City | | | | | | 0 | 0.0% | |
| Remainder | | | | | | 0 | 0.0% | |
| Worked outside any MSA/PMSA: | | | | | | 0 | 0.0% | |
| Workers Per Family | | | | Average Income | | | | |
| 0 Workers | 48,733 | 12.1% | \$26,965 | | | | | |
| 1 Workers | 140,939 | 34.9% | \$42,701 | | | | | |
| 2 Workers | 163,251 | 40.4% | \$69,811 | | | | | |
| 3+ Workers | 51,404 | 12.7% | \$86,988 | | | | | |
| Vehicles Per Household | | | | | | | | |
| 0 Vehicles | 42,120 | 8.0% | | | | | | |
| 1 Vehicle | 171,126 | 32.4% | | | | | | |
| 2 Vehicle | 204,829 | 38.7% | | | | | | |
| 3+ Vehicles | 110,519 | 20.9% | | | | | | |
| Householder Race | | Owner | % | Renter | % | | | |
| Single Race | | | | | | | | |
| White | | 243,686 | 71.5% | 107,043 | 57.0% | | | |
| Black/African American | | 21,708 | 6.4% | 26,017 | 13.9% | | | |
| American Ind/Alaska | | 3,335 | 1.0% | 2,618 | 1.4% | | | |
| Asian | | 14,901 | 4.4% | 7,503 | 4.0% | | | |
| Hawaiian/Pac Islndr | | 582 | 0.2% | 628 | 0.3% | | | |
| Some Other Race | | 45,597 | 13.4% | 35,145 | 18.7% | | | |
| Two or More Races | | 11,124 | 3.3% | 8,707 | 4.6% | | | |
| Householder Age | | Owner | % | Renter | % | | | |
| Age 15 - 24 | | 5,373 | 1.6% | 22,172 | 6.5% | | | |
| Age 25 - 34 | | 44,414 | 13.0% | 54,682 | 16.0% | | | |
| Age 35 - 44 | | 87,583 | 25.7% | 49,560 | 14.5% | | | |
| Age 45 - 54 | | 81,820 | 24.0% | 29,691 | 8.7% | | | |
| Age 55 - 64 | | 51,423 | 15.1% | 14,206 | 4.2% | | | |
| Age 65 - 74 | | 39,264 | 11.5% | 9,096 | 2.7% | | | |
| Age 75 - 84 | | 25,032 | 7.3% | 6,026 | 1.8% | | | |
| Age 85+ | | 6,024 | 1.8% | 2,228 | 0.7% | | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-5

2000 Population Profile

Los Angeles County, CA

| | | | | | |
|--|-----------------|-------------------|---------------|---|------------------------|
| Population | 9,519,338 | Households | 3,133,774 | Persons in Households | 9,344,086 |
| | | Families | 2,136,977 | Persons in Families | 7,708,611 |
| | | | 68.2% | Persons in Group Qtrs | 175,252 |
| Age Distribution | % | Male | Female | | |
| Under 5 | 737,631 7.7% | 377,819 | 359,812 | Non-Hispanic Population By Race | 5,277,125 55.4% |
| Age 5-9 | 802,047 8.4% | 409,618 | 392,429 | White alone | 2,959,614 31.1% |
| Age 10-14 | 723,652 7.6% | 370,008 | 353,644 | Black alone | 901,472 9.5% |
| Age 15-17 | 404,646 4.3% | 209,476 | 195,170 | American Indian/Alaskan Native alone | 25,609 0.3% |
| Age 18-20 | 419,114 4.4% | 215,042 | 204,072 | Asian alone | 1,124,569 11.8% |
| Age 21-24 | 561,543 5.9% | 285,824 | 275,719 | Native Hawaiian/Pac Islander alone | 23,265 0.2% |
| Age 25-29 | 779,031 8.2% | 395,422 | 383,609 | Some other race alone | 19,935 0.2% |
| Age 30-34 | 802,691 8.4% | 410,209 | 392,482 | Two or More Races | 222,661 2.3% |
| Age 35-44 | 1,517,478 15.9% | 761,325 | 756,153 | Hispanic Population By Race | 4,242,213 44.6% |
| Age 45-54 | 1,148,612 12.1% | 556,313 | 592,299 | White alone | 1,677,448 17.6% |
| Age 55-59 | 389,457 4.1% | 185,550 | 203,907 | Black alone | 29,485 0.3% |
| Age 60-64 | 306,763 3.2% | 144,259 | 162,504 | American Indian/Alaskan Native alone | 51,379 0.5% |
| Age 65-74 | 492,833 5.2% | 218,666 | 274,167 | Asian alone | 12,931 0.1% |
| Age 75-84 | 324,693 3.4% | 130,496 | 194,197 | Native Hawaiian/Pac Islander alone | 3,788 0.0% |
| Age 85+ | 109,147 1.1% | 34,078 | 75,069 | Some other race alone | 2,220,062 23.3% |
| Median Age | 32.0 | 31.0 | 33.0 | Two or More Races | 247,120 2.6% |
| Relationship by Household Type (Total Population) | | | | | |
| In Households | | 9,344,086 | 98.2% | Relationship by Household Type (Age 65+) | |
| In Family Households | | 8,043,375 | 84.5% | Population Age 65+ | 926,673 9.7% |
| Householder | | 2,136,977 | 22.4% | In Households | 879,888 9.2% |
| Male | | 1,455,887 | 15.3% | In Family Households | 623,259 6.5% |
| Female | | 681,090 | 7.2% | Householder | 296,893 3.1% |
| Spouse | | 1,491,327 | 15.7% | Male | 218,822 2.3% |
| Parent | | 164,620 | 1.7% | Female | 78,071 0.8% |
| Other relatives | | 381,201 | 4.0% | Spouse | 171,338 1.8% |
| Nonrelatives | | 334,764 | 3.5% | Parent | 87,210 0.9% |
| In Non-Family Households | | 1,300,711 | 13.7% | Other relatives | 57,523 0.6% |
| Male Householder | | 490,133 | 5.1% | Nonrelatives | 10,295 0.1% |
| Male HHldr living alone | | 358,915 | 3.8% | In Non-Family Households | 256,629 2.7% |
| Male HHldr not living alone | | 131,218 | 1.4% | Male Householder | 72,120 0.8% |
| Female Householder | | 506,664 | 5.3% | Male HHldr living alone | 63,689 0.7% |
| Female HHldr living alone | | 412,939 | 4.3% | Male HHldr not living alone | 8,431 0.1% |
| Female HHldr not living alone | | 93,725 | 1.0% | Female Householder | 169,815 1.8% |
| In group quarters | | 175,252 | 1.8% | Female HHldr living alone | 159,784 1.7% |
| Institutionalized | | 77,712 | 0.8% | Female HHldr not living alone | 10,031 0.1% |
| Noninstitutionalized | | 97,540 | 1.0% | Nonrelatives | 14,694 0.2% |
| Population in Group Quarters | | 175,252 | 1.8% | In group quarters | 46,785 0.5% |
| Institutionalized Population | | 77,712 | 0.8% | Institutionalized | 33,238 0.3% |
| Correctional | | 28,193 | 0.3% | Noninstitutionalized | 13,547 0.1% |
| Nursing Homes | | 36,088 | 0.4% | Unmarried Partner Households | 185,892 5.9% |
| Other Institutions | | 13,431 | 0.1% | Male hhldr and male partner | 14,468 0.5% |
| Noninstitutionalized Population | | 97,540 | 1.0% | Male hhldr and female partner | 89,151 2.8% |
| College on off Campus | | 41,103 | 0.4% | Female hhldr and female partner | 10,705 0.3% |
| Military Quarters | | 163 | 0.0% | Female hhldr and male partner | 71,568 2.3% |
| Other | | 56,274 | 0.6% | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-5 (Cont'd)

2000 Housing Profile

Los Angeles County, CA

| Total Housing Units | | | | | | | | | |
|-------------------------------|------------------|---------------|---------------------------------------|--|--------------|---------------|---------------|-------------------|----------|
| Total Housing Units | 3,270,909 | | | | | | | | |
| Occupied Housing Units | | | Persons Per Household | | Owner | % | Renter | % | |
| Occupied Housing Units | 3,133,774 | 100.0% | 1 Person Per Unit | | 279,298 | 18.6% | 492,556 | 30.1% | |
| Owner-Occupied | 1,499,744 | 47.9% | 2 Persons Per Unit | | 437,386 | 29.2% | 382,982 | 23.4% | |
| Renter-Occupied | 1,634,030 | 52.1% | 3 Persons Per Unit | | 244,516 | 16.3% | 249,853 | 15.3% | |
| Vacant Housing Units | | | 4 Persons Per Unit | | 246,107 | 16.4% | 219,052 | 13.4% | |
| Vacant Housing Units | 137,135 | 4.2% | 5 Persons Per Unit | | 138,620 | 9.2% | 138,707 | 8.5% | |
| Vacant For Rent | 56,089 | 1.7% | 6 Persons Per Unit | | 72,295 | 4.8% | 74,435 | 4.6% | |
| Vacant For Sale | 23,874 | 0.7% | 7+ Persons Per Unit | | 81,522 | 5.4% | 76,445 | 4.7% | |
| Not Yet Occupied | 11,716 | 0.4% | Average Household Size | | 2.98 | | | | |
| Seasonal, Rec, Occ Use | 13,565 | 0.4% | Persons Per Family/Non-Family | | | Family | % | Non-Family | % |
| For Migrant Workers | 68 | 0.0% | 1 Person Per Unit | | - | - | 771,854 | 77.4% | |
| Other Vacant | 31,823 | 1.0% | 2 Persons Per Unit | | 642,113 | 30.0% | 178,255 | 17.9% | |
| Housing Value | | | 3 Persons Per Unit | | 465,284 | 21.8% | 29,085 | 2.9% | |
| Housing Value | 1,287,679 | | 4 Persons Per Unit | | 454,715 | 21.3% | 10,444 | 1.0% | |
| Less than \$19,999 | 5,631 | 0.4% | 5 Persons Per Unit | | 273,596 | 12.8% | 3,731 | 0.4% | |
| \$20,000 to \$39,999 | 10,819 | 0.8% | 6 Persons Per Unit | | 144,909 | 6.8% | 1,821 | 0.2% | |
| \$40,000 to \$59,999 | 6,647 | 0.5% | 7+ Persons Per Unit | | 156,360 | 7.3% | 1,607 | 0.2% | |
| \$60,000 to \$79,999 | 16,889 | 1.3% | Average Family Size | | 3.61 | | | | |
| \$80,000 to \$99,999 | 36,692 | 2.8% | Average Non-Family Size | | 1.64 | | | | |
| \$100,000 to \$124,999 | 68,707 | 5.3% | Units In Structure | | | Owner | % | Renter | % |
| \$125,000 to \$149,999 | 139,000 | 10.8% | 1, detached | | 1,219,233 | 81.3% | 324,332 | 19.8% | |
| \$150,000 to \$174,999 | 172,624 | 13.4% | 1, attached | | 112,689 | 7.5% | 118,098 | 7.2% | |
| \$175,000 to \$199,999 | 151,431 | 11.8% | 2 | | 15,352 | 1.0% | 69,582 | 4.3% | |
| \$200,000 to \$249,999 | 189,620 | 14.7% | 3 or 4 | | 20,111 | 1.3% | 166,571 | 10.2% | |
| \$250,000 to \$299,999 | 127,266 | 9.9% | 5 to 9 | | 20,325 | 1.4% | 235,736 | 14.4% | |
| \$300,000 to \$399,999 | 142,171 | 11.0% | 10 to 19 | | 17,941 | 1.2% | 233,919 | 14.3% | |
| \$400,000 to \$499,999 | 75,526 | 5.9% | 20 to 49 | | 25,903 | 1.7% | 249,939 | 15.3% | |
| \$500,000 to \$749,999 | 79,535 | 6.2% | 50 or more | | 28,011 | 1.9% | 224,987 | 13.8% | |
| \$750,000 to \$999,999 | 31,937 | 2.5% | Mobile Home | | 38,437 | 2.6% | 10,170 | 0.6% | |
| \$1,000,000 or more | 33,184 | 2.6% | Boat, RV, Van, etc. | | 1,692 | 0.1% | 746 | 0.0% | |
| Median Housing Value | \$209,300 | | Tenure By Year Structure Built | | | Owner | % | Renter | % |
| Average Housing Value | \$286,633 | | 1999-March 00 | | 9,606 | 0.6% | 8,662 | 0.5% | |
| | | | 1995-1998 | | 32,155 | 2.1% | 30,439 | 1.9% | |
| | | | 1990-1994 | | 59,802 | 4.0% | 70,816 | 4.3% | |
| | | | 1980-1989 | | 173,413 | 11.6% | 214,549 | 13.1% | |
| | | | 1970-1979 | | 185,447 | 12.4% | 302,096 | 18.5% | |
| | | | 1960-1969 | | 222,641 | 14.8% | 333,517 | 20.4% | |
| | | | 1959 or earlier | | 816,630 | 54.5% | 674,001 | 41.2% | |
| | | | Tenure by Year Moved In | | | Owner | % | Renter | % |
| | | | 1999-March 00 | | 144,525 | 9.6% | 503,217 | 30.8% | |
| | | | 1995-1998 | | 335,811 | 22.4% | 679,832 | 41.6% | |
| | | | 1990-1994 | | 243,523 | 16.2% | 240,040 | 14.7% | |
| | | | 1980-1989 | | 314,020 | 20.9% | 135,480 | 8.3% | |
| | | | 1970-1979 | | 230,207 | 15.4% | 54,180 | 3.3% | |
| | | | 1969 or earlier | | 231,608 | 15.4% | 21,331 | 1.3% | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-6

2000 Population Profile

Kern County, CA

| | | | | | |
|--|---------|-------------------|---------------|------------------------------|----------------------|
| Population | 661,645 | Households | 208,652 | Persons in Households | 631,675 |
| | | Families | 156,401 75.0% | Persons in Families | 546,910 |
| | | | | Persons in Group Qtrs | 29,970 |
| Age Distribution | | % | Male | Female | |
| Under 5 | 55,707 | 8.4% | 28,545 | 27,162 | |
| Age 5-9 | 61,659 | 9.3% | 31,676 | 29,983 | |
| Age 10-14 | 59,544 | 9.0% | 30,396 | 29,148 | |
| Age 15-17 | 34,469 | 5.2% | 17,832 | 16,637 | |
| Age 18-20 | 30,573 | 4.6% | 16,356 | 14,217 | |
| Age 21-24 | 36,993 | 5.6% | 20,233 | 16,760 | |
| Age 25-29 | 45,797 | 6.9% | 24,846 | 20,951 | |
| Age 30-34 | 47,454 | 7.2% | 25,654 | 21,800 | |
| Age 35-44 | 103,676 | 15.7% | 54,607 | 49,069 | |
| Age 45-54 | 76,557 | 11.6% | 39,124 | 37,433 | |
| Age 55-59 | 26,239 | 4.0% | 13,033 | 13,206 | |
| Age 60-64 | 20,923 | 3.2% | 10,173 | 10,750 | |
| Age 65-74 | 34,287 | 5.2% | 15,847 | 18,440 | |
| Age 75-84 | 21,310 | 3.2% | 8,929 | 12,381 | |
| Age 85+ | 6,457 | 1.0% | 2,131 | 4,326 | |
| Median Age | 30.6 | | 30.0 | 31.4 | |
| Non-Hispanic Population By Race | | | | | |
| | | | | | 407,609 61.6% |
| White alone | | | | 327,190 | 49.5% |
| Black alone | | | | 37,845 | 5.7% |
| American Indian/Alaskan Native alone | | | | 5,885 | 0.9% |
| Asian alone | | | | 21,177 | 3.2% |
| Native Hawaiian/Pac Islander alone | | | | 728 | 0.1% |
| Some other race alone | | | | 989 | 0.1% |
| Two or More Races | | | | 13,795 | 2.1% |
| Hispanic Population By Race | | | | | |
| | | | | | 254,036 38.4% |
| White alone | | | | 80,391 | 12.2% |
| Black alone | | | | 1,953 | 0.3% |
| American Indian/Alaskan Native alone | | | | 4,114 | 0.6% |
| Asian alone | | | | 1,091 | 0.2% |
| Native Hawaiian/Pac Islander alone | | | | 244 | 0.0% |
| Some other race alone | | | | 152,621 | 23.1% |
| Two or More Races | | | | 13,622 | 2.1% |
| Relationship by Household Type (Total Population) | | | | | |
| In Households | | 631,675 | 95.5% | | |
| In Family Households | | 565,941 | 85.5% | | |
| Householder | | 156,401 | 23.6% | | |
| Male | | 111,890 | 16.9% | | |
| Female | | 44,511 | 6.7% | | |
| Spouse | | 114,025 | 17.2% | | |
| Parent | | 5,943 | 0.9% | | |
| Other relatives | | 16,261 | 2.5% | | |
| Nonrelatives | | 19,031 | 2.9% | | |
| In Non-Family Households | | 65,734 | 9.9% | | |
| Male Householder | | 25,351 | 3.8% | | |
| Male HHldr living alone | | 19,241 | 2.9% | | |
| Male HHldr not living alone | | 6,110 | 0.9% | | |
| Female Householder | | 26,900 | 4.1% | | |
| Female HHldr living alone | | 23,138 | 3.5% | | |
| Female HHldr not living alone | | 3,762 | 0.6% | | |
| In group quarters | | 29,970 | 4.5% | | |
| Institutionalized | | 26,278 | 4.0% | | |
| Noninstitutionalized | | 3,692 | 0.6% | | |
| Population in Group Quarters | | 29,970 | 4.5% | | |
| Institutionalized Population | | 26,278 | 4.0% | | |
| Correctional | | 23,800 | 3.6% | | |
| Nursing Homes | | 1,782 | 0.3% | | |
| Other Institutions | | 696 | 0.1% | | |
| Noninstitutionalized Population | | 3,692 | 0.6% | | |
| College on off Campus | | 240 | 0.0% | | |
| Military Quarters | | 742 | 0.1% | | |
| Other | | 2,710 | 0.4% | | |
| Relationship by Household Type (Age 65+) | | | | | |
| Population Age 65+ | | 62,054 | 9.4% | | |
| In Households | | 59,853 | 9.0% | | |
| In Family Households | | 41,755 | 6.3% | | |
| Householder | | 21,835 | 3.3% | | |
| Male | | 17,085 | 2.6% | | |
| Female | | 4,750 | 0.7% | | |
| Spouse | | 13,852 | 2.1% | | |
| Parent | | 3,221 | 0.5% | | |
| Other relatives | | 2,428 | 0.4% | | |
| Nonrelatives | | 419 | 0.1% | | |
| In Non-Family Households | | 18,098 | 2.7% | | |
| Male Householder | | 5,100 | 0.8% | | |
| Male HHldr living alone | | 4,577 | 0.7% | | |
| Male HHldr not living alone | | 523 | 0.1% | | |
| Female Householder | | 12,171 | 1.8% | | |
| Female HHldr living alone | | 11,666 | 1.8% | | |
| Female HHldr not living alone | | 505 | 0.1% | | |
| Nonrelatives | | 827 | 0.1% | | |
| In group quarters | | 2,201 | 0.3% | | |
| Institutionalized | | 1,891 | 0.3% | | |
| Noninstitutionalized | | 310 | 0.0% | | |
| Unmarried Partner Households | | | | | |
| | | 13,117 | 6.3% | | |
| Male hhldr and male partner | | 560 | 0.3% | | |
| Male hhldr and female partner | | 6,775 | 3.2% | | |
| Female hhldr and female partner | | 584 | 0.3% | | |
| Female hhldr and male partner | | 5,198 | 2.5% | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-6 (Cont'd)

2000 Housing Profile

Kern County, CA

| Total Housing Units | | | 231,564 | | | | | | |
|-------------------------------|----------------|---------------|-------------------------|---------|---------------------------------------|--------|-------|--------|-------|
| Occupied Housing Units | | | | | Persons Per Household | | | | |
| | 208,652 | 100.0% | 1 Person Per Unit | 23,069 | 17.8% | Owner | % | Renter | % |
| Owner-Occupied | 129,609 | 62.1% | 2 Persons Per Unit | 41,712 | 32.2% | | | 19,310 | 24.4% |
| Renter-Occupied | 79,043 | 37.9% | 3 Persons Per Unit | 20,294 | 15.7% | | | 17,672 | 22.4% |
| Vacant Housing Units | | | | | | | | | |
| | 22,912 | 9.9% | 4 Persons Per Unit | 21,096 | 16.3% | | | 13,990 | 17.7% |
| Vacant For Rent | 7,029 | 3.0% | 5 Persons Per Unit | 12,174 | 9.4% | | | 12,366 | 15.6% |
| Vacant For Sale | 3,409 | 1.5% | 6 Persons Per Unit | 5,959 | 4.6% | | | 7,876 | 10.0% |
| Not Yet Occupied | 1,267 | 0.5% | 7+ Persons Per Unit | 5,305 | 4.1% | | | 4,097 | 5.2% |
| Seasonal, Rec, Occ Use | 5,738 | 2.5% | Average Household Size | | 3.03 | | | | |
| For Migrant Workers | 202 | 0.1% | | | | | | | |
| Other Vacant | 5,267 | 2.3% | | | | | | | |
| Housing Value | | | | | Persons Per Family/Non-Family | | | | |
| | 109,487 | | 1 Person Per Unit | - | - | Family | % | Family | % |
| Less than \$19,999 | 796 | 0.7% | 2 Persons Per Unit | 51,614 | 33.0% | | | 42,379 | 81.1% |
| \$20,000 to \$39,999 | 2,955 | 2.7% | 3 Persons Per Unit | 33,023 | 21.1% | | | 7,770 | 14.9% |
| \$40,000 to \$59,999 | 9,364 | 8.6% | 4 Persons Per Unit | 32,963 | 21.1% | | | 1,261 | 2.4% |
| \$60,000 to \$79,999 | 22,775 | 20.8% | 5 Persons Per Unit | 19,870 | 12.7% | | | 499 | 1.0% |
| \$80,000 to \$99,999 | 26,994 | 24.7% | 6 Persons Per Unit | 9,965 | 6.4% | | | 180 | 0.3% |
| \$100,000 to \$124,999 | 17,427 | 15.9% | 7+ Persons Per Unit | 8,966 | 5.7% | | | 91 | 0.2% |
| \$125,000 to \$149,999 | 11,239 | 10.3% | Average Family Size | | 3.50 | | | | |
| \$150,000 to \$174,999 | 6,227 | 5.7% | Average Non-Family Size | | 1.62 | | | | |
| \$175,000 to \$199,999 | 3,922 | 3.6% | | | | | | | |
| \$200,000 to \$249,999 | 3,440 | 3.1% | | | | | | | |
| \$250,000 to \$299,999 | 1,944 | 1.8% | | | | | | | |
| \$300,000 to \$399,999 | 1,498 | 1.4% | | | | | | | |
| \$400,000 to \$499,999 | 504 | 0.5% | | | | | | | |
| \$500,000 to \$749,999 | 254 | 0.2% | | | | | | | |
| \$750,000 to \$999,999 | 67 | 0.1% | | | | | | | |
| \$1,000,000 or more | 81 | 0.1% | | | | | | | |
| Median Housing Value | \$93,300 | | | | | | | | |
| Average Housing Value | \$111,850 | | | | | | | | |
| Monthly Rent | | | | | Units In Structure | | | | |
| | 78,400 | | | Owner | % | Renter | % | | |
| No Cash Rent | 4,651 | 5.9% | 1, detached | 111,102 | 85.7% | 33,097 | 41.9% | | |
| Less Than \$199 | 3,834 | 4.9% | 1, attached | 3,068 | 2.4% | 4,342 | 5.5% | | |
| \$200 to \$249 | 2,520 | 3.2% | 2 | 506 | 0.4% | 5,680 | 7.2% | | |
| \$250 to \$299 | 4,872 | 6.2% | 3 or 4 | 880 | 0.7% | 10,863 | 13.8% | | |
| \$300 to \$349 | 7,954 | 10.1% | 5 to 9 | 193 | 0.1% | 5,792 | 7.3% | | |
| \$350 to \$399 | 11,936 | 15.2% | 10 to 19 | 129 | 0.1% | 3,084 | 3.9% | | |
| \$400 to \$499 | 18,811 | 24.0% | 20 to 49 | 163 | 0.1% | 3,419 | 4.3% | | |
| \$500 to \$599 | 10,230 | 13.0% | 50 or more | 91 | 0.1% | 7,625 | 9.7% | | |
| \$600 to \$699 | 6,559 | 8.4% | Mobile Home | 13,310 | 10.3% | 4,999 | 6.3% | | |
| \$700 to \$799 | 3,752 | 4.8% | Boat, RV, Van, etc. | 219 | 0.2% | 90 | 0.1% | | |
| \$800 to \$899 | 1,663 | 2.1% | | | | | | | |
| \$900 to \$999 | 531 | 0.7% | | | | | | | |
| \$1,000 to \$1,249 | 537 | 0.7% | | | | | | | |
| \$1,250 to \$1,499 | 201 | 0.3% | | | | | | | |
| \$1,500 to \$1,999 | 223 | 0.3% | | | | | | | |
| \$2,000 or more | 126 | 0.2% | | | | | | | |
| Median Rent | \$429 | 0.5% | | | | | | | |
| Average Rent | \$424 | 0.5% | | | | | | | |
| | | | | | Tenure By Year Structure Built | | | | |
| | | | | Owner | % | Renter | % | | |
| | | | 1999-March 00 | 3,188 | 2.5% | 1,094 | 1.4% | | |
| | | | 1995-1998 | 10,847 | 8.4% | 3,954 | 5.0% | | |
| | | | 1990-1994 | 16,438 | 12.7% | 5,384 | 6.8% | | |
| | | | 1980-1989 | 27,563 | 21.3% | 15,932 | 20.2% | | |
| | | | 1970-1979 | 22,828 | 17.6% | 17,620 | 22.3% | | |
| | | | 1960-1969 | 16,467 | 12.7% | 12,617 | 16.0% | | |
| | | | 1959 or earlier | 32,330 | 24.9% | 22,390 | 28.3% | | |
| | | | | | Tenure by Year Moved In | | | | |
| | | | | Owner | % | Renter | % | | |
| | | | 1999-March 00 | 15,027 | 11.6% | 34,829 | 44.1% | | |
| | | | 1995-1998 | 33,469 | 25.8% | 29,414 | 37.2% | | |
| | | | 1990-1994 | 27,842 | 21.5% | 8,047 | 10.2% | | |
| | | | 1980-1989 | 26,351 | 20.3% | 4,605 | 5.8% | | |
| | | | 1970-1979 | 14,784 | 11.4% | 1,380 | 1.7% | | |
| | | | 1969 or earlier | 12,188 | 9.4% | 716 | 0.9% | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-7

2000 Population Profile

Inyo County, CA

| Population | 17,945 | Households | 7,703 | | Persons in Households | 17,788 | |
|--|--------|-------------------|-------------|---------------|---|---------------|--------------|
| | | Families | 4,937 64.1% | | Persons in Families | 14,243 | |
| | | | | | Persons in Group Qtrs | 157 | |
| Age Distribution | | % | Male | Female | | | |
| Under 5 | 961 | 5.4% | 493 | 468 | Non-Hispanic Population By Race | 15,688 | 87.4% |
| Age 5-9 | 1,184 | 6.6% | 595 | 589 | White alone | 13,352 | 74.4% |
| Age 10-14 | 1,360 | 7.6% | 702 | 658 | Black alone | 20 | 0.1% |
| Age 15-17 | 871 | 4.9% | 436 | 435 | American Indian/Alaskan Native alone | 1,678 | 9.4% |
| Age 18-20 | 525 | 2.9% | 270 | 255 | Asian alone | 158 | 0.9% |
| Age 21-24 | 513 | 2.9% | 252 | 261 | Native Hawaiian/Pac Islander alone | 15 | 0.1% |
| Age 25-29 | 644 | 3.6% | 325 | 319 | Some other race alone | 23 | 0.1% |
| Age 30-34 | 849 | 4.7% | 417 | 432 | Two or More Races | 442 | 2.5% |
| Age 35-44 | 2,714 | 15.1% | 1,332 | 1,382 | Hispanic Population By Race | 2,257 | 12.6% |
| Age 45-54 | 2,911 | 16.2% | 1,435 | 1,476 | White alone | 1,015 | 5.7% |
| Age 55-59 | 1,101 | 6.1% | 560 | 541 | Black alone | 9 | 0.1% |
| Age 60-64 | 883 | 4.9% | 459 | 424 | American Indian/Alaskan Native alone | 124 | 0.7% |
| Age 65-74 | 1,790 | 10.0% | 826 | 964 | Asian alone | 5 | 0.0% |
| Age 75-84 | 1,224 | 6.8% | 512 | 712 | Native Hawaiian/Pac Islander alone | 0 | 0.0% |
| Age 85+ | 415 | 2.3% | 147 | 268 | Some other race alone | 802 | 4.5% |
| Median Age | 42.8 | | 42.2 | 43.6 | Two or More Races | 302 | 1.7% |
| Relationship by Household Type (Total Population) | | | | | | | |
| In Households | | | 17,788 | 99.1% | Relationship by Household Type (Age 65+) | | |
| In Family Households | | | 14,607 | 81.4% | Population Age 65+ | 3,429 | 19.1% |
| Householder | | | 4,937 | 27.5% | In Households | 3,293 | 18.4% |
| Male | | | 3,486 | 19.4% | In Family Households | 2,136 | 11.9% |
| Female | | | 1,451 | 8.1% | Householder | 1,146 | 6.4% |
| Spouse | | | 3,835 | 21.4% | Male | 914 | 5.1% |
| Parent | | | 129 | 0.7% | Female | 232 | 1.3% |
| Other relatives | | | 208 | 1.2% | Spouse | 861 | 4.8% |
| Nonrelatives | | | 364 | 2.0% | Parent | 83 | 0.5% |
| In Non-Family Households | | | 3,181 | 17.7% | Other relatives | 43 | 0.2% |
| Male Householder | | | 1,329 | 7.4% | Nonrelatives | 3 | 0.0% |
| Male HHldr living alone | | | 1,117 | 6.2% | In Non-Family Households | 1,157 | 6.4% |
| Male HHldr not living alone | | | 212 | 1.2% | Male Householder | 347 | 1.9% |
| Female Householder | | | 1,437 | 8.0% | Male HHldr living alone | 315 | 1.8% |
| Female HHldr living alone | | | 1,299 | 7.2% | Male HHldr not living alone | 32 | 0.2% |
| Female HHldr not living alone | | | 138 | 0.8% | Female Householder | 761 | 4.2% |
| In group quarters | | | 157 | 0.9% | Female HHldr living alone | 729 | 4.1% |
| Institutionalized | | | 141 | 0.8% | Female HHldr not living alone | 32 | 0.2% |
| Noninstitutionalized | | | 16 | 0.1% | Nonrelatives | 49 | 0.3% |
| Population in Group Quarters | | | 157 | 0.9% | In group quarters | 136 | 0.8% |
| Institutionalized Population | | | 141 | 0.8% | Institutionalized | 136 | 0.8% |
| Correctional | | | 0 | 0.0% | Noninstitutionalized | 0 | 0.0% |
| Nursing Homes | | | 141 | 0.8% | Unmarried Partner Households | 399 | 5.2% |
| Other Institutions | | | 0 | 0.0% | Male hhldr and male partner | 24 | 0.3% |
| Noninstitutionalized Population | | | 16 | 0.1% | Male hhldr and female partner | 199 | 2.6% |
| College on off Campus | | | 0 | 0.0% | Female hhldr and female partner | 21 | 0.3% |
| Military Quarters | | | 0 | 0.0% | Female hhldr and male partner | 155 | 2.0% |
| Other | | | 16 | 0.1% | | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-7 (Cont'd)

2000 Housing Profile

Inyo County, CA

| Total Housing Units | | | 9,042 | | | | | | | | | | |
|-------------------------------|-----------|-------|--------------------------------|-------|--------------|---------------|-------------------------------|---------------------------------------|-------|--------|--------|------------|-------|
| Occupied Housing Units | | | | | 7,703 | 100.0% | Persons Per Household | | Owner | % | Renter | % | |
| Owner-Occupied | 5,076 | 65.9% | 1 Person Per Unit | 1,375 | 27.1% | 1,041 | 39.6% | | | | | | |
| Renter-Occupied | 2,627 | 34.1% | 2 Persons Per Unit | 2,190 | 43.1% | 671 | 25.5% | | | | | | |
| | | | 3 Persons Per Unit | 584 | 11.5% | 361 | 13.7% | | | | | | |
| | | | 4 Persons Per Unit | 564 | 11.1% | 304 | 11.6% | | | | | | |
| | | | 5 Persons Per Unit | 258 | 5.1% | 154 | 5.9% | | | | | | |
| | | | 6 Persons Per Unit | 77 | 1.5% | 70 | 2.7% | | | | | | |
| | | | 7+ Persons Per Unit | 28 | 0.6% | 26 | 1.0% | | | | | | |
| Vacant Housing Units | | | | | 1,339 | 14.8% | Average Household Size | | 2.31 | | | | |
| Vacant For Rent | 195 | 2.2% | | | | | | | | | | | |
| Vacant For Sale | 95 | 1.1% | | | | | | | | | | | |
| Not Yet Occupied | 101 | 1.1% | | | | | | | | | | | |
| Seasonal, Rec, Occ Use | 554 | 6.1% | | | | | | | | | | | |
| For Migrant Workers | 0 | 0.0% | | | | | | | | | | | |
| Other Vacant | 394 | 4.4% | | | | | | | | | | | |
| Housing Value | | | | | 3,208 | | | Persons Per Family/Non-Family | | Family | % | Non-Family | % |
| Less than \$19,999 | 19 | 0.6% | 1 Person Per Unit | - | - | 2,416 | 87.3% | | | | | | |
| \$20,000 to \$39,999 | 61 | 1.9% | 2 Persons Per Unit | 2,554 | 51.7% | 307 | 11.1% | | | | | | |
| \$40,000 to \$59,999 | 111 | 3.5% | 3 Persons Per Unit | 915 | 18.5% | 30 | 1.1% | | | | | | |
| \$60,000 to \$79,999 | 154 | 4.8% | 4 Persons Per Unit | 860 | 17.4% | 8 | 0.3% | | | | | | |
| \$80,000 to \$99,999 | 231 | 7.2% | 5 Persons Per Unit | 409 | 8.3% | 3 | 0.1% | | | | | | |
| \$100,000 to \$124,999 | 360 | 11.2% | 6 Persons Per Unit | 146 | 3.0% | 1 | 0.0% | | | | | | |
| \$125,000 to \$149,999 | 461 | 14.4% | 7+ Persons Per Unit | 53 | 1.1% | 1 | 0.0% | | | | | | |
| \$150,000 to \$174,999 | 459 | 14.3% | Average Family Size | | 2.88 | | | | | | | | |
| \$175,000 to \$199,999 | 363 | 11.3% | Average Non-Family Size | | 1.28 | | | | | | | | |
| \$200,000 to \$249,999 | 386 | 12.0% | | | | | | Units In Structure | | Owner | % | Renter | % |
| \$250,000 to \$299,999 | 252 | 7.9% | 1, detached | 3,389 | 66.8% | 1,281 | 48.7% | | | | | | |
| \$300,000 to \$399,999 | 252 | 7.9% | 1, attached | 57 | 1.1% | 119 | 4.5% | | | | | | |
| \$400,000 to \$499,999 | 64 | 2.0% | 2 | 10 | 0.2% | 115 | 4.4% | | | | | | |
| \$500,000 to \$749,999 | 31 | 1.0% | 3 or 4 | 8 | 0.2% | 197 | 7.5% | | | | | | |
| \$750,000 to \$999,999 | 2 | 0.1% | 5 to 9 | 3 | 0.1% | 133 | 5.1% | | | | | | |
| \$1,000,000 or more | 2 | 0.1% | 10 to 19 | 26 | 0.5% | 93 | 3.5% | | | | | | |
| Median Housing Value | \$161,300 | | 20 to 49 | 0 | 0.0% | 113 | 4.3% | | | | | | |
| Average Housing Value | \$181,557 | | 50 or more | 0 | 0.0% | 32 | 1.2% | | | | | | |
| Monthly Rent | | | | | 2,608 | | | Mobile Home | | 1,553 | 30.6% | 526 | 20.0% |
| No Cash Rent | 222 | 8.5% | | | | | Boat, RV, Van, etc. | | 29 | 0.6% | 19 | 0.7% | |
| Less Than \$199 | 194 | 7.4% | | | | | | Tenure By Year Structure Built | | Owner | % | Renter | % |
| \$200 to \$249 | 136 | 5.2% | 1999-March 00 | 64 | 1.3% | 17 | 0.6% | | | | | | |
| \$250 to \$299 | 231 | 8.9% | 1995-1998 | 167 | 3.3% | 107 | 4.1% | | | | | | |
| \$300 to \$349 | 358 | 13.7% | 1990-1994 | 439 | 8.7% | 125 | 4.8% | | | | | | |
| \$350 to \$399 | 190 | 7.3% | 1980-1989 | 1,080 | 21.3% | 347 | 13.2% | | | | | | |
| \$400 to \$499 | 540 | 20.7% | 1970-1979 | 1,243 | 24.5% | 526 | 20.0% | | | | | | |
| \$500 to \$599 | 321 | 12.3% | 1960-1969 | 830 | 16.4% | 486 | 18.5% | | | | | | |
| \$600 to \$699 | 172 | 6.6% | 1959 or earlier | 1,252 | 24.7% | 1,020 | 38.8% | | | | | | |
| \$700 to \$799 | 126 | 4.8% | | | | | | Tenure by Year Moved In | | Owner | % | Renter | % |
| \$800 to \$899 | 35 | 1.3% | 1999-March 00 | 450 | 8.9% | 1,013 | 38.5% | | | | | | |
| \$900 to \$999 | 14 | 0.5% | 1995-1998 | 1,114 | 22.0% | 1,060 | 40.3% | | | | | | |
| \$1,000 to \$1,249 | 23 | 0.9% | 1990-1994 | 1,004 | 19.8% | 311 | 11.8% | | | | | | |
| \$1,250 to \$1,499 | 0 | 0.0% | 1980-1989 | 1,287 | 25.4% | 143 | 5.4% | | | | | | |
| \$1,500 to \$1,999 | 46 | 1.8% | 1970-1979 | 741 | 14.6% | 58 | 2.2% | | | | | | |
| \$2,000 or more | 0 | 0.0% | 1969 or earlier | 479 | 9.4% | 43 | 1.6% | | | | | | |
| Median Rent | \$414 | 15.9% | | | | | | | | | | | |
| Average Rent | \$396 | 15.2% | | | | | | | | | | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-7 (Cont'd)

2000 Socioeconomic Profile

Inyo County, CA

| Income Distribution | Household Income | Family Income | Occupation for Employed Population Age 16+ | % |
|---------------------------|------------------|-----------------------|--|---------------|
| Less than \$10,000 | 907 11.8% | 306 6.2% | White Collar | 8,007 67.8% |
| \$10,000 to \$14,999 | 680 8.9% | 257 5.2% | Mgmt/Bus/Finance | 839 7.1% |
| \$15,000 to \$19,999 | 689 9.0% | 341 6.9% | Professional | 1,373 11.6% |
| \$20,000 to \$24,999 | 526 6.9% | 316 6.4% | Sales/Office | 1,994 16.9% |
| \$25,000 to \$29,999 | 521 6.8% | 371 7.5% | Blue Collar | 3,801 32.2% |
| \$30,000 to \$34,999 | 513 6.7% | 318 6.5% | Service | 1,865 15.8% |
| \$35,000 to \$39,999 | 469 6.1% | 259 5.3% | Farm/Fish/Forestry | 117 1.0% |
| \$40,000 to \$44,999 | 432 5.6% | 298 6.0% | Const/Ext/Maintenance | 957 8.1% |
| \$45,000 to \$49,999 | 309 4.0% | 260 5.3% | Prod/Transp/Materials | 862 7.3% |
| \$50,000 to \$59,999 | 766 10.0% | 587 11.9% | | |
| \$60,000 to \$74,999 | 607 7.9% | 523 10.6% | Educational Attainment | |
| \$75,000 to \$99,999 | 606 7.9% | 506 10.3% | Population 25+ | 12,566 |
| \$100,000 to \$124,999 | 362 4.7% | 327 6.6% | Less than 9th Grade | 854 6.8% |
| \$125,000 to \$149,999 | 144 1.9% | 133 2.7% | Some High School | 1,366 10.9% |
| \$150,000 to \$199,999 | 80 1.0% | 73 1.5% | High School Diploma | 3,934 31.3% |
| \$200,000 or more | 62 0.8% | 54 1.1% | College 1-3 years | 4,259 33.9% |
| Total | 7,673 | 4,929 | Bachelor's Degree | 1,321 10.5% |
| Median Income | \$35,006 | \$44,970 | Grad/Prof Degree | 832 6.6% |
| Average Income | \$44,932 | \$53,749 | | |
| | | | Place of Work | |
| Workers Per Family | | Average Income | Total Workers Age 16+ | 7,884 |
| 0 Workers | 913 18.5% | \$37,078 | Living in an MSA/PMSA: | 0 0.0% |
| 1 Workers | 1,523 30.9% | \$41,125 | Living in a central city: | 0 0.0% |
| 2 Workers | 2,050 41.5% | \$66,437 | Worked in MSA/PMSA of residence: | 0 0.0% |
| 3+ Workers | 450 9.1% | \$71,576 | Central City | 0 0.0% |
| | | | Remainder | 0 0.0% |
| | | | Worked outside MSA/PMSA of res: | 0 0.0% |
| | | | Worked in dift MSA/PMSA of res: | 0 0.0% |
| | | | Central City | 0 0.0% |
| | | | Remainder | 0 0.0% |
| | | | Worked outside any MSA/PMSA: | 0 0.0% |
| | | | Living in remainder of MSA/PMSA: | 0 0.0% |
| | | | Worked in MSA/PMSA of residence: | 0 0.0% |
| | | | Central City | 0 0.0% |
| | | | Remainder | 0 0.0% |
| | | | Worked outside MSA/PMSA of res: | 0 0.0% |
| | | | Worked in dift MSA/PMSA of res: | 0 0.0% |
| | | | Central City | 0 0.0% |
| | | | Remainder | 0 0.0% |
| | | | Worked outside any MSA/PMSA: | 0 0.0% |
| | | | Not Living in an MSA/PMSA: | 7,884 100.0% |
| | | | Worked in MSA/PMSA: | 217 2.8% |
| | | | Central City | 54 0.7% |
| | | | Remainder | 163 2.1% |
| | | | Worked outside any MSA/PMSA: | 7,667 97.2% |
| Householder Race | Owner % | Renter % | | |
| Single Race | | | | |
| White | 4,365 86.0% | 2,154 82.0% | | |
| Black/African American | 2 0.0% | 6 0.2% | | |
| American Ind/Alaska | 476 9.4% | 201 7.7% | | |
| Asian | 26 0.5% | 28 1.1% | | |
| Hawaiian/Pac Islndr | 1 0.0% | 6 0.2% | | |
| Some Other Race | 94 1.9% | 132 5.0% | | |
| Two or More Races | 112 2.2% | 100 3.8% | | |
| Householder Age | Owner % | Renter % | | |
| Age 15 - 24 | 60 1.2% | 184 3.6% | | |
| Age 25 - 34 | 260 5.1% | 467 9.2% | | |
| Age 35 - 44 | 853 16.8% | 695 13.7% | | |
| Age 45 - 54 | 1,087 21.4% | 619 12.2% | | |
| Age 55 - 64 | 969 19.1% | 255 5.0% | | |
| Age 65 - 74 | 972 19.1% | 198 3.9% | | |
| Age 75 - 84 | 689 13.6% | 147 2.9% | | |
| Age 85+ | 186 3.7% | 62 1.2% | | |

Source: U.S. Bureau of the Census - 2000 Census SF1 and SF3; Alfred Gobar Associates.

EXHIBIT B-8

**1990 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|-------------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Total Population | 602,492 | 293,447 | 233,014 | 75,416 | 615 |
| % Share of Total | 100.0% | 48.7% | 38.7% | 12.5% | 0.1% |
| Population Growth (1990-2000) | 13.4% | 18.1% | 28.4% | 3.1% | -8.6% |
| Age Distribution | | | | | |
| Age 0 to 20 | 35.4% | 35.1% | 36.2% | 34.4% | 21.3% |
| Age 21 to 34 | 25.2% | 24.1% | 26.6% | 25.2% | 18.5% |
| Age 35 to 54 | 23.3% | 22.0% | 24.1% | 25.4% | 27.5% |
| Age 55 to 64 | 7.1% | 7.7% | 6.1% | 7.5% | 13.0% |
| Age 65+ | 9.1% | 11.2% | 7.0% | 7.6% | 19.7% |
| Race Distribution | | | | | |
| Non-Hispanic | 83.6% | 83.5% | 82.0% | 88.9% | 89.8% |
| White | 73.9% | 74.1% | 71.5% | 80.9% | 87.7% |
| Black | 5.8% | 5.9% | 6.3% | 4.0% | 0.0% |
| Am Indian/Alskn | 0.9% | 1.0% | 0.8% | 1.0% | 1.6% |
| Asian | 2.8% | 2.3% | 3.3% | 2.9% | 0.5% |
| Hawaiian/Pac Islndr | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Some other race | 0.2% | 0.1% | 0.2% | 0.1% | 0.0% |
| Hispanic | 16.4% | 16.5% | 18.0% | 11.1% | 10.2% |
| Families as % of Households | 76.4% | 76.6% | 77.1% | 74.2% | 63.5% |
| Persons Per Household | | | | | |
| 1 Person Per Unit | 18.5% | 18.8% | 17.3% | 20.8% | 31.4% |
| 2 Person Per Unit | 31.1% | 32.8% | 28.6% | 31.9% | 41.3% |
| 3 Person Per Unit | 18.0% | 17.5% | 18.8% | 17.7% | 12.0% |
| 4 Person Per Unit | 17.5% | 16.5% | 19.1% | 16.8% | 8.8% |
| 5 Person Per Unit | 8.9% | 8.7% | 9.7% | 8.1% | 4.6% |
| 6 Person Per Unit | 3.6% | 3.6% | 4.0% | 3.0% | 1.8% |
| 7+ Person Per Unit | 2.2% | 2.1% | 2.6% | 1.7% | 0.0% |
| Average Household Size | 2.87 | 2.90 | 3.10 | 2.80 | 2.20 |
| Householder Age | | | | | |
| Age 15 - 24 | 6.2% | 6.7% | 5.3% | 6.3% | 3.4% |
| Age 25 - 34 | 26.4% | 24.1% | 29.7% | 27.0% | 15.4% |
| Age 35 - 44 | 23.5% | 22.0% | 25.7% | 23.7% | 19.2% |
| Age 45 - 54 | 14.8% | 14.3% | 15.2% | 16.1% | 15.4% |
| Age 55 - 64 | 12.3% | 13.0% | 11.1% | 12.6% | 16.8% |
| Age 65 - 74 | 10.8% | 12.7% | 8.3% | 9.4% | 18.8% |
| Age 75+ | 6.1% | 7.3% | 4.6% | 4.9% | 11.0% |
| Housing by Tenure | | | | | |
| Owner-Occupied | 66.0% | 64.4% | 69.9% | 61.1% | 61.9% |
| Renter-Occupied | 34.0% | 35.6% | 30.1% | 38.9% | 38.1% |
| Vacant Units | | | | | |
| For Seasonal, Rec, or Occ | 12.4% | 15.3% | 9.0% | 9.8% | 34.8% |
| | 2.3% | 3.8% | 0.5% | 1.3% | 18.1% |

EXHIBIT B-8 (Cont'd)

**1990 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|-----------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Housing Value | | | | | |
| Less Than \$19,999 | 0.6% | 0.9% | 0.3% | 0.9% | 14.7% |
| \$20,000 to \$39,999 | 2.1% | 3.1% | 0.3% | 3.4% | 24.0% |
| \$40,000 to \$59,999 | 6.7% | 10.3% | 0.8% | 11.0% | 28.0% |
| \$60,000 to \$74,999 | 9.8% | 14.2% | 2.0% | 18.6% | 14.7% |
| \$75,000 to \$99,999 | 21.5% | 27.0% | 10.7% | 37.1% | 10.7% |
| \$100,000 to \$124,999 | 18.3% | 17.7% | 19.9% | 15.0% | 5.3% |
| \$125,000 to \$149,999 | 16.4% | 11.7% | 24.9% | 6.9% | 0.0% |
| \$150,000 to \$174,999 | 10.0% | 6.4% | 16.4% | 3.6% | 0.0% |
| \$175,000 to \$199,999 | 5.0% | 3.2% | 8.2% | 1.5% | 1.3% |
| \$200,000 to \$249,999 | 4.7% | 2.9% | 7.9% | 1.1% | 0.0% |
| \$250,000 to \$299,999 | 2.3% | 1.3% | 4.0% | 0.4% | 0.0% |
| \$300,000 to \$399,999 | 1.6% | 0.8% | 3.0% | 0.3% | 0.0% |
| \$400,000 to \$499,999 | 0.6% | 0.3% | 1.1% | 0.0% | 0.0% |
| \$500,000 or more | 0.4% | 0.2% | 0.6% | 0.1% | 1.3% |
| Median Housing Value | \$106,300 | \$94,947 | \$141,187 | \$85,833 | \$45,499 |
| Monthly Rent | | | | | |
| No Cash Rent | 9.7% | 10.6% | 2.3% | 23.1% | 37.8% |
| Less Than \$199 | 5.6% | 5.0% | 7.1% | 4.5% | 31.7% |
| \$200 to \$249 | 2.9% | 3.3% | 1.8% | 3.5% | 6.1% |
| \$250 to \$299 | 4.7% | 5.9% | 2.0% | 6.3% | 3.7% |
| \$300 to \$349 | 7.9% | 10.4% | 3.1% | 8.6% | 6.1% |
| \$350 to \$399 | 11.4% | 14.0% | 6.6% | 11.4% | 7.3% |
| \$400 to \$499 | 24.7% | 27.4% | 20.4% | 24.0% | 4.9% |
| \$500 to \$599 | 15.6% | 11.3% | 25.5% | 9.9% | 1.2% |
| \$600 to \$699 | 8.8% | 7.5% | 12.6% | 5.2% | 0.0% |
| \$700 to \$999 | 8.0% | 4.2% | 16.9% | 3.3% | 0.0% |
| \$1,000 or more | 0.8% | 0.3% | 1.7% | 0.4% | 1.2% |
| Median Rent | \$431 | \$420 | \$527 | \$417 | \$196 |
| Year Structure Built | | | | | |
| 1989 - March 1990 | 32.4% | 32.3% | 32.4% | 33.0% | 17.1% |
| 1985 - 1988 | 35.9% | 34.7% | 38.9% | 33.0% | 21.6% |
| 1980 - 1984 | 12.7% | 13.4% | 11.8% | 12.6% | 16.1% |
| 1970 - 1979 | 13.0% | 13.9% | 10.7% | 15.5% | 28.1% |
| 1960 - 1969 | 3.9% | 3.8% | 4.0% | 3.9% | 10.6% |
| <1959 | 2.1% | 1.9% | 2.2% | 2.1% | 6.5% |
| Year Moved In | | | | | |
| 1989 - March 1990 | 32.4% | 32.3% | 32.4% | 33.0% | 17.1% |
| 1985 - 1988 | 35.9% | 34.7% | 38.9% | 33.0% | 21.6% |
| 1980 - 1984 | 12.7% | 13.4% | 11.8% | 12.6% | 16.1% |
| 1970 - 1979 | 13.0% | 13.9% | 10.7% | 15.5% | 28.1% |
| 1960 - 1969 | 3.9% | 3.8% | 4.0% | 3.9% | 10.6% |
| <1959 | 2.1% | 1.9% | 2.2% | 2.1% | 6.5% |

EXHIBIT B-8 (Cont'd)

**1990 CENSUS DEMOGRAPHIC COMPARISON
WEST MOJAVE PLAN BY SUBAREA**

| Census Variable | TOTAL West Mojave Plan Area | San Bernardino County Subarea | Los Angeles County Subarea | Kern County Subarea | Inyo County Subarea |
|----------------------------------|-----------------------------------|-------------------------------------|----------------------------------|---------------------------|---------------------------|
| Units in Structure | | | | | |
| 1 Unit, Detached | 66.7% | 66.9% | 69.8% | 56.5% | 54.1% |
| 1 Unit, Attached | 3.5% | 4.5% | 2.1% | 3.6% | 1.0% |
| 2 Units | 2.7% | 3.3% | 1.1% | 4.3% | 0.0% |
| 3-9 Units | 8.0% | 8.4% | 7.6% | 7.7% | 2.4% |
| 10-19 Units | 2.7% | 2.4% | 3.4% | 1.9% | 0.0% |
| 20-49 Units | 1.5% | 1.0% | 2.6% | 0.6% | 0.0% |
| 50 or More Units | 1.3% | 0.6% | 2.9% | 0.0% | 0.0% |
| Mobile Home or Trailer | 13.1% | 12.5% | 9.9% | 25.0% | 41.1% |
| Other | 0.5% | 0.5% | 0.5% | 0.4% | 1.4% |
| Household Income | | | | | |
| Less Than \$15,000 | 20.4% | 24.3% | 15.2% | 17.9% | 42.0% |
| \$15,000-\$19,999 | 7.9% | 9.2% | 5.7% | 8.7% | 13.0% |
| \$20,000-\$29,999 | 15.2% | 16.7% | 12.8% | 15.8% | 18.4% |
| \$30,000-\$39,999 | 16.2% | 16.1% | 16.3% | 16.7% | 7.2% |
| \$40,000-\$49,999 | 13.1% | 11.8% | 15.2% | 13.0% | 7.8% |
| \$50,000-\$59,999 | 9.7% | 8.3% | 11.7% | 10.2% | 6.5% |
| \$60,000-\$74,999 | 8.7% | 6.8% | 11.2% | 10.1% | 5.1% |
| \$75,000-\$99,999 | 5.8% | 4.4% | 7.8% | 5.7% | 0.0% |
| \$100,000-\$124,999 | 1.5% | 1.1% | 2.4% | 1.0% | 0.0% |
| \$125,000-\$149,999 | 0.6% | 0.5% | 0.7% | 0.5% | 0.0% |
| \$150,000 or more | 0.9% | 0.8% | 1.1% | 0.5% | 0.0% |
| Median Household Income | \$33,869 | \$29,892 | \$40,021 | \$34,395 | \$18,091 |
| Educational Attainment (Age 25+) | | | | | |
| Less than 9th Grade | 6.2% | 6.5% | 5.9% | 5.5% | 9.6% |
| Some High School | 15.5% | 16.2% | 15.3% | 12.9% | 15.1% |
| High School Diploma | 29.9% | 31.7% | 27.5% | 28.5% | 57.4% |
| College 1-3 years | 35.0% | 33.4% | 37.2% | 35.5% | 12.4% |
| Bachelor's Degree | 9.0% | 8.0% | 9.7% | 11.6% | 4.0% |
| Grad/Prof Degree | 4.5% | 4.2% | 4.4% | 6.0% | 1.5% |
| Occupation (Age 16+) | | | | | |
| White Collar | 55.3% | 53.5% | 56.2% | 59.9% | 31.1% |
| Blue Collar | 44.7% | 46.5% | 43.8% | 40.1% | 68.9% |
| Workers Per Family | | | | | |
| 0 Workers | 13.8% | 17.1% | 10.0% | 10.4% | 30.6% |
| 1 Worker | 32.4% | 33.3% | 31.4% | 31.7% | 28.0% |
| 2 Workers | 44.5% | 41.1% | 48.5% | 48.4% | 33.3% |
| 3+ Workers | 9.2% | 8.5% | 10.1% | 9.5% | 8.1% |
| Vehicles Per Household | | | | | |
| 0 Vehicles | 4.9% | 5.2% | 4.6% | 4.3% | 3.8% |
| 1 Vehicle | 30.1% | 32.9% | 25.8% | 30.5% | 16.4% |
| 2 Vehicle | 41.4% | 39.4% | 44.4% | 41.6% | 33.4% |
| 3+ Vehicles | 23.6% | 22.4% | 25.2% | 23.6% | 46.4% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census; AnySite Online.

EXHIBIT B-9

**1990 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION**

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|-------------------------------|-----------------|------------------|----------------------|-----------------|-----------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Total Population | 416,571 | 7,351 | 46,274 | 22,041 | 5,997 | 51,192 | 97,025 | 79,079 | 27,617 | 11,859 | 51,548 | 16,588 |
| % Share of Total | 100.0% | 1.8% | 11.1% | 5.3% | 1.4% | 12.3% | 23.3% | 19.0% | 6.6% | 2.8% | 12.4% | 4.0% |
| Population Growth (1990-2000) | 24.9% | 146.6% | 17.2% | -4.2% | 39.8% | 22.2% | 22.4% | 47.5% | -9.7% | 24.5% | 24.2% | 1.7% |
| Age Distribution | | | | | | | | | | | | |
| Age 0 to 20 | 35.5% | 39.5% | 35.6% | 35.7% | 34.7% | 36.9% | 34.1% | 38.6% | 32.6% | 35.9% | 36.0% | 26.7% |
| Age 21 to 34 | 25.7% | 28.6% | 21.7% | 25.4% | 24.3% | 21.3% | 27.5% | 28.6% | 25.6% | 27.6% | 28.0% | 16.1% |
| Age 35 to 54 | 22.9% | 19.0% | 24.8% | 22.2% | 25.1% | 23.3% | 23.5% | 22.6% | 27.0% | 20.8% | 19.8% | 21.2% |
| Age 55 to 64 | 6.8% | 6.1% | 7.9% | 8.0% | 7.7% | 7.3% | 6.7% | 4.9% | 7.6% | 6.1% | 6.4% | 10.0% |
| Age 65+ | 9.1% | 6.8% | 10.0% | 8.8% | 8.2% | 11.2% | 8.2% | 5.2% | 7.2% | 9.5% | 9.8% | 26.0% |
| Race Distribution | | | | | | | | | | | | |
| Non-Hispanic | 82.7% | 80.0% | 87.3% | 68.5% | 89.7% | 81.1% | 84.8% | 78.0% | 92.1% | 89.7% | 79.1% | 93.0% |
| White | 72.6% | 63.8% | 80.3% | 53.7% | 74.0% | 76.7% | 73.4% | 67.4% | 84.7% | 76.0% | 64.8% | 89.5% |
| Black alone | 6.0% | 12.1% | 3.8% | 9.8% | 11.2% | 2.3% | 7.1% | 5.7% | 2.9% | 8.2% | 9.5% | 1.2% |
| Am Indian/Alskn alone | 0.8% | 1.6% | 0.8% | 1.7% | 0.7% | 0.7% | 0.8% | 0.7% | 0.8% | 1.2% | 0.8% | 0.9% |
| Asian alone | 3.1% | 2.3% | 2.2% | 3.0% | 3.8% | 1.2% | 3.4% | 4.0% | 3.6% | 4.0% | 3.8% | 1.3% |
| Some other race alone | 0.1% | 0.2% | 0.1% | 0.2% | 0.0% | 0.1% | 0.2% | 0.2% | 0.1% | 0.2% | 0.2% | 0.1% |
| Hispanic | 17.3% | 20.0% | 12.7% | 31.5% | 10.3% | 18.9% | 15.2% | 22.0% | 7.9% | 10.3% | 20.9% | 7.0% |
| Families as % of Households | 76.0% | 72.8% | 80.4% | 72.3% | 76.7% | 80.4% | 73.2% | 80.1% | 70.7% | 70.5% | 77.3% | 66.7% |
| Persons Per Household | | | | | | | | | | | | |
| 1 Person Per Unit | 18.7% | 20.8% | 14.7% | 22.2% | 18.5% | 15.4% | 20.5% | 14.6% | 23.3% | 24.2% | 18.0% | 28.1% |
| 2 Person Per Unit | 30.7% | 31.1% | 33.6% | 29.5% | 32.8% | 30.9% | 30.2% | 26.4% | 32.7% | 31.9% | 30.4% | 40.0% |
| 3 Person Per Unit | 18.2% | 18.6% | 18.6% | 18.7% | 17.7% | 17.3% | 18.3% | 20.0% | 17.4% | 19.2% | 18.2% | 13.5% |
| 4 Person Per Unit | 17.6% | 14.3% | 18.5% | 15.8% | 17.8% | 18.7% | 17.5% | 21.2% | 15.4% | 14.3% | 17.3% | 10.2% |
| 5 Person Per Unit | 8.9% | 8.6% | 8.9% | 7.9% | 8.5% | 10.4% | 8.2% | 11.0% | 7.3% | 6.5% | 9.8% | 5.4% |
| 6 Person Per Unit | 3.6% | 4.4% | 3.5% | 3.7% | 3.6% | 4.4% | 3.4% | 4.2% | 2.6% | 2.6% | 3.9% | 1.7% |
| 7+ Person Per Unit | 2.2% | 2.3% | 2.3% | 2.2% | 1.1% | 2.9% | 2.0% | 2.7% | 1.4% | 1.3% | 2.4% | 1.1% |
| Average Household Size | 2.89 | 2.80 | 3.00 | 2.80 | 2.80 | 3.10 | 3.00 | 3.10 | 2.70 | 2.60 | 3.00 | 2.40 |
| Householder Age | | | | | | | | | | | | |
| Age 15 - 24 | 6.7% | 14.2% | 5.6% | 9.8% | 5.7% | 5.1% | 6.4% | 6.1% | 6.2% | 15.7% | 7.6% | 4.2% |
| Age 25 - 34 | 27.6% | 31.9% | 23.7% | 24.9% | 26.8% | 22.7% | 28.9% | 34.6% | 26.4% | 25.6% | 30.4% | 14.9% |
| Age 35 - 54 | 37.5% | 30.9% | 40.0% | 35.0% | 40.8% | 38.7% | 37.9% | 40.5% | 42.0% | 31.6% | 32.9% | 28.4% |
| Age 55 - 64 | 11.6% | 10.9% | 12.9% | 13.7% | 12.5% | 12.2% | 12.0% | 9.0% | 12.7% | 10.0% | 11.0% | 13.6% |
| Age 65+ | 16.6% | 12.1% | 17.8% | 16.5% | 14.2% | 21.3% | 14.8% | 9.9% | 12.7% | 17.1% | 18.1% | 38.9% |

EXHIBIT B-9 (Cont'd)

**1990 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION**

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|---------------------------|------------------|------------------|----------------------|-----------------|-----------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Housing by Tenure | | | | | | | | | | | | |
| Owner-Occupied | 64.9% | 39.5% | 69.2% | 52.7% | 68.8% | 73.9% | 63.7% | 70.8% | 63.2% | 52.1% | 56.9% | 69.3% |
| Renter-Occupied | 35.1% | 60.5% | 30.8% | 47.3% | 31.2% | 26.1% | 36.3% | 29.2% | 36.8% | 47.9% | 43.1% | 30.7% |
| Vacant Units | 9.1% | 13.4% | 6.8% | 10.2% | 11.1% | 4.7% | 8.9% | 9.2% | 8.0% | 24.9% | 8.3% | 11.8% |
| For Seasonal, Rec, or Occ | 0.7% | 1.5% | 0.7% | 0.5% | 1.3% | 0.4% | 0.2% | 0.4% | 0.3% | 2.2% | 0.4% | 3.8% |
| Housing Value | | | | | | | | | | | | |
| Less Than \$19,999 | 0.3% | 1.1% | 0.2% | 0.8% | 0.3% | 0.4% | 0.1% | 0.2% | 0.2% | 1.1% | 0.3% | 0.7% |
| \$20,000 to \$39,999 | 0.9% | 3.8% | 0.5% | 2.5% | 0.8% | 0.4% | 0.2% | 0.2% | 1.3% | 7.5% | 0.8% | 2.4% |
| \$40,000 to \$59,999 | 4.6% | 20.3% | 1.7% | 18.4% | 10.4% | 3.2% | 0.7% | 0.4% | 7.2% | 29.8% | 3.9% | 18.1% |
| \$60,000 to \$74,999 | 8.9% | 32.4% | 6.2% | 36.3% | 21.7% | 9.4% | 2.3% | 1.2% | 18.1% | 24.9% | 9.7% | 20.3% |
| \$75,000 to \$99,999 | 22.6% | 31.7% | 26.1% | 30.4% | 42.3% | 29.9% | 15.1% | 7.1% | 43.4% | 22.8% | 30.1% | 29.6% |
| \$100,000 to \$124,999 | 19.9% | 4.9% | 21.2% | 8.2% | 15.4% | 25.2% | 22.3% | 16.3% | 16.3% | 8.0% | 28.7% | 12.3% |
| \$125,000 to \$149,999 | 18.7% | 1.7% | 15.9% | 2.2% | 6.0% | 16.3% | 25.7% | 29.2% | 7.8% | 2.9% | 17.5% | 6.9% |
| \$150,000 to \$174,999 | 11.2% | 1.7% | 10.8% | 0.7% | 2.2% | 7.8% | 14.8% | 21.8% | 3.2% | 1.4% | 5.7% | 3.9% |
| \$175,000 to \$199,999 | 5.3% | 0.4% | 6.4% | 0.2% | 0.2% | 3.2% | 7.1% | 10.5% | 1.2% | 0.6% | 2.1% | 2.4% |
| \$200,000 to \$249,999 | 4.4% | 1.3% | 5.7% | 0.2% | 0.3% | 2.6% | 6.5% | 8.0% | 0.8% | 0.6% | 0.8% | 1.8% |
| \$250,000 to \$299,999 | 1.8% | 0.4% | 2.5% | 0.1% | 0.3% | 1.1% | 2.8% | 3.1% | 0.2% | 0.3% | 0.3% | 0.6% |
| \$300,000 to \$399,999 | 1.0% | 0.0% | 1.8% | 0.1% | 0.0% | 0.3% | 1.6% | 1.4% | 0.2% | 0.0% | 0.1% | 0.5% |
| \$400,000 to \$499,999 | 0.3% | 0.0% | 0.6% | 0.0% | 0.0% | 0.1% | 0.4% | 0.4% | 0.0% | 0.1% | 0.1% | 0.2% |
| \$500,000 or more | 0.2% | 0.2% | 0.3% | 0.0% | 0.0% | 0.1% | 0.2% | 0.2% | 0.1% | 0.1% | 0.1% | 0.3% |
| Median Housing Value | \$115,930 | \$71,446 | \$117,996 | \$71,721 | \$84,873 | \$106,539 | \$133,900 | \$146,082 | \$88,346 | \$67,001 | \$104,595 | \$82,161 |
| Monthly Rent | | | | | | | | | | | | |
| No Cash Rent | 4.3% | 1.0% | 1.9% | 2.3% | 2.1% | 2.6% | 1.6% | 1.6% | 6.4% | 2.5% | 15.9% | 3.4% |
| Less Than \$199 | 5.6% | 3.3% | 1.7% | 10.8% | 3.6% | 3.3% | 6.8% | 7.6% | 3.0% | 6.8% | 3.7% | 8.0% |
| \$200 to \$249 | 2.3% | 3.2% | 1.3% | 4.7% | 2.3% | 1.1% | 1.8% | 1.3% | 2.1% | 6.4% | 2.3% | 4.4% |
| \$250 to \$299 | 3.7% | 12.5% | 2.5% | 7.6% | 11.0% | 1.9% | 1.7% | 1.5% | 3.9% | 12.1% | 3.2% | 7.1% |
| \$300 to \$349 | 7.0% | 21.3% | 4.9% | 11.9% | 10.3% | 8.1% | 2.7% | 2.5% | 8.4% | 16.8% | 7.8% | 14.1% |
| \$350 to \$399 | 11.6% | 31.6% | 13.9% | 16.8% | 13.6% | 11.7% | 6.1% | 6.8% | 14.3% | 18.8% | 11.1% | 19.5% |
| \$400 to \$499 | 26.7% | 21.3% | 40.6% | 25.6% | 26.3% | 34.4% | 18.7% | 22.8% | 32.2% | 26.4% | 29.8% | 24.8% |
| \$500 to \$599 | 18.5% | 3.6% | 13.5% | 13.7% | 14.7% | 15.7% | 28.3% | 26.1% | 14.8% | 7.1% | 13.4% | 11.4% |
| \$600 to \$699 | 10.2% | 1.7% | 12.3% | 5.7% | 10.0% | 13.7% | 14.7% | 10.1% | 8.7% | 2.6% | 8.2% | 5.6% |
| \$700 to \$749 | 3.2% | 0.1% | 2.7% | 0.5% | 2.4% | 3.9% | 5.5% | 4.6% | 2.6% | 0.4% | 1.9% | 0.5% |
| \$750 to \$999 | 6.0% | 0.2% | 4.3% | 0.5% | 3.2% | 3.4% | 10.9% | 13.1% | 2.9% | 0.1% | 2.5% | 1.0% |
| \$1,000 or more | 0.8% | 0.0% | 0.5% | 0.0% | 0.6% | 0.3% | 1.3% | 2.0% | 0.8% | 0.0% | 0.2% | 0.0% |
| Median Rent | \$459 | \$363 | \$460 | \$391 | \$426 | \$466 | \$537 | \$523 | \$450 | \$367 | \$441 | \$386 |

EXHIBIT B-9 (Cont'd)

**1990 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION**

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|------------------------|-----------------|------------------|----------------------|-----------------|-----------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Year Structure Built | | | | | | | | | | | | |
| 1989-March 90 | 7.4% | 6.3% | 6.9% | 3.6% | 20.6% | 5.0% | 6.8% | 12.1% | 3.7% | 2.2% | 10.1% | 2.0% |
| 1985 - 1988 | 27.8% | 31.7% | 33.2% | 7.0% | 28.1% | 27.9% | 26.6% | 38.5% | 23.0% | 22.1% | 27.9% | 15.4% |
| 1980 - 1984 | 16.5% | 26.8% | 21.8% | 9.5% | 4.9% | 24.3% | 13.2% | 16.4% | 11.3% | 17.2% | 16.1% | 17.1% |
| 1970 - 1979 | 19.4% | 15.2% | 21.1% | 16.7% | 26.1% | 28.0% | 18.2% | 9.2% | 30.9% | 17.2% | 17.4% | 30.0% |
| 1960 - 1969 | 11.5% | 9.4% | 8.5% | 26.3% | 16.8% | 9.2% | 10.4% | 7.5% | 14.7% | 12.2% | 10.9% | 23.2% |
| 1950 - 1959 | 13.3% | 3.0% | 7.1% | 24.3% | 2.9% | 4.7% | 20.6% | 14.5% | 12.3% | 19.3% | 10.2% | 8.6% |
| 1940 or earlier | 4.1% | 7.6% | 1.5% | 12.7% | 0.8% | 0.9% | 4.2% | 1.9% | 4.0% | 9.8% | 7.4% | 3.7% |
| Year Moved In | | | | | | | | | | | | |
| 1989 - March 1990 | 34.3% | 56.6% | 30.9% | 34.6% | 45.1% | 26.0% | 33.2% | 37.5% | 30.8% | 44.0% | 40.2% | 27.0% |
| 1985 - 1988 | 36.3% | 28.0% | 40.2% | 23.9% | 29.4% | 39.3% | 35.4% | 41.8% | 34.6% | 25.4% | 37.6% | 29.4% |
| 1980 - 1984 | 11.8% | 9.0% | 13.0% | 9.5% | 8.1% | 16.0% | 11.2% | 9.1% | 13.5% | 11.0% | 10.2% | 18.5% |
| 1970 - 1979 | 12.0% | 4.9% | 11.4% | 16.3% | 15.3% | 16.0% | 12.5% | 7.1% | 16.1% | 12.2% | 7.8% | 20.3% |
| 1960 - 1969 | 3.8% | 0.7% | 3.0% | 9.5% | 1.7% | 2.4% | 5.3% | 2.8% | 3.5% | 5.6% | 2.8% | 3.5% |
| <1959 | 1.8% | 0.8% | 1.6% | 6.3% | 0.4% | 0.3% | 2.4% | 1.6% | 1.6% | 1.8% | 1.5% | 1.3% |
| Units in Structure | | | | | | | | | | | | |
| 1 Unit, Detached | 66.7% | 32.0% | 73.4% | 59.3% | 74.5% | 79.6% | 61.5% | 71.3% | 62.2% | 72.9% | 57.3% | 73.9% |
| 1 Unit, Attached | 3.1% | 2.0% | 1.8% | 2.8% | 0.9% | 1.6% | 2.6% | 2.1% | 5.4% | 2.6% | 7.7% | 2.9% |
| 2 Units | 2.8% | 6.1% | 2.6% | 5.4% | 3.7% | 2.6% | 1.7% | 0.6% | 7.4% | 6.0% | 2.8% | 3.6% |
| 3-9 Units | 10.0% | 18.1% | 14.4% | 12.5% | 9.8% | 5.2% | 12.1% | 5.8% | 10.0% | 9.5% | 11.6% | 6.8% |
| 10-19 Units | 3.6% | 11.8% | 2.6% | 5.9% | 2.3% | 3.9% | 4.2% | 3.9% | 1.7% | 0.9% | 2.6% | 2.2% |
| 20-49 Units | 2.0% | 8.3% | 0.2% | 1.9% | 0.0% | 0.6% | 2.4% | 4.0% | 1.0% | 0.4% | 2.8% | 0.0% |
| 50 or More Units | 2.0% | 0.0% | 0.0% | 0.9% | 0.0% | 0.7% | 3.1% | 4.8% | 0.0% | 0.0% | 2.9% | 0.0% |
| Mobile Home or Trailer | 9.2% | 20.7% | 4.8% | 10.3% | 8.7% | 5.4% | 11.9% | 7.0% | 12.1% | 7.0% | 11.6% | 10.1% |
| Other | 0.5% | 1.0% | 0.2% | 0.9% | 0.0% | 0.5% | 0.5% | 0.4% | 0.4% | 0.7% | 0.6% | 0.5% |

EXHIBIT B-9 (Cont'd)

**1990 CENSUS DEMOGRAPHIC COMPARISON
INCORPORATED CITIES WITHIN WEST MOJAVE PLAN REGION**

| Census Variable | Combined Cities | City of Adelanto | Town of Apple Valley | City of Barstow | California City | City of Hesperia | City of Lancaster | City of Palmdale | City of Ridgecrest | City of Twentynine Palms | City of Victorville | City of Yucca Valley |
|---|-----------------|------------------|----------------------|-----------------|-----------------|------------------|-------------------|------------------|--------------------|--------------------------|---------------------|----------------------|
| Household Income | | | | | | | | | | | | |
| Less Than \$15,000 | 20.0% | 43.6% | 18.8% | 25.1% | 16.8% | 23.1% | 17.0% | 13.8% | 14.3% | 29.8% | 23.0% | 32.3% |
| \$15,000-\$19,999 | 7.8% | 13.0% | 7.9% | 9.0% | 4.3% | 9.3% | 6.6% | 5.1% | 6.9% | 10.5% | 10.1% | 10.4% |
| \$20,000-\$29,999 | 15.2% | 15.0% | 15.4% | 18.7% | 13.7% | 15.5% | 13.5% | 11.9% | 13.3% | 20.5% | 19.6% | 18.1% |
| \$30,000-\$39,999 | 16.2% | 11.9% | 17.6% | 16.3% | 21.0% | 17.1% | 15.4% | 16.5% | 15.2% | 16.8% | 17.1% | 12.7% |
| \$40,000-\$49,999 | 13.3% | 5.1% | 11.5% | 12.7% | 15.1% | 12.4% | 15.1% | 15.6% | 15.1% | 10.6% | 11.5% | 9.5% |
| \$50,000-\$59,999 | 10.0% | 5.6% | 9.6% | 8.0% | 12.8% | 9.1% | 10.4% | 13.8% | 11.6% | 4.6% | 7.8% | 6.3% |
| \$60,000-\$74,999 | 8.8% | 2.9% | 8.3% | 6.8% | 10.9% | 7.5% | 10.0% | 12.5% | 12.2% | 3.6% | 5.1% | 4.9% |
| \$75,000-\$99,999 | 5.9% | 1.4% | 6.6% | 2.3% | 4.0% | 4.2% | 7.9% | 7.3% | 8.5% | 2.9% | 4.0% | 2.8% |
| \$100,000-\$124,999 | 1.5% | 1.0% | 1.4% | 0.4% | 1.4% | 1.2% | 2.4% | 2.1% | 1.4% | 0.3% | 0.9% | 1.0% |
| \$125,000-\$149,999 | 0.6% | 0.2% | 0.9% | 0.4% | 0.0% | 0.4% | 0.5% | 0.6% | 0.9% | 0.3% | 0.5% | 0.7% |
| \$150,000 or more | 0.9% | 0.5% | 2.0% | 0.4% | 0.0% | 0.4% | 1.2% | 0.8% | 0.6% | 0.2% | 0.4% | 1.3% |
| Median Household Income | \$33,270 | \$17,484 | \$34,430 | \$28,629 | \$36,864 | \$31,243 | \$38,386 | \$41,766 | \$40,179 | \$24,281 | \$28,688 | \$23,666 |
| Average Household Income | \$39,557 | \$24,293 | \$43,174 | \$33,383 | \$38,769 | \$34,920 | \$43,512 | \$44,706 | \$44,554 | \$28,378 | \$33,681 | \$32,729 |
| Educational Attainment (Age 25+) | | | | | | | | | | | | |
| Less than 9th Grade | 6.3% | 13.7% | 4.6% | 8.9% | 5.6% | 8.7% | 5.8% | 5.3% | 3.6% | 4.1% | 7.4% | 7.3% |
| Some High School | 15.4% | 23.7% | 15.3% | 16.0% | 11.8% | 19.7% | 14.0% | 15.6% | 9.7% | 12.1% | 15.1% | 19.7% |
| High School Diploma | 29.2% | 34.2% | 28.9% | 32.4% | 34.9% | 32.0% | 27.3% | 28.1% | 22.1% | 35.7% | 30.7% | 31.7% |
| College 1-3 years | 35.7% | 25.8% | 36.1% | 32.6% | 36.3% | 32.7% | 36.9% | 38.0% | 38.3% | 34.8% | 36.1% | 29.8% |
| Bachelor's Degree | 8.9% | 1.9% | 9.2% | 5.9% | 7.7% | 4.5% | 10.5% | 9.4% | 17.2% | 8.5% | 7.8% | 7.1% |
| Grad/Prof Degree | 4.5% | 0.7% | 5.9% | 4.3% | 3.7% | 2.4% | 5.6% | 3.5% | 9.2% | 4.8% | 2.9% | 4.4% |
| Occupation (Age 16+) | | | | | | | | | | | | |
| White Collar | 55.7% | 33.4% | 55.6% | 50.8% | 52.2% | 46.6% | 59.4% | 55.4% | 70.7% | 52.2% | 52.4% | 54.9% |
| Blue Collar | 44.3% | 66.6% | 44.4% | 49.2% | 47.8% | 53.4% | 40.6% | 44.6% | 29.3% | 47.8% | 47.6% | 45.1% |
| Workers Per Family | | | | | | | | | | | | |
| 0 Workers | 13.5% | 29.3% | 15.3% | 15.2% | 10.9% | 18.8% | 10.5% | 8.6% | 7.3% | 13.3% | 14.0% | 29.7% |
| 1 Worker | 32.0% | 35.5% | 33.2% | 32.9% | 27.9% | 33.5% | 30.4% | 30.6% | 29.8% | 34.6% | 34.0% | 34.5% |
| 2 Workers | 45.0% | 30.2% | 42.3% | 40.6% | 51.5% | 37.9% | 48.3% | 51.6% | 51.6% | 45.2% | 43.6% | 30.0% |
| 3+ Workers | 9.5% | 5.0% | 9.2% | 11.3% | 9.7% | 9.8% | 10.7% | 9.3% | 11.3% | 7.0% | 8.4% | 5.8% |
| Vehicles Per Household | | | | | | | | | | | | |
| 0 Vehicles | 5.2% | 11.1% | 3.3% | 9.4% | 4.0% | 4.4% | 5.7% | 4.0% | 4.9% | 8.0% | 5.3% | 6.4% |
| 1 Vehicle | 31.1% | 46.5% | 26.4% | 39.9% | 29.0% | 27.1% | 30.1% | 25.2% | 31.7% | 43.0% | 37.2% | 39.5% |
| 2 Vehicle | 41.6% | 31.3% | 42.0% | 35.5% | 45.4% | 42.2% | 42.1% | 47.8% | 40.1% | 33.0% | 40.4% | 35.5% |
| 3+ Vehicles | 22.0% | 11.2% | 28.3% | 15.1% | 21.6% | 26.4% | 22.1% | 23.1% | 23.3% | 16.0% | 17.1% | 18.6% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census; AnySite Online.

EXHIBIT B-10

1990 Population Profile

State of California

| Population | 29,759,163 | Households Families | 10,381,043 7,139,189 | Persons in Households Persons in Families Persons in Group Qtrs | 29,007,324 23,708,354 751,839 |
|--------------------------------------|------------|------------------------|-------------------------|---|-------------------------------------|
| Age Distribution | | % | Male | Female | |
| Age 0-5 | 2,862,071 | 9.6% | 900,420 | 1,961,651 | |
| Age 6-9 | 1,759,493 | 5.9% | 823,376 | 936,117 | |
| Age 10-13 | 1,605,561 | 5.4% | 787,490 | 818,071 | |
| Age 14-17 | 1,523,412 | 5.1% | 755,209 | 768,203 | |
| Age 18-20 | 1,411,158 | 4.7% | 1,074,097 | 337,061 | |
| Age 21-24 | 2,000,962 | 6.7% | 1,494,655 | 506,307 | |
| Age 25-29 | 2,853,917 | 9.6% | 1,454,998 | 1,398,919 | |
| Age 30-34 | 2,832,200 | 9.5% | 2,339,072 | 493,128 | |
| Age 35-44 | 4,639,267 | 15.6% | 1,440,943 | 3,198,324 | |
| Age 45-54 | 2,902,506 | 9.8% | 551,970 | 2,350,536 | |
| Age 55-59 | 1,133,892 | 3.8% | 513,930 | 619,962 | |
| Age 60-64 | 1,099,320 | 3.7% | 827,393 | 271,927 | |
| Age 65-74 | 1,857,194 | 6.2% | 381,540 | 1,475,654 | |
| Age 75-84 | 979,189 | 3.3% | 86,830 | 892,359 | |
| Age 85+ | 299,081 | 1.0% | 0 | 299,081 | |
| Median Age | 30.5 | | | | |
| Hispanic Population By Race | | | 7,686,985 | 25.8% | |
| White | | | 3,494,903 | 11.7% | |
| Black | | | 116,328 | 0.4% | |
| American Indian, Eskimo, or Aleut | | | 58,029 | 0.2% | |
| Asian or Pacific Islander | | | 135,254 | 0.5% | |
| Other Race | | | 3,882,471 | 13.0% | |
| Hispanic Population By Origin | | | | % | |
| Mexican | | | 6,118,268 | 20.6% | |
| Puerto Rican | | | 126,386 | 0.4% | |
| Cuban | | | 71,943 | 0.2% | |
| Other Hispanic | | | 1,370,512 | 4.6% | |
| Race Distribution | | | | | % |
| White | 20,523,972 | | | | 68.7% |
| Black | 2,208,827 | | | | 7.4% |
| American Indian | 236,054 | | | | 0.8% |
| Eskimo | 2,510 | | | | 0.0% |
| Aleut | 3,491 | | | | 0.0% |
| Asian or Pac Islr | 2,845,259 | | | | 9.5% |
| Chinese | 704,871 | | | | 2.4% |
| Filipino | 731,694 | | | | 2.4% |
| Japanese | 313,017 | | | | 1.0% |
| Asian Indian | 159,962 | | | | 0.5% |
| Korean | 259,937 | | | | 0.9% |
| Vietnamese | 280,190 | | | | 0.9% |
| Cambodian | 68,143 | | | | 0.2% |
| Hmong | 46,889 | | | | 0.2% |
| Laotian | 58,047 | | | | 0.2% |
| Thai | 32,006 | | | | 0.1% |
| Other Asian | 80,183 | | | | 0.3% |
| Hawaiian | 34,404 | | | | 0.1% |
| Samoan | 31,846 | | | | 0.1% |
| Tongan | 7,905 | | | | 0.0% |
| Other Polynesian | 1,645 | | | | 0.0% |
| Guamanian | 25,018 | | | | 0.1% |
| Other Micronesian | 1,546 | | | | 0.0% |
| Melanesian | 5,750 | | | | 0.0% |
| Pacific Islr, not spe | 2,206 | | | | 0.0% |
| Other Race | 3,938,565 | | | | 13.2% |
| Persons Per Family | | | | | % |
| 2 Persons | 2,619,634 | | | | 36.7% |
| 3 Persons | 1,600,444 | | | | 22.4% |
| 4 Persons | 1,466,268 | | | | 20.5% |
| 5 Persons | 742,416 | | | | 10.4% |
| 6 Persons | 348,901 | | | | 4.9% |
| 7+ Persons | 361,717 | | | | 5.1% |
| Average Family Size | 3.30 | | | | |
| Marital Status | | % | Male | Female | |
| Population 15+ Years | 23,160,250 | 77.8% | 11,517,598 | 11,642,652 | |
| Never Married | 6,972,964 | 23.4% | 4,034,027 | 2,938,937 | |
| Now Married, Excl. S | 12,010,252 | 40.4% | 6,095,874 | 5,914,378 | |
| Separated | 612,297 | 2.1% | 252,586 | 359,711 | |
| Widowed | 1,385,704 | 4.7% | 237,665 | 1,148,039 | |
| Divorced | 2,179,033 | 7.3% | 897,446 | 1,281,587 | |
| Age of Householder | | Owner | Renter | | |
| 15-24 yrs | 64,051 | 528,235 | | | |
| 25-34 yrs | 833,757 | ##### | | | |
| 35-44 yrs | 1,383,496 | ##### | | | |
| 45-54 yrs | 1,125,580 | 527,120 | | | |
| 55-64 yrs | 960,941 | 330,687 | | | |
| 65-74 yrs | 861,429 | 278,496 | | | |
| 75+ yrs | 544,667 | 255,237 | | | |
| Population In Family | | | | | % |
| Householder | 7,139,189 | | | | 29.0% |
| Spouse | 5,469,417 | | | | 22.2% |
| Child | 8,575,890 | | | | 34.8% |
| Child, Step | 441,307 | | | | 1.8% |
| Grandchild | 493,028 | | | | 2.0% |
| Other Relatives | 1,589,475 | | | | 6.5% |
| Non-Relatives | 921,657 | | | | 3.7% |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-10 (Cont'd)

1990 Housing Profile

State of California

| Total Housing Units | | | 11,182,671 | | | Units in Structure | | | Owner | | Renter | | | | | |
|-------------------------------|--|--|-------------------|--|--|---------------------------|--|--|-------------------------------|--|---------------|--|--------------|--|---------------|--|
| Occupied Housing Units | | | 10,381,205 | | | 92.8% | | | 1 Unit, Detached | | 44.3% | | 11.2% | | | |
| Owner-Occupied | | | 5,773,938 | | | 51.6% | | | 1 Unit, Attached | | 4.1% | | 3.2% | | | |
| Renter-Occupied | | | 4,607,267 | | | 41.2% | | | 2 Units | | 0.5% | | 2.4% | | | |
| Vacant Housing Units | | | 801,466 | | | 7.2% | | | 3-9 Units | | 1.2% | | 10.8% | | | |
| Vacant For Rent | | | 291,006 | | | 2.6% | | | 10-19 Units | | 0.5% | | 5.7% | | | |
| Vacant For Sale | | | 119,689 | | | 1.1% | | | 20-49 Units | | 0.4% | | 5.2% | | | |
| Not Yet Occupied | | | 69,418 | | | 0.6% | | | 50 or More Units | | 0.3% | | 4.5% | | | |
| Seasonal, Rec, or Occ Use | | | 195,304 | | | 1.7% | | | Mobile Home or Trailer | | 3.9% | | 0.8% | | | |
| For Migrant Workers | | | 3,034 | | | 0.0% | | | Other | | 0.5% | | 0.6% | | | |
| Other Vacant | | | 123,015 | | | 1.1% | | | Year Moved Into Unit | | | | Owner | | Renter | |
| | | | | | | | | | 1989 - March 1990 | | 6.7% | | 18.9% | | | |
| | | | | | | | | | 1985 - 1988 | | 15.7% | | 16.0% | | | |
| | | | | | | | | | 1980 - 1984 | | 8.0% | | 5.1% | | | |
| | | | | | | | | | 1970 - 1979 | | 13.6% | | 3.4% | | | |
| | | | | | | | | | 1960 - 1969 | | 6.6% | | 0.7% | | | |
| | | | | | | | | | <1959 | | 5.1% | | 0.3% | | | |
| | | | | | | | | | Stability (5 Year) Percentage | | | | 44.60% | | | |
| | | | | | | | | | Turnover (1 Year) Percentage | | | | 23.74% | | | |
| Housing Value | | | | | | | | | Contract Rent | | | | % | | | |
| Less Than \$15,000 | | | 11,824 | | | 0.3% | | | Less Than \$100 | | 26,501 | | 0.6% | | | |
| \$15,000 - \$19,999 | | | 7,361 | | | 0.2% | | | \$100 - \$149 | | 79,545 | | 1.8% | | | |
| \$20,000 - \$24,999 | | | 10,234 | | | 0.2% | | | \$150 - \$199 | | 110,987 | | 2.5% | | | |
| \$25,000 - \$29,999 | | | 11,083 | | | 0.2% | | | \$200 - \$249 | | 113,048 | | 2.5% | | | |
| \$30,000 - \$34,999 | | | 13,976 | | | 0.3% | | | \$250 - \$299 | | 152,928 | | 3.4% | | | |
| \$35,000 - \$39,999 | | | 15,397 | | | 0.3% | | | \$300 - \$349 | | 228,094 | | 5.0% | | | |
| \$40,000 - \$44,999 | | | 22,226 | | | 0.5% | | | \$350 - \$399 | | 288,758 | | 6.4% | | | |
| \$45,000 - \$49,999 | | | 26,079 | | | 0.6% | | | \$400 - \$449 | | 345,093 | | 7.6% | | | |
| \$50,000 - \$59,999 | | | 77,570 | | | 1.7% | | | \$450 - \$499 | | 369,925 | | 8.2% | | | |
| \$60,000 - \$74,999 | | | 174,204 | | | 3.7% | | | \$500 - \$549 | | 407,298 | | 9.0% | | | |
| \$75,000 - \$99,999 | | | 384,719 | | | 8.2% | | | \$550 - \$599 | | 368,283 | | 8.1% | | | |
| \$100,000 - \$124,999 | | | 380,375 | | | 8.1% | | | \$600 - \$649 | | 350,309 | | 7.7% | | | |
| \$125,000 - \$149,999 | | | 431,710 | | | 9.2% | | | \$650 - \$699 | | 316,853 | | 7.0% | | | |
| \$150,000 - \$174,999 | | | 438,963 | | | 9.4% | | | \$700 - \$749 | | 249,644 | | 5.5% | | | |
| \$175,000 - \$199,999 | | | 412,542 | | | 8.8% | | | \$750 - \$999 | | 668,459 | | 14.8% | | | |
| \$200,000 - \$249,999 | | | 647,405 | | | 13.8% | | | \$1,000 And Greater | | 323,790 | | 7.2% | | | |
| \$250,000 - \$299,999 | | | 503,547 | | | 10.7% | | | No Cash Rent | | 122,283 | | 2.7% | | | |
| \$300,000 - \$399,999 | | | 539,596 | | | 11.5% | | | Total | | 4,521,798 | | | | | |
| \$400,000 - \$499,999 | | | 241,901 | | | 5.2% | | | Median Rent | | \$560 | | | | | |
| \$500,000 And Greater | | | 338,313 | | | 7.2% | | | | | | | | | | |
| Total | | | 4,689,025 | | | | | | | | | | | | | |
| Median Housing Value | | | \$195,530 | | | | | | | | | | | | | |
| Persons Per Unit | | | | | | | | | | | | | | | | |
| 1 Person Per Unit | | | 2,429,849 | | | 23.4% | | | Year Structure Built | | | | | | | |
| 2 Persons Per Unit | | | 3,231,022 | | | 31.1% | | | 1989 - March 1990 | | 1.6% | | 1.0% | | | |
| 3 Persons Per Unit | | | 1,725,767 | | | 16.6% | | | 1985 - 1988 | | 5.5% | | 5.0% | | | |
| 4 Persons Per Unit | | | 1,514,239 | | | 14.6% | | | 1980 - 1984 | | 4.9% | | 4.0% | | | |
| 5 Persons Per Unit | | | 756,931 | | | 7.3% | | | 1970 - 1979 | | 12.3% | | 9.4% | | | |
| 6 Persons Per Unit | | | 355,653 | | | 3.4% | | | 1960 - 1969 | | 10.1% | | 8.6% | | | |
| 7+ Persons Per Unit | | | 367,409 | | | 3.5% | | | 1950 - 1959 | | 10.9% | | 6.9% | | | |
| Average Household Size | | | 2.90 | | | | | | 1940 - 1949 | | 5.1% | | 4.1% | | | |
| | | | | | | | | | <1939 | | 5.3% | | 5.4% | | | |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-10 (Cont'd)

1990 Socio-Economic Profile

State of California

| Income Distribution | Household Income | | Family Income | | School Enrollment (3+ Years) | | % | |
|-------------------------------------|------------------|------|-------------------|-------|---|--------------|--------------|---------------|
| Less Than \$5,000 | 401,942 | 3.9% | 190,017 | 2.7% | Public Preprimary | 286,803 | 1.0% | |
| \$5,000 - \$9,999 | 790,470 | 7.6% | 328,060 | 4.6% | Private Preprimary | 220,236 | 0.8% | |
| \$10,000 - \$12,499 | 407,118 | 3.9% | 222,542 | 3.1% | Public Elem or HS | 4,703,493 | 16.6% | |
| \$12,500 - \$14,999 | 362,318 | 3.5% | 219,655 | 3.1% | Private Elem or HS | 483,831 | 1.7% | |
| \$15,000 - \$17,499 | 408,333 | 3.9% | 244,312 | 3.4% | Public College | 2,170,352 | 7.7% | |
| \$17,500 - \$19,999 | 363,503 | 3.5% | 226,892 | 3.2% | Private College | 417,100 | 1.5% | |
| \$20,000 - \$22,499 | 440,723 | 4.2% | 272,056 | 3.8% | Not enrolled in school | 19,990,477 | 70.7% | |
| \$22,500 - \$24,999 | 359,224 | 3.5% | 233,041 | 3.3% | Total | 28,272,292 | | |
| \$25,000 - \$27,499 | 424,799 | 4.1% | 272,187 | 3.8% | | | | |
| \$27,500 - \$29,999 | 335,571 | 3.2% | 226,865 | 3.2% | | | | |
| \$30,000 - \$32,499 | 450,261 | 4.3% | 294,049 | 4.1% | Educational Attainment (25+ Years) | | % | |
| \$32,500 - \$34,999 | 316,281 | 3.0% | 224,857 | 3.1% | Less than 9th grade | 2,073,438 | 11.2% | |
| \$35,000 - \$37,499 | 387,033 | 3.7% | 267,476 | 3.7% | 9-12th grade, no diploma | 2,350,636 | 12.6% | |
| \$37,500 - \$39,999 | 293,699 | 2.8% | 212,689 | 3.0% | HS graduate (incl equiv) | 4,144,933 | 22.3% | |
| \$40,000 - \$42,499 | 386,024 | 3.7% | 273,373 | 3.8% | Some college, no degree | 4,204,355 | 22.6% | |
| \$42,500 - \$44,999 | 265,532 | 2.6% | 201,404 | 2.8% | Associate degree | 1,476,664 | 7.9% | |
| \$45,000 - \$47,499 | 311,232 | 3.0% | 233,538 | 3.3% | Bachelor's degree | 2,843,450 | 15.3% | |
| \$47,500 - \$49,999 | 241,813 | 2.3% | 187,093 | 2.6% | Graduate or prof degree | 1,501,878 | 8.1% | |
| \$50,000 - \$54,499 | 525,975 | 5.1% | 407,987 | 5.7% | Total | 18,595,354 | | |
| \$55,000 - \$59,999 | 416,466 | 4.0% | 333,991 | 4.7% | Median School Years | 12.2 | | |
| \$60,000 - \$74,999 | 965,407 | 9.3% | 790,431 | 11.1% | | | | |
| \$75,000 - \$99,999 | 791,990 | 7.6% | 660,689 | 9.3% | | | | |
| \$100,000 - \$124,999 | 335,079 | 3.2% | 280,308 | 3.9% | Workers In Family (1989) | | % | |
| \$125,000 - \$149,999 | 140,724 | 1.4% | 118,706 | 1.7% | 0 Workers | 879,436 | 12.3% | |
| \$150,000 And Greater | 258,400 | 2.5% | 216,616 | 3.0% | 1 Worker | 2,033,350 | 28.5% | |
| | | | | | 2 Worker | 3,197,975 | 44.8% | |
| | | | | | 3+ Workers | 1,027,556 | 14.4% | |
| Per Capita Income | \$24,527 | | | | | | | |
| Average Income | \$81,668 | | \$92,502 | | | | | |
| Median Income | \$35,950 | | \$41,231 | | | | | |
| Employment by Occupation | | | 13,996,111 | | | | % | |
| Total White Collar Employment | | | 8,534,617 | 61.0% | Labor Force By Gender | | | |
| Exec, Admin, and Managerial | | | 1,939,944 | 13.9% | Population, Age 16+ | 11,322,141 | 11,457,416 | |
| Professional specialty occupations | | | 2,057,786 | 14.7% | In Armed Forces | 246,121 | 23,090 | |
| Tech & related support occupations | | | 527,655 | 3.8% | Civilian Employed | 7,845,659 | 6,150,514 | |
| Sales occupations | | | 1,689,378 | 12.1% | Civilian Unemployed | 561,169 | 433,859 | |
| Admin support occ, incl clerical | | | 2,319,854 | 16.6% | Not in Labor Force | 2,669,192 | 4,849,953 | |
| Total Blue Collar Employment | | | 5,461,494 | 39.0% | | | | |
| Private household occupations | | | 95,033 | 0.7% | Vehicles | | | |
| Protective service occupations | | | 235,881 | 1.7% | Available | Total | Owner | Renter |
| Service occ, ex protective & HH | | | 1,402,400 | 10.0% | 0 Vehicles | 8.9% | 3.5% | 15.6% |
| Farm, forest & fishing occupations | | | 381,881 | 2.7% | 1 Vehicle | 33.2% | 24.2% | 44.5% |
| Precision prod, craft & repair | | | 1,548,740 | 11.1% | 2 Vehicles | 37.7% | 43.7% | 30.2% |
| Mach operators, assemblers & inspec | | | 797,167 | 5.7% | 3 Vehicles | 14.1% | 19.5% | 7.3% |
| Trans & material moving | | | 480,132 | 3.4% | 4 Vehicles | 4.4% | 6.4% | 1.8% |
| Handlers, equip cleaners & laborers | | | 520,260 | 3.7% | 5+ Vehicles | 1.7% | 2.6% | 0.6% |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-11 (Cont'd)

1990 Housing Profile

San Bernardino County, CA

| Total Housing Units | | | 542,315 | | | Units in Structure | | | Owner | | Renter | | | |
|-------------------------------|--|--|----------------|--|--|---------------------------|--|--|-------------------------------|--|---------------|--|---------------|--|
| Occupied Housing Units | | | 464,731 | | | 85.7% | | | 1 Unit, Detached | | 53.5% | | 12.9% | |
| Owner-Occupied | | | 294,243 | | | 54.3% | | | 1 Unit, Attached | | 2.1% | | 2.3% | |
| Renter-Occupied | | | 170,488 | | | 31.4% | | | 2 Units | | 0.1% | | 1.9% | |
| Vacant Housing Units | | | 77,584 | | | 14.3% | | | 3-9 Units | | 0.5% | | 9.1% | |
| Vacant For Rent | | | 16,346 | | | 3.0% | | | 10-19 Units | | 0.1% | | 4.2% | |
| Vacant For Sale | | | 9,697 | | | 1.8% | | | 20-49 Units | | 0.1% | | 2.4% | |
| Not Yet Occupied | | | 4,336 | | | 0.8% | | | 50 or More Units | | 0.0% | | 2.5% | |
| Seasonal, Rec, or Occ Use | | | 34,683 | | | 6.4% | | | Mobile Home or Trailer | | 6.6% | | 1.2% | |
| For Migrant Workers | | | 91 | | | 0.0% | | | Other | | 0.3% | | 0.4% | |
| Other Vacant | | | 12,431 | | | 2.3% | | | Year Moved Into Unit | | Owner | | Renter | |
| | | | | | | | | | 1989 - March 1990 | | 9.8% | | 19.1% | |
| | | | | | | | | | 1985 - 1988 | | 22.1% | | 12.9% | |
| | | | | | | | | | 1980 - 1984 | | 9.4% | | 2.9% | |
| | | | | | | | | | 1970 - 1979 | | 13.3% | | 1.3% | |
| | | | | | | | | | 1960 - 1969 | | 5.1% | | 0.3% | |
| | | | | | | | | | <1959 | | 3.6% | | 0.2% | |
| Housing Value | | | | | | % | | | Stability (5 Year) Percentage | | | | 37.79% | |
| Less Than \$15,000 | | | 804 | | | 0.3% | | | Turnover (1 Year) Percentage | | | | 24.77% | |
| \$15,000 - \$19,999 | | | 478 | | | 0.2% | | | Contract Rent | | | | % | |
| \$20,000 - \$24,999 | | | 568 | | | 0.2% | | | Less Than \$100 | | 1,071 | | 0.6% | |
| \$25,000 - \$29,999 | | | 628 | | | 0.3% | | | \$100 - \$149 | | 3,275 | | 2.0% | |
| \$30,000 - \$34,999 | | | 962 | | | 0.4% | | | \$150 - \$199 | | 4,078 | | 2.4% | |
| \$35,000 - \$39,999 | | | 1,074 | | | 0.4% | | | \$200 - \$249 | | 4,311 | | 2.6% | |
| \$40,000 - \$44,999 | | | 1,637 | | | 0.7% | | | \$250 - \$299 | | 6,263 | | 3.7% | |
| \$45,000 - \$49,999 | | | 2,038 | | | 0.8% | | | \$300 - \$349 | | 11,194 | | 6.7% | |
| \$50,000 - \$59,999 | | | 6,724 | | | 2.7% | | | \$350 - \$399 | | 15,891 | | 9.5% | |
| \$60,000 - \$74,999 | | | 17,774 | | | 7.2% | | | \$400 - \$449 | | 18,220 | | 10.9% | |
| \$75,000 - \$99,999 | | | 43,362 | | | 17.7% | | | \$450 - \$499 | | 20,433 | | 12.2% | |
| \$100,000 - \$124,999 | | | 39,671 | | | 16.2% | | | \$500 - \$549 | | 18,959 | | 11.3% | |
| \$125,000 - \$149,999 | | | 40,507 | | | 16.5% | | | \$550 - \$599 | | 15,472 | | 9.2% | |
| \$150,000 - \$174,999 | | | 29,505 | | | 12.0% | | | \$600 - \$649 | | 11,566 | | 6.9% | |
| \$175,000 - \$199,999 | | | 17,655 | | | 7.2% | | | \$650 - \$699 | | 9,274 | | 5.5% | |
| \$200,000 - \$249,999 | | | 17,839 | | | 7.3% | | | \$700 - \$749 | | 6,236 | | 3.7% | |
| \$250,000 - \$299,999 | | | 10,479 | | | 4.3% | | | \$750 - \$999 | | 12,393 | | 7.4% | |
| \$300,000 - \$399,999 | | | 8,698 | | | 3.5% | | | \$1,000 And Greater | | 2,220 | | 1.3% | |
| \$400,000 - \$499,999 | | | 2,690 | | | 1.1% | | | No Cash Rent | | 6,863 | | 4.1% | |
| \$500,000 And Greater | | | 2,142 | | | 0.9% | | | Total | | 167,719 | | | |
| Total | | | 245,235 | | | | | | Median Rent | | \$488 | | | |
| Median Housing Value | | | \$129,256 | | | | | | Year Structure Built | | Owner | | Renter | |
| Persons Per Unit | | | | | | % | | | 1989 - March 1990 | | 3.0% | | 1.2% | |
| 1 Person Per Unit | | | 88,101 | | | 19.0% | | | 1985 - 1988 | | 11.7% | | 8.2% | |
| 2 Persons Per Unit | | | 135,410 | | | 29.1% | | | 1980 - 1984 | | 8.3% | | 5.3% | |
| 3 Persons Per Unit | | | 83,048 | | | 17.9% | | | 1970 - 1979 | | 14.7% | | 7.0% | |
| 4 Persons Per Unit | | | 81,133 | | | 17.5% | | | 1960 - 1969 | | 9.7% | | 5.3% | |
| 5 Persons Per Unit | | | 42,545 | | | 9.2% | | | 1950 - 1959 | | 10.1% | | 4.8% | |
| 6 Persons Per Unit | | | 19,069 | | | 4.1% | | | 1940 - 1949 | | 3.4% | | 2.7% | |
| 7+ Persons Per Unit | | | 15,384 | | | 3.3% | | | <1939 | | 2.5% | | 2.2% | |
| Average Household Size | | | 3.10 | | | | | | | | | | | |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-11 (Cont'd)

1990 Socio-Economic Profile

San Bernardino County, CA

| Income Distribution | Household Income | | Family Income | | School Enrollment (3+ Years) | | % | |
|-------------------------------------|------------------|------|----------------|-------|---|--------------|---------------|---------------|
| Less Than \$5,000 | 18,498 | 4.0% | 10,406 | 3.0% | Public Preprimary | 14,917 | 1.1% | |
| \$5,000 - \$9,999 | 39,362 | 8.5% | 18,499 | 5.3% | Private Preprimary | 10,371 | 0.8% | |
| \$10,000 - \$12,499 | 19,800 | 4.3% | 12,244 | 3.5% | Public Elem or HS | 263,626 | 19.8% | |
| \$12,500 - \$14,999 | 17,851 | 3.8% | 12,070 | 3.4% | Private Elem or HS | 21,256 | 1.6% | |
| \$15,000 - \$17,499 | 19,686 | 4.2% | 13,323 | 3.8% | Public College | 79,183 | 5.9% | |
| \$17,500 - \$19,999 | 17,662 | 3.8% | 12,247 | 3.5% | Private College | 16,009 | 1.2% | |
| \$20,000 - \$22,499 | 19,774 | 4.3% | 14,064 | 4.0% | Not enrolled in school | 929,153 | 69.6% | |
| \$22,500 - \$24,999 | 16,783 | 3.6% | 12,448 | 3.5% | Total | 1,334,515 | | |
| \$25,000 - \$27,499 | 19,922 | 4.3% | 14,852 | 4.2% | | | | |
| \$27,500 - \$29,999 | 15,058 | 3.2% | 11,323 | 3.2% | | | | |
| \$30,000 - \$32,499 | 21,950 | 4.7% | 16,473 | 4.7% | Educational Attainment (25+ Years) | | % | |
| \$32,500 - \$34,999 | 15,376 | 3.3% | 12,298 | 3.5% | Less than 9th grade | 72,874 | 8.8% | |
| \$35,000 - \$37,499 | 19,284 | 4.1% | 14,978 | 4.3% | 9-12th grade, no diploma | 129,990 | 15.8% | |
| \$37,500 - \$39,999 | 14,102 | 3.0% | 11,206 | 3.2% | HS graduate (incl equiv) | 222,809 | 27.0% | |
| \$40,000 - \$42,499 | 19,002 | 4.1% | 15,366 | 4.4% | Some college, no degree | 206,146 | 25.0% | |
| \$42,500 - \$44,999 | 12,409 | 2.7% | 10,636 | 3.0% | Associate degree | 69,590 | 8.4% | |
| \$45,000 - \$47,499 | 15,165 | 3.3% | 12,813 | 3.6% | Bachelor's degree | 80,515 | 9.8% | |
| \$47,500 - \$49,999 | 11,933 | 2.6% | 10,394 | 3.0% | Graduate or prof degree | 42,693 | 5.2% | |
| \$50,000 - \$54,499 | 24,926 | 5.4% | 21,464 | 6.1% | Total | 824,617 | | |
| \$55,000 - \$59,999 | 18,358 | 4.0% | 16,368 | 4.7% | | | | |
| \$60,000 - \$74,999 | 41,253 | 8.9% | 36,623 | 10.4% | Median School Years | 11.9 | | |
| \$75,000 - \$99,999 | 28,626 | 6.2% | 25,560 | 7.3% | | | | |
| \$100,000 - \$124,999 | 9,097 | 2.0% | 8,126 | 2.3% | | | | |
| \$125,000 - \$149,999 | 3,490 | 0.8% | 3,083 | 0.9% | | | | |
| \$150,000 And Greater | 5,341 | 1.1% | 4,727 | 1.3% | Workers In Family (1989) | | % | |
| | | | | | 0 Workers | 45,398 | 12.9% | |
| Per Capita Income | \$19,126 | | | | 1 Worker | 109,263 | 31.1% | |
| Average Income | \$72,473 | | \$79,731 | | 2 Worker | 154,621 | 44.0% | |
| Median Income | \$33,744 | | \$37,626 | | 3+ Workers | 42,387 | 12.1% | |
| | | | | | | | | |
| Employment by Occupation | | | 591,702 | % | | | | |
| Total White Collar Employment | | | 329,179 | 55.6% | Labor Force By Gender | Male | Female | |
| Exec, Admin, and Managerial | | | 69,748 | 11.8% | Population, Age 16+ | 506,301 | 512,361 | |
| Professional specialty occupations | | | 71,131 | 12.0% | In Armed Forces | 19,066 | 1,977 | |
| Tech & related support occupations | | | 18,800 | 3.2% | Civilian Employed | 338,980 | 252,704 | |
| Sales occupations | | | 71,369 | 12.1% | Civilian Unemployed | 27,663 | 21,087 | |
| Admin support occ, incl clerical | | | 98,131 | 16.6% | Not in Labor Force | 120,592 | 236,593 | |
| Total Blue Collar Employment | | | 262,523 | 44.4% | | | | |
| Private household occupations | | | 2,132 | 0.4% | Vehicles | | | |
| Protective service occupations | | | 14,163 | 2.4% | Available | Total | Owner | Renter |
| Service occ, ex protective & HH | | | 59,944 | 10.1% | 0 Vehicles | 6.6% | 3.0% | 12.8% |
| Farm, forest & fishing occupations | | | 11,023 | 1.9% | 1 Vehicle | 31.3% | 23.1% | 45.6% |
| Precision prod, craft & repair | | | 85,337 | 14.4% | 2 Vehicles | 40.3% | 45.0% | 32.0% |
| Mach operators, assemblers & inspec | | | 32,644 | 5.5% | 3 Vehicles | 15.3% | 19.9% | 7.3% |
| Trans & material moving | | | 29,483 | 5.0% | 4 Vehicles | 4.6% | 6.2% | 1.6% |
| Handlers, equip cleaners & laborers | | | 27,797 | 4.7% | 5+ Vehicles | 2.0% | 2.7% | 0.7% |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-12

1990 Population Profile

Los Angeles County, CA

| Population | 8,863,166 | Households | 2,989,557 | Persons in Households | 8,691,106 |
|--------------------------------------|-----------|--------------|------------------|-----------------------|-----------|
| | | Families | 2,013,928 | Persons in Families | 7,059,790 |
| | | | | Persons in Group Qtrs | 172,060 |
| Age Distribution | | % | Male | Female | |
| Age 0-5 | 873,566 | 9.9% | 260,859 | 612,707 | |
| Age 6-9 | 510,449 | 5.8% | 241,907 | 268,542 | |
| Age 10-13 | 472,262 | 5.3% | 242,527 | 229,735 | |
| Age 14-17 | 469,889 | 5.3% | 234,995 | 234,894 | |
| Age 18-20 | 441,089 | 5.0% | 345,912 | 95,177 | |
| Age 21-24 | 647,955 | 7.3% | 471,325 | 176,630 | |
| Age 25-29 | 899,625 | 10.2% | 440,495 | 459,130 | |
| Age 30-34 | 858,158 | 9.7% | 668,295 | 189,863 | |
| Age 35-44 | 1,336,652 | 15.1% | 415,096 | 921,556 | |
| Age 45-54 | 845,371 | 9.5% | 160,172 | 685,199 | |
| Age 55-59 | 331,675 | 3.7% | 147,357 | 184,318 | |
| Age 60-64 | 315,951 | 3.6% | 221,738 | 94,213 | |
| Age 65-74 | 507,456 | 5.7% | 100,599 | 406,857 | |
| Age 75-84 | 267,712 | 3.0% | 23,824 | 243,888 | |
| Age 85+ | 85,421 | 1.0% | 0 | 85,421 | |
| Median Age | 29.7 | | | | |
| Hispanic Population By Race | | | 3,351,226 | 37.8% | |
| White | | | 1,416,266 | 16.0% | |
| Black | | | 58,193 | 0.7% | |
| American Indian, Eskimo, or Aleut | | | 16,332 | 0.2% | |
| Asian or Pacific Islander | | | 46,669 | 0.5% | |
| Other Race | | | 1,813,766 | 20.5% | |
| Hispanic Population By Origin | | | | % | |
| Mexican | | | 2,527,171 | 28.5% | |
| Puerto Rican | | | 40,081 | 0.5% | |
| Cuban | | | 45,882 | 0.5% | |
| Other Hispanic | | | 738,121 | 8.3% | |
| Marital Status | | % | Male | Female | |
| Population 15+ Years | 6,893,827 | 77.8% | 3,414,634 | 3,479,193 | |
| Never Married | 2,369,170 | 26.7% | 1,342,998 | 1,026,172 | |
| Now Married, Excl. Se | 3,294,564 | 37.2% | 1,673,882 | 1,620,682 | |
| Separated | 214,264 | 2.4% | 84,941 | 129,323 | |
| Widowed | 414,291 | 4.7% | 71,001 | 343,290 | |
| Divorced | 601,538 | 6.8% | 241,812 | 359,726 | |
| Age of Householder | | Owner | Renter | | |
| 15-24 yrs | 15,634 | 151,906 | | | |
| 25-34 yrs | 199,855 | 528,010 | | | |
| 35-44 yrs | 338,265 | 371,026 | | | |
| 45-54 yrs | 294,434 | 189,437 | | | |
| 55-64 yrs | 254,683 | 122,178 | | | |
| 65-74 yrs | 210,863 | 98,717 | | | |
| 75+ yrs | 127,078 | 87,471 | | | |
| Race Distribution | | | | | % |
| White | 5,035,098 | | | | 56.6% |
| Black | 992,976 | | | | 11.2% |
| American Indian | 43,889 | | | | 0.5% |
| Eskimo | 630 | | | | 0.0% |
| Aleut | 954 | | | | 0.0% |
| Asian or Pac Islldr | 954,349 | | | | 10.7% |
| Chinese | 245,038 | | | | 2.8% |
| Filipino | 219,665 | | | | 2.5% |
| Japanese | 129,743 | | | | 1.5% |
| Asian Indian | 43,820 | | | | 0.5% |
| Korean | 145,420 | | | | 1.6% |
| Vietnamese | 62,579 | | | | 0.7% |
| Cambodian | 27,799 | | | | 0.3% |
| Hmong | 360 | | | | 0.0% |
| Laotian | 3,742 | | | | 0.0% |
| Thai | 19,004 | | | | 0.2% |
| Other Asian | 28,333 | | | | 0.3% |
| Hawaiian | 8,001 | | | | 0.1% |
| Samoan | 11,906 | | | | 0.1% |
| Tongan | 1,542 | | | | 0.0% |
| Other Polynesian | 532 | | | | 0.0% |
| Guamanian | 5,617 | | | | 0.1% |
| Other Micronesian | 199 | | | | 0.0% |
| Melanesian | 571 | | | | 0.0% |
| Pacific Islldr, not spe | 478 | | | | 0.0% |
| Other Race | 1,835,091 | | | | 20.6% |
| Persons Per Family | | | | | % |
| 2 Persons | 660,320 | | | | 32.8% |
| 3 Persons | 441,426 | | | | 21.9% |
| 4 Persons | 405,236 | | | | 20.1% |
| 5 Persons | 231,837 | | | | 11.5% |
| 6 Persons | 124,710 | | | | 6.2% |
| 7+ Persons | 150,395 | | | | 7.5% |
| Average Family Size | 3.50 | | | | |
| Population In Family | | | | | % |
| Householder | 2,013,928 | | | | 27.2% |
| Spouse | 1,454,423 | | | | 19.7% |
| Child | 2,624,058 | | | | 35.5% |
| Child, Step | 114,948 | | | | 1.6% |
| Grandchild | 176,455 | | | | 2.4% |
| Other Relatives | 675,995 | | | | 9.1% |
| Non-Relatives | 334,923 | | | | 4.5% |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-12 (Cont'd)

1990 Housing Profile

Los Angeles County, CA

| Total Housing Units | | | 3,163,309 | | | Units in Structure | | | Owner | Renter |
|-------------------------------|------------------|--------------|-------------------------------|--------------|---------------|---------------------------|------|-------|--------------|---------------|
| Occupied Housing Units | 2,989,547 | 94.5% | 1 Unit, Detached | 39.2% | 10.4% | 1 Unit, Attached | 3.2% | 3.3% | | |
| Owner-Occupied | 1,440,826 | 45.5% | 2 Units | 0.5% | 2.4% | 3-9 Units | 1.2% | 13.0% | | |
| Renter-Occupied | 1,548,721 | 49.0% | 10-19 Units | 0.7% | 8.1% | 20-49 Units | 0.8% | 8.2% | | |
| Vacant Housing Units | 173,762 | 5.5% | 50 or More Units | 0.6% | 5.5% | Mobile Home or Trailer | 1.5% | 0.3% | | |
| Vacant For Rent | 96,472 | 3.0% | Other | 0.5% | 0.6% | | | | | |
| Vacant For Sale | 27,715 | 0.9% | | | | | | | | |
| Not Yet Occupied | 18,511 | 0.6% | | | | | | | | |
| Seasonal, Rec, or Occ Use | 6,421 | 0.2% | | | | | | | | |
| For Migrant Workers | 125 | 0.0% | | | | | | | | |
| Other Vacant | 24,518 | 0.8% | | | | | | | | |
| | | | Year Moved Into Unit | Owner | Renter | | | | | |
| | | | 1989 - March 1990 | 4.8% | 19.3% | | | | | |
| | | | 1985 - 1988 | 12.4% | 18.5% | | | | | |
| | | | 1980 - 1984 | 6.3% | 7.1% | | | | | |
| | | | 1970 - 1979 | 11.8% | 5.4% | | | | | |
| | | | 1960 - 1969 | 6.9% | 1.2% | | | | | |
| | | | <1959 | 6.0% | 0.4% | | | | | |
| | | | Stability (5 Year) Percentage | | 47.17% | | | | | |
| | | | Turnover (1 Year) Percentage | | 22.77% | | | | | |
| | | | Contract Rent | | % | | | | | |
| | | | Less Than \$100 | 6,399 | 0.4% | | | | | |
| | | | \$100 - \$149 | 21,620 | 1.4% | | | | | |
| | | | \$150 - \$199 | 32,689 | 2.1% | | | | | |
| | | | \$200 - \$249 | 30,808 | 2.0% | | | | | |
| | | | \$250 - \$299 | 37,846 | 2.5% | | | | | |
| | | | \$300 - \$349 | 63,562 | 4.2% | | | | | |
| | | | \$350 - \$399 | 86,310 | 5.6% | | | | | |
| | | | \$400 - \$449 | 119,101 | 7.8% | | | | | |
| | | | \$450 - \$499 | 138,543 | 9.0% | | | | | |
| | | | \$500 - \$549 | 161,076 | 10.5% | | | | | |
| | | | \$550 - \$599 | 140,192 | 9.2% | | | | | |
| | | | \$600 - \$649 | 129,316 | 8.4% | | | | | |
| | | | \$650 - \$699 | 113,756 | 7.4% | | | | | |
| | | | \$700 - \$749 | 87,406 | 5.7% | | | | | |
| | | | \$750 - \$999 | 224,903 | 14.7% | | | | | |
| | | | \$1,000 And Greater | 113,475 | 7.4% | | | | | |
| | | | No Cash Rent | 24,209 | 1.6% | | | | | |
| | | | Total | 1,531,211 | | | | | | |
| | | | Median Rent | \$569 | | | | | | |
| Persons Per Unit | | % | Year Structure Built | Owner | Renter | | | | | |
| 1 Person Per Unit | 745,937 | 25.0% | 1989 - March 1990 | 0.7% | 1.2% | | | | | |
| 2 Persons Per Unit | 835,430 | 27.9% | 1985 - 1988 | 2.9% | 4.9% | | | | | |
| 3 Persons Per Unit | 474,898 | 15.9% | 1980 - 1984 | 2.9% | 3.3% | | | | | |
| 4 Persons Per Unit | 417,933 | 14.0% | 1970 - 1979 | 6.2% | 8.3% | | | | | |
| 5 Persons Per Unit | 236,052 | 7.9% | 1960 - 1969 | 7.8% | 10.6% | | | | | |
| 6 Persons Per Unit | 126,852 | 4.2% | 1950 - 1959 | 13.6% | 10.2% | | | | | |
| 7+ Persons Per Unit | 152,391 | 5.1% | 1940 - 1949 | 7.6% | 6.4% | | | | | |
| | | | <1939 | 6.6% | 6.7% | | | | | |
| Average Household Size | 3.00 | | | | | | | | | |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-12 (Cont'd)

1990 Socio-Economic Profile

Los Angeles County, CA

| Income Distribution | Household Income | | Family Income | | School Enrollment (3+ Years) | | | % |
|-------------------------------------|------------------|------|------------------|-------|---|--------------|--------------|---------------|
| Less Than \$5,000 | 141,785 | 4.7% | 70,554 | 3.5% | Public Preprimary | 74,355 | | 0.9% |
| \$5,000 - \$9,999 | 239,697 | 8.0% | 104,617 | 5.2% | Private Preprimary | 62,561 | | 0.7% |
| \$10,000 - \$12,499 | 122,547 | 4.1% | 69,765 | 3.5% | Public Elem or HS | 1,428,333 | | 17.0% |
| \$12,500 - \$14,999 | 102,205 | 3.4% | 64,457 | 3.2% | Private Elem or HS | 185,419 | | 2.2% |
| \$15,000 - \$17,499 | 117,304 | 3.9% | 71,898 | 3.6% | Public College | 614,258 | | 7.3% |
| \$17,500 - \$19,999 | 105,014 | 3.5% | 66,280 | 3.3% | Private College | 153,048 | | 1.8% |
| \$20,000 - \$22,499 | 130,689 | 4.4% | 80,013 | 4.0% | Not enrolled in school | 5,894,773 | | 70.1% |
| \$22,500 - \$24,999 | 100,637 | 3.4% | 65,013 | 3.2% | Total | 8,412,747 | | |
| \$25,000 - \$27,499 | 123,463 | 4.1% | 77,398 | 3.8% | | | | |
| \$27,500 - \$29,999 | 94,253 | 3.2% | 62,148 | 3.1% | | | | |
| \$30,000 - \$32,499 | 128,910 | 4.3% | 81,251 | 4.0% | Educational Attainment (25+ Years) | | | % |
| \$32,500 - \$34,999 | 87,595 | 2.9% | 60,860 | 3.0% | Less than 9th grade | 848,785 | | 15.6% |
| \$35,000 - \$37,499 | 109,101 | 3.6% | 72,435 | 3.6% | 9-12th grade, no diploma | 783,615 | | 14.4% |
| \$37,500 - \$39,999 | 80,517 | 2.7% | 56,640 | 2.8% | HS graduate (incl equiv) | 1,127,383 | | 20.7% |
| \$40,000 - \$42,499 | 107,751 | 3.6% | 72,842 | 3.6% | Some college, no degree | 1,070,829 | | 19.7% |
| \$42,500 - \$44,999 | 71,914 | 2.4% | 52,873 | 2.6% | Associate degree | 400,282 | | 7.3% |
| \$45,000 - \$47,499 | 83,805 | 2.8% | 60,473 | 3.0% | Bachelor's degree | 788,770 | | 14.5% |
| \$47,500 - \$49,999 | 64,194 | 2.1% | 47,860 | 2.4% | Graduate or prof degree | 427,990 | | 7.9% |
| \$50,000 - \$54,499 | 142,069 | 4.8% | 105,850 | 5.3% | Total | 5,447,654 | | |
| \$55,000 - \$59,999 | 112,668 | 3.8% | 87,921 | 4.4% | | | | |
| \$60,000 - \$74,999 | 264,269 | 8.8% | 209,178 | 10.4% | Median School Years | 12.0 | | |
| \$75,000 - \$99,999 | 223,401 | 7.5% | 181,506 | 9.0% | | | | |
| \$100,000 - \$124,999 | 100,936 | 3.4% | 82,038 | 4.1% | | | | |
| \$125,000 - \$149,999 | 43,201 | 1.4% | 35,458 | 1.8% | Workers In Family (1989) | | | % |
| \$150,000 And Greater | 91,356 | 3.1% | 74,490 | 3.7% | 0 Workers | 227,961 | | 11.3% |
| | | | | | 1 Worker | 598,535 | | 29.7% |
| Per Capita Income | \$24,737 | | | | 2 Worker | 858,407 | | 42.6% |
| Average Income | \$79,557 | | \$90,654 | | 3+ Workers | 328,865 | | 16.3% |
| Median Income | \$35,013 | | \$40,122 | | | | | |
| Employment by Occupation | | | 4,203,401 | % | | | | |
| Total White Collar Employment | | | 2,517,201 | 59.9% | Labor Force By Gender | | Male | Female |
| Exec, Admin, and Managerial | | | 555,423 | 13.2% | Population, Age 16+ | 3,355,017 | 3,422,438 | |
| Professional specialty occupations | | | 603,263 | 14.4% | In Armed Forces | 17,505 | 1,516 | |
| Tech & related support occupations | | | 141,649 | 3.4% | Civilian Employed | 2,383,088 | 1,820,270 | |
| Sales occupations | | | 486,104 | 11.6% | Civilian Unemployed | 191,316 | 142,885 | |
| Admin support occ, incl clerical | | | 730,762 | 17.4% | Not in Labor Force | 763,108 | 1,457,767 | |
| Total Blue Collar Employment | | | 1,686,200 | 40.1% | | | | |
| Private household occupations | | | 44,480 | 1.1% | Vehicles | | | |
| Protective service occupations | | | 65,714 | 1.6% | Available | Total | Owner | Renter |
| Service occ, ex protective & HH | | | 406,384 | 9.7% | 0 Vehicles | 11.2% | 3.9% | 17.9% |
| Farm, forest & fishing occupations | | | 52,469 | 1.2% | 1 Vehicle | 35.7% | 24.5% | 46.2% |
| Precision prod, craft & repair | | | 462,898 | 11.0% | 2 Vehicles | 34.9% | 42.7% | 27.7% |
| Mach operators, assemblers & inspec | | | 345,482 | 8.2% | 3 Vehicles | 12.6% | 19.4% | 6.2% |
| Trans & material moving | | | 142,366 | 3.4% | 4 Vehicles | 4.0% | 6.8% | 1.5% |
| Handlers, equip cleaners & laborers | | | 166,407 | 4.0% | 5+ Vehicles | 1.6% | 2.8% | 0.5% |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-13

1990 Population Profile

Kern County, CA

| Population | 543,479 | Households | | 181,477 | Persons in Households | | 529,835 |
|--------------------------------------|---------|-------------------|----------------|---------------|------------------------------|----------|---------|
| | | Families | | 135,923 | Persons in Families | | 457,878 |
| | | | | | Persons in Group Qtrs | | 13,644 |
| Age Distribution | | | | | | | |
| | | % | Male | Female | | | |
| Age 0-5 | 62,993 | 11.6% | 20,854 | 42,139 | | | |
| Age 6-9 | 40,728 | 7.5% | 18,440 | 22,288 | | | |
| Age 10-13 | 35,686 | 6.6% | 16,183 | 19,503 | | | |
| Age 14-17 | 31,592 | 5.8% | 12,171 | 19,421 | | | |
| Age 18-20 | 23,238 | 4.3% | 16,265 | 6,973 | | | |
| Age 21-24 | 31,342 | 5.8% | 25,447 | 5,895 | | | |
| Age 25-29 | 48,980 | 9.0% | 26,133 | 22,847 | | | |
| Age 30-34 | 50,116 | 9.2% | 40,041 | 10,075 | | | |
| Age 35-44 | 77,941 | 14.3% | 24,563 | 53,378 | | | |
| Age 45-54 | 48,890 | 9.0% | 9,727 | 39,163 | | | |
| Age 55-59 | 19,701 | 3.6% | 9,298 | 10,403 | | | |
| Age 60-64 | 19,557 | 3.6% | 14,694 | 4,863 | | | |
| Age 65-74 | 32,133 | 5.9% | 6,789 | 25,344 | | | |
| Age 75-84 | 16,461 | 3.0% | 1,310 | 15,151 | | | |
| Age 85+ | 4,118 | 0.8% | 0 | 4,118 | | | |
| Median Age | 28.7 | | | | | | |
| Hispanic Population By Race | | | | | | | |
| | | | 151,987 | 28.0% | | | |
| White | | | 37,584 | 6.9% | | | |
| Black | | | 1,280 | 0.2% | | | |
| American Indian, Eskimo, or Aleut | | | 1,403 | 0.3% | | | |
| Asian or Pacific Islander | | | 1,661 | 0.3% | | | |
| Other Race | | | 110,059 | 20.3% | | | |
| Hispanic Population By Origin | | | | | | | |
| | | | | % | | | |
| Mexican | | | 134,992 | 24.8% | | | |
| Puerto Rican | | | 2,044 | 0.4% | | | |
| Cuban | | | 292 | 0.1% | | | |
| Other Hispanic | | | 14,664 | 2.7% | | | |
| Race Distribution | | | | | | | |
| | | | | | | % | |
| White | 378,479 | | | | | 69.5% | |
| Black | 30,134 | | | | | 5.5% | |
| American Indian | 6,950 | | | | | 1.3% | |
| Eskimo | 43 | | | | | 0.0% | |
| Aleut | 34 | | | | | 0.0% | |
| Asian or Pac Islr | 16,537 | | | | | 3.0% | |
| Chinese | 1,893 | | | | | 0.3% | |
| Filipino | 8,191 | | | | | 1.5% | |
| Japanese | 903 | | | | | 0.2% | |
| Asian Indian | 1,414 | | | | | 0.3% | |
| Korean | 1,157 | | | | | 0.2% | |
| Vietnamese | 628 | | | | | 0.1% | |
| Cambodian | 324 | | | | | 0.1% | |
| Hmong | 7 | | | | | 0.0% | |
| Laotian | 317 | | | | | 0.1% | |
| Thai | 231 | | | | | 0.0% | |
| Other Asian | 742 | | | | | 0.1% | |
| Hawaiian | 350 | | | | | 0.1% | |
| Samoa | 103 | | | | | 0.0% | |
| Tongan | 3 | | | | | 0.0% | |
| Other Polynesian | 9 | | | | | 0.0% | |
| Guamanian | 236 | | | | | 0.0% | |
| Other Micronesian | 8 | | | | | 0.0% | |
| Melanesian | 6 | | | | | 0.0% | |
| Pacific Islr, not spe | 15 | | | | | 0.0% | |
| Other Race | 111,299 | | | | | 20.5% | |
| Persons Per Family | | | | | | | |
| | | | | | | % | |
| 2 Persons | 48,082 | | | | | 35.4% | |
| 3 Persons | 29,620 | | | | | 21.8% | |
| 4 Persons | 29,222 | | | | | 21.5% | |
| 5 Persons | 15,660 | | | | | 11.5% | |
| 6 Persons | 7,144 | | | | | 5.3% | |
| 7+ Persons | 6,202 | | | | | 4.6% | |
| Average Family Size | 3.40 | | | | | | |
| Population In Family | | | | | | | |
| | | | | | | % | |
| Householder | 135,923 | | | | | 28.8% | |
| Spouse | 105,008 | | | | | 22.2% | |
| Child | 173,989 | | | | | 36.9% | |
| Child, Step | 11,683 | | | | | 2.5% | |
| Grandchild | 10,842 | | | | | 2.3% | |
| Other Relatives | 20,442 | | | | | 4.3% | |
| Non-Relatives | 14,141 | | | | | 3.0% | |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-13 (Cont'd)

1990 Housing Profile

Kern County, CA

| Total Housing Units | | | Units in Structure | | | Owner | | Renter | |
|-------------------------------|----------------|--------------|-------------------------------|--|--------------|--------------|---------------|---------------|--|
| | 198,627 | | 1 Unit, Detached | | 48.7% | | 16.6% | | |
| Occupied Housing Units | 181,473 | 91.4% | 1 Unit, Attached | | 1.3% | | 2.1% | | |
| Owner-Occupied | 107,648 | 54.2% | 2 Units | | 0.2% | | 3.3% | | |
| Renter-Occupied | 73,825 | 37.2% | 3-9 Units | | 0.3% | | 9.3% | | |
| Vacant Housing Units | 17,154 | 8.6% | 10-19 Units | | 0.1% | | 2.6% | | |
| Vacant For Rent | 5,030 | 2.5% | 20-49 Units | | 0.0% | | 2.0% | | |
| Vacant For Sale | 2,328 | 1.2% | 50 or More Units | | 0.0% | | 1.9% | | |
| Not Yet Occupied | 1,637 | 0.8% | Mobile Home or Trailer | | 8.3% | | 2.4% | | |
| Seasonal, Rec, or Occ Use | 4,942 | 2.5% | Other | | 0.3% | | 0.5% | | |
| For Migrant Workers | 105 | 0.1% | | | | | | | |
| Other Vacant | 3,112 | 1.6% | | | | | | | |
| | | | Year Moved Into Unit | | Owner | | Renter | | |
| | | | 1989 - March 1990 | | 7.8% | | 20.5% | | |
| | | | 1985 - 1988 | | 15.9% | | 14.4% | | |
| | | | 1980 - 1984 | | 10.4% | | 3.4% | | |
| | | | 1970 - 1979 | | 13.4% | | 1.7% | | |
| | | | 1960 - 1969 | | 6.5% | | 0.4% | | |
| | | | <1959 | | 5.2% | | 0.3% | | |
| Housing Value | | % | Stability (5 Year) Percentage | | | | 43.06% | | |
| Less Than \$15,000 | 646 | 0.8% | Turnover (1 Year) Percentage | | | | 25.88% | | |
| \$15,000 - \$19,999 | 385 | 0.5% | | | | | | | |
| \$20,000 - \$24,999 | 562 | 0.7% | Contract Rent | | | | | | |
| \$25,000 - \$29,999 | 713 | 0.8% | Less Than \$100 | | 726 | | 1.0% | | |
| \$30,000 - \$34,999 | 1,145 | 1.3% | \$100 - \$149 | | 2,345 | | 3.3% | | |
| \$35,000 - \$39,999 | 1,380 | 1.6% | \$150 - \$199 | | 3,325 | | 4.6% | | |
| \$40,000 - \$44,999 | 2,146 | 2.5% | \$200 - \$249 | | 4,702 | | 6.5% | | |
| \$45,000 - \$49,999 | 2,805 | 3.3% | \$250 - \$299 | | 8,389 | | 11.6% | | |
| \$50,000 - \$59,999 | 8,338 | 9.8% | \$300 - \$349 | | 10,640 | | 14.8% | | |
| \$60,000 - \$74,999 | 17,130 | 20.1% | \$350 - \$399 | | 12,145 | | 16.9% | | |
| \$75,000 - \$99,999 | 23,579 | 27.6% | \$400 - \$449 | | 7,520 | | 10.4% | | |
| \$100,000 - \$124,999 | 11,137 | 13.1% | \$450 - \$499 | | 5,978 | | 8.3% | | |
| \$125,000 - \$149,999 | 6,396 | 7.5% | \$500 - \$549 | | 3,702 | | 5.1% | | |
| \$150,000 - \$174,999 | 3,444 | 4.0% | \$550 - \$599 | | 2,632 | | 3.7% | | |
| \$175,000 - \$199,999 | 1,958 | 2.3% | \$600 - \$649 | | 1,752 | | 2.4% | | |
| \$200,000 - \$249,999 | 1,755 | 2.1% | \$650 - \$699 | | 1,335 | | 1.9% | | |
| \$250,000 - \$299,999 | 783 | 0.9% | \$700 - \$749 | | 734 | | 1.0% | | |
| \$300,000 - \$399,999 | 617 | 0.7% | \$750 - \$999 | | 1,071 | | 1.5% | | |
| \$400,000 - \$499,999 | 210 | 0.2% | \$1,000 And Greater | | 353 | | 0.5% | | |
| \$500,000 And Greater | 196 | 0.2% | No Cash Rent | | 4,677 | | 6.5% | | |
| Total | 85,325 | | Total | | 72,026 | | | | |
| Median Housing Value | \$82,858 | | Median Rent | | \$364 | | | | |
| Persons Per Unit | | % | Year Structure Built | | Owner | | Renter | | |
| 1 Person Per Unit | 36,851 | 20.3% | 1989 - March 1990 | | 2.1% | | 0.5% | | |
| 2 Persons Per Unit | 54,654 | 30.1% | 1985 - 1988 | | 7.1% | | 4.9% | | |
| 3 Persons Per Unit | 30,906 | 17.0% | 1980 - 1984 | | 7.5% | | 6.3% | | |
| 4 Persons Per Unit | 29,719 | 16.4% | 1970 - 1979 | | 13.3% | | 8.7% | | |
| 5 Persons Per Unit | 15,848 | 8.7% | 1960 - 1969 | | 9.4% | | 6.5% | | |
| 6 Persons Per Unit | 7,243 | 4.0% | 1950 - 1959 | | 11.1% | | 7.1% | | |
| 7+ Persons Per Unit | 6,261 | 3.4% | 1940 - 1949 | | 5.1% | | 3.8% | | |
| Average Household Size | 3.00 | | <1939 | | 3.7% | | 2.9% | | |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-14

1990 Population Profile

Inyo County, CA

| Population | | | | Households | | 7,565 | | Persons in Household: | | 17,789 | |
|--------------------------------------|--------------|---------------|--------------|-------------------|-----------------------------|--------------------------|----------|------------------------------|----------|--------|--|
| | | | | Families | | 5,063 | | Persons in Families | | 14,604 | |
| | | | | | | | | Persons in Group Qtrs | | 492 | |
| Age Distribution | | | % | Male | Female | Race Distribution | | | % | | |
| Age 0-5 | 1,465 | 8.0% | 545 | 920 | White | 15,777 | 86.2% | | | | |
| Age 6-9 | 1,081 | 5.9% | 483 | 598 | Black | 79 | 0.4% | | | | |
| Age 10-13 | 1,020 | 5.6% | 435 | 585 | American Indian | 1,824 | 10.0% | | | | |
| Age 14-17 | 871 | 4.8% | 250 | 621 | Eskimo | 1 | 0.0% | | | | |
| Age 18-20 | 471 | 2.6% | 300 | 171 | Aleut | 1 | 0.0% | | | | |
| Age 21-24 | 563 | 3.1% | 539 | 24 | Asian or Pac Islr | 178 | 1.0% | | | | |
| Age 25-29 | 1,071 | 5.9% | 701 | 370 | Chinese | 47 | 0.3% | | | | |
| Age 30-34 | 1,367 | 7.5% | 1,482 | -115 | Filipino | 31 | 0.2% | | | | |
| Age 35-44 | 2,909 | 15.9% | 1,038 | 1,871 | Japanese | 40 | 0.2% | | | | |
| Age 45-54 | 2,063 | 11.3% | 449 | 1,614 | Asian Indian | 24 | 0.1% | | | | |
| Age 55-59 | 929 | 5.1% | 522 | 407 | Korean | 7 | 0.0% | | | | |
| Age 60-64 | 1,080 | 5.9% | 938 | 142 | Vietnamese | 4 | 0.0% | | | | |
| Age 65-74 | 1,959 | 10.7% | 448 | 1,511 | Cambodian | 0 | 0.0% | | | | |
| Age 75-84 | 1,083 | 5.9% | 90 | 993 | Hmong | 0 | 0.0% | | | | |
| Age 85+ | 349 | 1.9% | 0 | 349 | Laotian | 1 | 0.0% | | | | |
| Median Age | 38.0 | | | | Thai | 3 | 0.0% | | | | |
| | | | | | Other Asian | 9 | 0.0% | | | | |
| | | | | | Hawaiian | 12 | 0.1% | | | | |
| Hispanic Population By Race | | | 1,536 | 8.4% | Samoan | 0 | 0.0% | | | | |
| White | | | 958 | 5.2% | Tongan | 0 | 0.0% | | | | |
| Black | | | 8 | 0.0% | Other Polynesian | 0 | 0.0% | | | | |
| American Indian, Eskimo, or Aleut | | | 161 | 0.9% | Guamanian | 0 | 0.0% | | | | |
| Asian or Pacific Islander | | | 6 | 0.0% | Other Micronesian | 0 | 0.0% | | | | |
| Other Race | | | 403 | 2.2% | Melanesian | 0 | 0.0% | | | | |
| | | | | | Pacific Islr, not spec | 0 | 0.0% | | | | |
| Hispanic Population By Origin | | | | % | Other Race | 421 | 2.3% | | | | |
| Mexican | | | 1,322 | 7.2% | | | | | | | |
| Puerto Rican | | | 5 | 0.0% | | | | | | | |
| Cuban | | | 9 | 0.0% | | | | | | | |
| Other Hispanic | | | 200 | 1.1% | | | | | | | |
| | | | | | Persons Per Family | | % | | | | |
| Marital Status | | % | Male | Female | 2 Persons | 2,634 | 52.0% | | | | |
| Population 15+ Years | 14,474 | 79.2% | 7,077 | 7,397 | 3 Persons | 964 | 19.0% | | | | |
| Never Married | 2,568 | 14.0% | 1,551 | 1,017 | 4 Persons | 872 | 17.2% | | | | |
| Now Married, Excl. Sej | 8,632 | 47.2% | 4,339 | 4,293 | 5 Persons | 393 | 7.8% | | | | |
| Separated | 319 | 1.7% | 157 | 162 | 6 Persons | 138 | 2.7% | | | | |
| Widowed | 1,336 | 7.3% | 239 | 1,097 | 7+ Persons | 62 | 1.2% | | | | |
| Divorced | 1,619 | 8.9% | 791 | 828 | Average Family Size | 2.90 | | | | | |
| | | | | | | | | | | | |
| Age of Householder | Owner | Renter | | | Population In Family | | % | | | | |
| 15-24 yrs | 44 | 166 | | | Householder | 5,063 | 34.0% | | | | |
| 25-34 yrs | 453 | 726 | | | Spouse | 4,143 | 27.8% | | | | |
| 35-44 yrs | 977 | 640 | | | Child | 4,533 | 30.4% | | | | |
| 45-54 yrs | 840 | 346 | | | Child, Step | 295 | 2.0% | | | | |
| 55-64 yrs | 918 | 263 | | | Grandchild | 220 | 1.5% | | | | |
| 65-74 yrs | 1,014 | 223 | | | Other Relatives | 350 | 2.3% | | | | |
| 75+ yrs | 771 | 184 | | | Non-Relatives | 295 | 2.0% | | | | |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-14 (Cont'd)

1990 Housing Profile

Inyo County, CA

| Total Housing Units | | | Units in Structure | | | Owner | Renter |
|-------------------------------|--------------|--------------|-------------------------------|--------------|---------------|--------------|---------------|
| | 8,712 | | 1 Unit, Detached | | 39.5% | 16.5% | |
| Occupied Housing Units | 7,565 | 86.8% | 1 Unit, Attached | | 0.6% | 1.2% | |
| Owner-Occupied | 5,017 | 57.6% | 2 Units | | 0.2% | 1.9% | |
| Renter-Occupied | 2,548 | 29.2% | 3-9 Units | | 0.3% | 4.5% | |
| Vacant Housing Units | 1,147 | 13.2% | 10-19 Units | | 0.2% | 2.1% | |
| Vacant For Rent | 132 | 1.5% | 20-49 Units | | 0.0% | 0.6% | |
| Vacant For Sale | 153 | 1.8% | 50 or More Units | | 0.0% | 0.0% | |
| Not Yet Occupied | 50 | 0.6% | Mobile Home or Trailer | | 25.2% | 6.3% | |
| Seasonal, Rec, or Occ Use | 565 | 6.5% | Other | | 0.4% | 0.5% | |
| For Migrant Workers | 18 | 0.2% | | | | | |
| Other Vacant | 229 | 2.6% | | | | | |
| | | | Year Moved Into Unit | Owner | Renter | | |
| | | | 1989 - March 1990 | 7.3% | 13.9% | | |
| | | | 1985 - 1988 | 18.0% | 11.7% | | |
| | | | 1980 - 1984 | 13.1% | 4.2% | | |
| | | | 1970 - 1979 | 17.1% | 2.6% | | |
| | | | 1960 - 1969 | 6.1% | 0.6% | | |
| | | | <1959 | 4.8% | 0.7% | | |
| | | | Stability (5 Year) Percentage | | 48.11% | | |
| | | | Turnover (1 Year) Percentage | | 18.41% | | |
| Housing Value | | % | Contract Rent | | % | | |
| Less Than \$15,000 | 43 | 1.5% | Less Than \$100 | 98 | 4.0% | | |
| \$15,000 - \$19,999 | 15 | 0.5% | \$100 - \$149 | 147 | 6.0% | | |
| \$20,000 - \$24,999 | 18 | 0.6% | \$150 - \$199 | 180 | 7.3% | | |
| \$25,000 - \$29,999 | 20 | 0.7% | \$200 - \$249 | 289 | 11.8% | | |
| \$30,000 - \$34,999 | 26 | 0.9% | \$250 - \$299 | 281 | 11.4% | | |
| \$35,000 - \$39,999 | 24 | 0.8% | \$300 - \$349 | 341 | 13.9% | | |
| \$40,000 - \$44,999 | 35 | 1.2% | \$350 - \$399 | 277 | 11.3% | | |
| \$45,000 - \$49,999 | 60 | 2.1% | \$400 - \$449 | 196 | 8.0% | | |
| \$50,000 - \$59,999 | 129 | 4.5% | \$450 - \$499 | 155 | 6.3% | | |
| \$60,000 - \$74,999 | 249 | 8.8% | \$500 - \$549 | 97 | 3.9% | | |
| \$75,000 - \$99,999 | 493 | 17.4% | \$550 - \$599 | 57 | 2.3% | | |
| \$100,000 - \$124,999 | 485 | 17.1% | \$600 - \$649 | 43 | 1.7% | | |
| \$125,000 - \$149,999 | 366 | 12.9% | \$650 - \$699 | 25 | 1.0% | | |
| \$150,000 - \$174,999 | 319 | 11.2% | \$700 - \$749 | 6 | 0.2% | | |
| \$175,000 - \$199,999 | 182 | 6.4% | \$750 - \$999 | 25 | 1.0% | | |
| \$200,000 - \$249,999 | 176 | 6.2% | \$1,000 And Greater | 7 | 0.3% | | |
| \$250,000 - \$299,999 | 102 | 3.6% | No Cash Rent | 235 | 9.6% | | |
| \$300,000 - \$399,999 | 62 | 2.2% | | | | | |
| \$400,000 - \$499,999 | 16 | 0.6% | | | | | |
| \$500,000 And Greater | 18 | 0.6% | | | | | |
| Total | 2,838 | | Total | 2,459 | | | |
| Median Housing Value | \$115,824 | | Median Rent | \$316 | | | |
| | | | Persons Per Unit | % | | | |
| | | | 1 Person Per Unit | 2,194 | 29.0% | | |
| | | | 2 Persons Per Unit | 2,892 | 38.2% | | |
| | | | 3 Persons Per Unit | 996 | 13.2% | | |
| | | | 4 Persons Per Unit | 884 | 11.7% | | |
| | | | 5 Persons Per Unit | 396 | 5.2% | | |
| | | | 6 Persons Per Unit | 140 | 1.9% | | |
| | | | 7+ Persons Per Unit | 63 | 0.8% | | |
| Average Household Size | 2.40 | | Year Structure Built | Owner | Renter | | |
| | | | 1989 - March 1990 | 1.3% | 0.4% | | |
| | | | 1985 - 1988 | 4.4% | 1.2% | | |
| | | | 1980 - 1984 | 8.3% | 3.5% | | |
| | | | 1970 - 1979 | 20.3% | 8.1% | | |
| | | | 1960 - 1969 | 14.6% | 5.5% | | |
| | | | 1950 - 1959 | 6.3% | 4.5% | | |
| | | | 1940 - 1949 | 5.7% | 5.0% | | |
| | | | <1939 | 5.4% | 5.5% | | |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-14 (Cont'd)

1990 Socio-Economic Profile

Inyo County, CA

| Income Distribution | Household Income | | Family Income | | School Enrollment (3+ Years) | | | |
|-------------------------------------|------------------|-------|---------------|----------|---|--------------|---------------|---------------|
| | | % | | % | | | % | |
| Less Than \$5,000 | 404 | 5.3% | 150 | 3.0% | Public Preprimary | 265 | 1.5% | |
| \$5,000 - \$9,999 | 1,056 | 13.9% | 321 | 6.3% | Private Preprimary | 82 | 0.5% | |
| \$10,000 - \$12,499 | 481 | 6.3% | 240 | 4.7% | Public Elem or HS | 2,970 | 16.9% | |
| \$12,500 - \$14,999 | 280 | 3.7% | 171 | 3.4% | Private Elem or HS | 44 | 0.3% | |
| \$15,000 - \$17,499 | 460 | 6.1% | 308 | 6.1% | Public College | 627 | 3.6% | |
| \$17,500 - \$19,999 | 466 | 6.1% | 295 | 5.8% | Private College | 129 | 0.7% | |
| \$20,000 - \$22,499 | 375 | 4.9% | 245 | 4.8% | Not enrolled in school | 13,458 | 76.6% | |
| \$22,500 - \$24,999 | 333 | 4.4% | 244 | 4.8% | Total | 17,575 | | |
| \$25,000 - \$27,499 | 354 | 4.7% | 277 | 5.5% | Educational Attainment (25+ Years) | | | |
| \$27,500 - \$29,999 | 286 | 3.8% | 217 | 4.3% | Less than 9th grade | 672 | 5.2% | |
| \$30,000 - \$32,499 | 319 | 4.2% | 205 | 4.0% | 9-12th grade, no diploma | 1,668 | 13.0% | |
| \$32,500 - \$34,999 | 196 | 2.6% | 161 | 3.2% | HS graduate (incl equiv) | 4,845 | 37.8% | |
| \$35,000 - \$37,499 | 271 | 3.6% | 220 | 4.3% | Some college, no degree | 3,008 | 23.5% | |
| \$37,500 - \$39,999 | 159 | 2.1% | 144 | 2.8% | Associate degree | 881 | 6.9% | |
| \$40,000 - \$42,499 | 223 | 2.9% | 194 | 3.8% | Bachelor's degree | 1,203 | 9.4% | |
| \$42,500 - \$44,999 | 183 | 2.4% | 165 | 3.3% | Graduate or prof degree | 532 | 4.2% | |
| \$45,000 - \$47,499 | 241 | 3.2% | 199 | 3.9% | Total | 12,809 | | |
| \$47,500 - \$49,999 | 134 | 1.8% | 102 | 2.0% | Median School Years | 11.8 | | |
| \$50,000 - \$54,499 | 313 | 4.1% | 273 | 5.4% | Workers In Family (1989) | | | |
| \$55,000 - \$59,999 | 178 | 2.3% | 173 | 3.4% | 0 Workers | 1,017 | 20.1% | |
| \$60,000 - \$74,999 | 463 | 6.1% | 411 | 8.1% | 1 Worker | 1,447 | 28.6% | |
| \$75,000 - \$99,999 | 240 | 3.2% | 203 | 4.0% | 2 Worker | 2,226 | 44.0% | |
| \$100,000 - \$124,999 | 81 | 1.1% | 68 | 1.3% | 3+ Workers | 371 | 7.3% | |
| \$125,000 - \$149,999 | 32 | 0.4% | 32 | 0.6% | | | | |
| \$150,000 And Greater | 54 | 0.7% | 50 | 1.0% | | | | |
| Per Capita Income | \$21,345 | | | | | | | |
| Average Income | \$50,143 | | \$58,781 | | | | | |
| Median Income | \$24,547 | | \$30,804 | | | | | |
| Employment by Occupation | | | 7,793 | % | | | | |
| Total White Collar Employment | | | 3,963 | 50.9% | Labor Force By Gender | | | |
| Exec, Admin, and Managerial | | | 790 | 10.1% | Male | | Female | |
| Professional specialty occupations | | | 1,014 | 13.0% | Population, Age 16+ | 6,960 | 7,301 | |
| Tech & related support occupations | | | 208 | 2.7% | In Armed Forces | 6 | 0 | |
| Sales occupations | | | 864 | 11.1% | Civilian Employed | 4,344 | 3,449 | |
| Admin support occ, incl clerical | | | 1,087 | 13.9% | Civilian Unemployed | 300 | 212 | |
| Total Blue Collar Employment | | | 3,830 | 49.1% | Not in Labor Force | 2,310 | 3,640 | |
| Private household occupations | | | 19 | 0.2% | Vehicles | | | |
| Protective service occupations | | | 187 | 2.4% | Available | Total | Owner | Renter |
| Service occ, ex protective & HH | | | 1,358 | 17.4% | 0 Vehicles | 7.9% | 4.9% | 13.9% |
| Farm, forest & fishing occupations | | | 369 | 4.7% | 1 Vehicle | 31.1% | 25.4% | 42.4% |
| Precision prod, craft & repair | | | 991 | 12.7% | 2 Vehicles | 39.2% | 43.0% | 31.8% |
| Mach operators, assemblers & inspec | | | 264 | 3.4% | 3 Vehicles | 16.5% | 20.0% | 9.5% |
| Trans & material moving | | | 353 | 4.5% | 4 Vehicles | 3.5% | 4.3% | 1.8% |
| Handlers, equip cleaners & laborers | | | 289 | 3.7% | 5+ Vehicles | 1.8% | 2.5% | 0.5% |

Source: Alfred Gobar Associates; AnySite.com - Integration Technologies, Inc.

EXHIBIT B-15

**SUMMARY OF HOUSING UNIT TRENDS BETWEEN 1990 AND 2000
WEST MOJAVE PLAN REGION BY SUBAREA**

| Area | Single Family Units | | | | Multi-Family Units | | | | Mobile Homes | | | | TOTAL | | | |
|-----------------------------------|---------------------|-------------------|-----------------|----------------|--------------------|-------------------|-----------------|----------------|-------------------|-------------------|-----------------|----------------|-------------------|-------------------|-----------------|----------------|
| | 1990 ¹ | 2000 ¹ | Growth 90-00 | % of Region | 1990 ¹ | 2000 ¹ | Growth 90-00 | % of Region | 1990 ¹ | 2000 ¹ | Growth 90-00 | % of Region | 1990 ¹ | 2000 ¹ | Growth 90-00 | % of Region |
| SAN BERNARDINO CO. SUBAREA | | | | | | | | | | | | | | | | |
| Incorporated Cities | 51,449 | 70,012 | 18,563 | 48.2% | 15,848 | 16,812 | 964 | 33.4% | 6,071 | 6,464 | 393 | -163.1% | 73,368 | 93,287 | 19,919 | 48.4% |
| Unincorporated Area | 33,616 | 32,182 | -1,434 | -3.7% | 2,652 | 2,668 | 17 | 0.6% | 7,393 | 7,450 | 56 | -23.4% | 43,661 | 42,300 | -1,361 | -3.3% |
| TOTAL SUBAREA ² | 85,065 | 102,194 | 17,129 | 44.5% | 18,500 | 19,480 | 980 | 34.0% | 13,464 | 13,913 | 449 | -186.5% | 117,029 | 135,587 | 18,558 | 45.1% |
| LOS ANGELES CO. SUBAREA | | | | | | | | | | | | | | | | |
| Incorporated Cities | 40,702 | 57,380 | 16,679 | 43.4% | 13,657 | 16,184 | 2,527 | 87.5% | 5,929 | 5,139 | -790 | 327.9% | 60,288 | 78,704 | 18,416 | 44.8% |
| Unincorporated Area | 18,637 | 19,431 | 793 | 2.1% | 1,770 | 1,447 | -323 | -11.2% | 2,164 | 2,046 | -118 | 48.9% | 22,571 | 22,924 | 352 | 0.9% |
| TOTAL SUBAREA ² | 59,339 | 76,811 | 17,472 | 45.4% | 15,427 | 17,631 | 2,204 | 76.3% | 8,093 | 7,185 | -908 | 376.8% | 82,859 | 101,628 | 18,769 | 45.6% |
| KERN COUNTY SUBAREA | | | | | | | | | | | | | | | | |
| Incorporated Cities | 10,588 | 10,586 | -2 | 0.0% | 2,993 | 2,988 | -5 | -0.2% | 1,280 | 1,279 | -1 | 0.3% | 14,861 | 14,853 | -8 | 0.0% |
| Unincorporated Area | 7,614 | 11,524 | 3,910 | 10.2% | 1,960 | 1,676 | -284 | -9.8% | 5,376 | 5,597 | 221 | -91.7% | 14,950 | 18,797 | 3,847 | 9.4% |
| TOTAL SUBAREA ² | 18,202 | 22,110 | 3,908 | 10.2% | 4,953 | 4,663 | -290 | -10.0% | 6,656 | 6,876 | 220 | -91.4% | 29,811 | 33,650 | 3,839 | 9.3% |
| INYO COUNTY SUBAREA | | | | | | | | | | | | | | | | |
| Incorporated Cities | | - n/a - | | | | - n/a - | | | | - n/a - | | | | - n/a - | | |
| Unincorporated Area | 260 | 225 | -35 | -0.1% | 8 | 0 | -8 | -0.3% | 157 | 154 | -3 | 1.1% | 425 | 379 | -46 | -0.1% |
| TOTAL SUBAREA ² | 260 | 225 | -35 | -0.1% | 8 | 0 | -8 | -0.3% | 157 | 154 | -3 | 1.1% | 425 | 379 | -46 | -0.1% |
| TOTAL REGION | | | | | | | | | | | | | | | | |
| Incorporated Cities | 102,739 | 137,978 | 35,240 | 91.6% | 32,498 | 35,984 | 3,486 | 120.7% | 13,280 | 12,882 | -398 | 165.1% | 148,517 | 186,844 | 38,327 | 93.2% |
| Unincorporated Area | 60,127 | 63,361 | 3,234 | 8.4% | 6,390 | 5,791 | -599 | -20.7% | 15,090 | 15,247 | 157 | -65.1% | 81,607 | 84,399 | 2,792 | 6.8% |
| TOTAL REGION ² | 162,866 | 201,339 | 38,473 | 100.0% | 38,888 | 41,775 | 2,887 | 100.0% | 28,370 | 28,129 | -241 | 100.0% | 230,124 | 271,243 | 41,119 | 100.0% |

¹ Number of units in structure (Census SF-3 file) adjusted to total housing units in SF-1 file.

² Number of units in structure based on zipcode boundaries (Census SF-3 file) adjusted to total housing units based on polygon boundaries (Census SF-1 file.)

Source: Alfred Gobar Associates; U.S. Bureau of the Census-SF1 and SF3 Files; AnySite Online.com.

EXHIBIT B-16

Housing Unit Trend Analysis For West Mojave Plan Area

Methodology

- In order to assess historical long-term housing development trends throughout the West Mojave Region, Census-reported housing unit counts (by number of units in structure) based on the 1990 and 2000 Census were compared.
- Although building permit trends are traditionally used to determine housing development trends, the Census-based data allows a more detailed geographical view of development—particularly, at the zip code level, which dissects the unincorporated areas otherwise aggregated into one single number under building permit reporting.
- Housing demographics are found on two separate Census Files—the SF-1 File (based on the short-form questionnaire, distributed to all households) and the SF-3 File (based on the long-form questionnaire, distributed to a sample of households). The SF-3 file provides a distribution of housing units based on the number of units in structure:
 - 1 unit, Detached
 - 1 unit, Attached
 - 2 units
 - 3 or 4 units
 - 5 to 9 units
 - 10 to 19 units
 - 20 to 49 units
 - 50 or more units
 - Mobile homes
 - Boat, van, RV, etc.
- For purposes of this analysis, “Single-Family units” included by 1 unit Detached and 1 unit Attached; “Multi-family units” included structures with two units or more. Mobile homes were included in the comparison, while Boats/vans/RVs were excluded.
- The total housing unit count differs slightly in the SF-1 and SF-3 files. The units in structure distribution from the SF-3 file was applied to the total housing unit count from the SF-1 file to estimate the units in structure for the entire population.

- The method used to estimate the change in housing units by number of units in structure was as follows:

**METHODOLOGY FOR ESTIMATION OF HOUSING UNITS BY NUMBER OF UNITS IN STRUCTURE
1990 AND 2000 CENSUS**

| GEOGRAPHIC LEVEL | METHOD TO ESTIMATE NUMBER OF UNITS IN STRUCTURE | |
|----------------------------|--|--|
| | 1990 | 2000 |
| Subarea (based on Polygon) | 1. AnySite Online.com provided distribution of Number of Housing Units in Structure (SF-3). 2. The distribution was then adjusted based on the Total Housing Units in Structure (SF-1) from AnySite Online.com. | 1. Number of Housing Units in Structure distribution (SF-3) obtained for Zip Codes within Subarea from the Census website. 2. The distribution for each Zip Code was then adjusted based on the Total Housing Units in Structure (SF-1) from the Census website. 3. The zip code data was then aggregated and the distribution applied to the Total Housing Units in Structure (SF-1) based on the Polygon. |
| Incorporated Cities | 1. The Census website provided distribution of Number of Housing Units in Structure (SF-3). 2. The distribution was then adjusted based on the Total Housing Units in Structure (SF-1) from the Census website. | 1. The Census website provided distribution of Number of Housing Units in Structure (SF-3). 2. The distribution was then adjusted based on the Total Housing Units in Structure (SF-1) from the Census website. |
| Unincorporated Area | Subarea Total minus Incorporated Cities Total | Subarea Total minus Incorporated Cities Total |
| Zip Codes | 1. AnySite Online provided the Number of Housing Units in Structure adjusted to the Total Housing Units in Structure (SF-1). | 1. The Census website provided distribution of Number of Housing Units in Structure (SF-3) by zip code. 2. The distribution was then adjusted based on the Total Housing Units in Structure (SF-1) for each zip code. |

Source: AnySite Online.Com; U.S. Bureau of the Census - 1990 and 2000 Census SF-1 and SF-3 Files; Alfred Gobar Associates.

- Differences in data collection, methodology, and geographic definitions between the 1990 and 2000 Census may cause overstated/understated ten-year trends. One of these problems occurs in the geographic boundary definitions of the cities between the two Censuses:

**CHANGE IN CITY BOUNDARIES AND LAND DENSITY BETWEEN 1990 CENSUS AND 2000 CENSUS
INCORPORATED AREAS WITHIN WEST MOJAVE PLAN AREA**

| Area | 1990 Census | | | 2000 Census | | | 1990 - 2000 Change | | |
|--------------------------------------|-------------|---------|-------------------|-------------|---------|-------------------|--------------------|---------|-------------------|
| | Sq. Miles | Pop. | Pop./ Sq. Mile | Sq. Miles | Pop. | Pop./ Sq. Mile | Sq. Miles | Pop. | Pop./ Sq. Mile |
| <u>San Bernardino County Subarea</u> | | | | | | | | | |
| Adelanto | 36.9 | 8,517 | 230.9 | 53.5 | 18,130 | 338.9 | 16.6 | 9,613 | 108.0 |
| Apple Valley | 67.2 | 46,079 | 685.6 | 73.3 | 54,239 | 740.0 | 6.1 | 8,160 | 54.4 |
| Barstow | 22.9 | 21,472 | 937.1 | 33.6 | 21,119 | 628.5 | 10.7 | -353 | -308.6 |
| Hesperia | 48.3 | 50,418 | 1,043.7 | 67.3 | 62,582 | 929.9 | 19.0 | 12,164 | -113.8 |
| Twentynine Palms | 54.1 | 11,821 | 218.5 | 54.8 | 14,764 | 269.4 | 0.7 | 2,943 | 50.9 |
| Victorville | 41.8 | 40,674 | 972.3 | 72.8 | 64,029 | 879.5 | 31.0 | 23,355 | -92.8 |
| Yucca Valley | 13.9 | 13,701 | 984.4 | 40.0 | 16,865 | 421.6 | 26.1 | 3,164 | -562.8 |
| TOTAL INCORPORATED IN SUBAREA | 285.1 | 192,682 | 5,072.5 | 395.3 | 251,728 | 4,207.9 | 110.2 | 59,046 | -864.6 |
| <u>Los Angeles County Subarea</u> | | | | | | | | | |
| Lancaster | 88.8 | 97,291 | 1,095.7 | 94.0 | 118,718 | 1,263.0 | 5.2 | 21,427 | 167.3 |
| Palmdale | 77.6 | 68,842 | 886.9 | 105.0 | 116,670 | 1,111.1 | 27.4 | 47,828 | 224.2 |
| TOTAL INCORPORATED IN SUBAREA | 166.4 | 166,133 | 1,982.6 | 199.0 | 235,388 | 2,374.1 | 32.6 | 69,255 | 391.5 |
| <u>Kern County Subarea</u> | | | | | | | | | |
| California City | 478.1 | 5,955 | 32.3 | 203.6 | 8,385 | 41.2 | -274.5 | 2,430 | 8.9 |
| Ridgecrest | 53.8 | 27,725 | 1,335.0 | 21.1 | 24,927 | 1,181.4 | -32.7 | -2,798 | -153.6 |
| TOTAL INCORPORATED IN SUBAREA | 531.9 | 33,680 | 1,367.3 | 224.7 | 33,312 | 1,222.6 | -307.2 | -368 | -144.7 |
| TOTAL INCORPORATED IN REGION | 983.4 | 392,495 | 8,422.4 | 819.0 | 520,428 | 7,804.5 | -164.4 | 127,933 | -617.9 |

Source: U.S. Bureau of the Census; Alfred Gobar Associates.

- In the San Bernardino subarea, the land area of incorporated cities increased by 110.2 square miles between 1990 and 2000, while the population density decreased by 846 persons per square mile. The corresponding decrease in housing units within the unincorporated area may therefore be partially attributed to the decrease in unincorporated land area.
- The land area of incorporated cities within the Los Angeles subarea increased by 32.6 square miles between 1990 and 2000, yet its population density increased by 391 persons per square mile. The negative growth in multi-family units and mobile homes may be attributed to the decrease in unincorporated land area.
- In the Kern County Subarea, the land area of incorporated cities actually decreased between 1990 and 2000 by 307.2 square miles. This may be reflected in the negative growth of housing stock in the incorporated cities and a positive growth in the unincorporated areas of the Kern County subarea.

C – Exhibits
WEMO Growth Capacity

EXHIBIT C-1
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
SAN BERNARDINO COUNTY

| Land Use & Intensity | City of 29 Palms | | | Yucca Valley | | | City of Adelanto | | | City of Barstow | | | City of Victorville | | |
|-----------------------------------|------------------|---------------|-----------------|---------------|---------------|-----------------|------------------|---------------|-----------------|-----------------|---------------|-----------------|---------------------|----------------|-----------------|
| | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| Residential | | | | | | | | | | | | | | | |
| DU's/Ac: 0.00 - 0.20 | 4,318 | 864 | 2,424 | 5,019 | 502 | 1,197 | 3,415 | 683 | 2,418 | | | | 7,851 | 1,570 | 4,788 |
| 0.21 - 0.50 | 15,095 | 6,038 | 16,949 | 10,191 | 2,548 | 6,078 | 1,037 | 415 | 1,468 | 2,482 | 621 | 1,691 | 1,045 | 523 | |
| 0.51 - 0.99 | | | | | | | | | | | | | | | |
| 1.0 - 1.5 | 2,151 | 2,151 | 6,038 | 2,219 | 2,219 | 5,294 | | 326 | 1,154 | 454 | 454 | 1,237 | | | |
| 1.5 - 1.8 | | | | | | | | | | | | | | | |
| 2.0 - 2.9 | 2,067 | 4,134 | 11,604 | 3,774 | 7,548 | 18,007 | 3,845 | 7,690 | 27,223 | 658 | 1,316 | 3,586 | 14,343 | 28,686 | 87,464 |
| 3.0 - 3.9 | 293 | 879 | 2,467 | | | | | | | | | | | | |
| 4.0 - 4.9 | 4,008 | 16,032 | 45,002 | 49 | 196 | 468 | 6,448 | 25,792 | 91,304 | | | | | | |
| 5.0 - 7.9 | | | | 1,267 | 6,335 | 15,113 | 1,920 | 9,600 | 33,984 | 4,130 | 20,650 | 56,271 | 923 | 4,615 | 14,071 |
| 8.0 - 10.0 | 879 | 8,790 | 24,674 | 48 | 384 | 916 | | | | | | | 4,349 | 34,792 | 106,081 |
| 12.0 - 15.0 | 87 | 1,044 | 2,931 | | | | | | | 4,276 | 64,133 | 174,761 | 2,016 | 30,240 | 92,202 |
| 20.0 - 30.0 | | | | | | | | | | | | | | | |
| Residential Sub-Total: | 28,898 | 39,932 | 112,088 | 22,567 | 19,732 | 47,072 | 16,665 | 44,506 | 157,551 | 12,000 | 87,173 | 237,546 | 30,527 | 100,426 | 304,605 |
| | | | Pop/Hshld: 2.81 | | | Pop/Hshld: 2.39 | | | Pop/Hshld: 3.54 | | | Pop/Hshld: 2.73 | | | Pop/Hshld: 3.03 |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | 96 | 39.00 | 3,744 | 53 | 39.00 | 2,067 | 524 | 39.00 | 20,452 | 1,200 | 39.00 | 46,816 | 1,341 | 39.00 | 52,291 |
| Retail** | 1,512 | 15.00 | 22,680 | 951 | 15.00 | 14,265 | 2,197 | 15.00 | 32,949 | 3,846 | 15.00 | 57,687 | 6,917 | 15.00 | 103,749 |
| Industrial** | 1,039 | 14.00 | 14,546 | 998 | 14.00 | 13,972 | 10,479 | 14.00 | 146,706 | 2,252 | 14.00 | 31,526 | 5,460 | 14.00 | 76,436 |
| Institutional** | 848 | 5.50 | 4,664 | 216 | 13.00 | 2,808 | 449 | 21.00 | 9,429 | 1,075 | 13.00 | 13,974 | 1,143 | 16.00 | 18,286 |
| Comm'/Ind/Inst Sub-Total: | 3,495 | | 45,634 | 2,218 | | 33,112 | 13,649 | | 209,536 | 8,373 | | 150,003 | 14,860 | | 250,762 |
| Other: | | | | | | | | | | | | | | | |
| Open Space - Mixed | 2,420 | | | 382 | | | 1,043 | | | 967 | | | 894 | | |
| Open Space - City/County | | | | 137 | | | | | | | | | | | |
| Open Space - Private | | | | | | | | | | | | | | | |
| Open Space - Other Govt | | | | | | | | | | | | | | | |
| Govt - Utilities/Infra./Circ. | | | | | | | | | | | | | 648 | | |
| Govt - Military | 2,563 | | | | | | | | | 3,905 | | | | | |
| Aviation | | | | 52 | | | 2,690 | | | | | | | | |
| Resource - Agg/Mineral | 368 | | | | | | | | | | | | | | |
| Agricultural | | | | | | | | | | | | | | | |
| Conservation | | | | | | | | | | | | | | | |
| Misc./Undesignated | | | | | | | | | | | | | | | |
| Other Sub-Total: | 5,351 | | 3,106 | 571 | | 1,310 | 3,733 | | 4,364 | 4,872 | | 6,580 | 1,542 | | 8,438 |
| Non-Residential Sub-Total: | 8,846 | | 48,740 | 2,789 | | 34,422 | 17,382 | | 213,900 | 13,245 | | 156,583 | 16,402 | | 259,200 |
| Study Area Totals | | | | | | | | | | | | | | | |
| Total Acreage: | 37,744 | | | 25,356 | | | 34,047 | | | 25,245 | | | 46,929 | | |
| BLM Calculated Acreage: | 37,623 | | | 25,508 | | | 33,949 | | | 25,407 | | | 47,160 | | |
| Dwelling Unit Capacity: | 39,932 | | | 19,732 | | | 44,506 | | | 87,173 | | | 100,426 | | |
| Population Potential: | 112,088 | | | 47,072 | | | 157,551 | | | 237,546 | | | 304,605 | | |
| Job Base Capacity: | 48,740 | | | 34,422 | | | 213,900 | | | 156,583 | | | 259,200 | | |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Hesperia, City of Victorville, Town of Apple Valley, County of San Bernardino; Alfred Gobar Associates.

EXHIBIT C-1 (Cont'd)
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
SAN BERNARDINO COUNTY

| Land Use & Intensity | City of Hesperia | | | Town of Apple Valley | | | Unincorporated County | | | WEMO Sub-Area Total | | |
|-----------------------------------|------------------|-----------------|----------------|----------------------|-----------------|----------------|-----------------------|-----------------|----------------|---------------------|----------------------|------------------------|
| | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| Residential | | | | | | | | | | | | |
| DU's/Ac: 0.00 - 0.20 | 969 | 97 | | 2,163 | 433 | 1,263 | 734,063 | 7,341 | 22,257 | 757,798 | 11,489 | 34,346 |
| 0.21 - 0.50 | | | | 6,230 | 3,115 | 9,093 | 2,189 | 876 | 2,655 | 38,269 | 14,134 | 37,934 |
| 0.51 - 0.99 | 8,172 | 6,129 | | | | | 2,976 | 2,381 | 7,218 | 11,148 | 8,510 | 7,218 |
| 1.0 - 1.5 | 10,882 | 15,235 | 47,761 | 7,778 | 7,778 | 22,703 | 24,444 | 24,444 | 74,114 | 47,927 | 52,606 | 158,300 |
| 1.5 - 1.8 | | | | 15,458 | 30,916 | 90,244 | | | | 15,458 | 30,916 | 90,244 |
| 2.0 - 2.9 | 1,153 | 3,344 | 10,482 | | | | 3,882 | 7,764 | 23,541 | 29,722 | 60,482 | 181,907 |
| 3.0 - 3.9 | | | | | | | 3,813 | | | 4,106 | 879 | 2,467 |
| 4.0 - 4.9 | 507 | 2,484 | 7,788 | 1,626 | 6,504 | 18,985 | 2,805 | 11,220 | 34,018 | 15,443 | 62,228 | 197,565 |
| 5.0 - 7.9 | 5,174 | 25,870 | 81,102 | 736 | 3,680 | 10,742 | 1,242 | 6,210 | 18,830 | 15,392 | 76,960 | 230,114 |
| 8.0 - 10.0 | 758 | 6,064 | 19,011 | | | | 414 | 3,723 | 11,289 | 6,448 | 53,753 | 161,970 |
| 12.0 - 15.0 | 793 | 9,516 | 29,833 | | | | 2,038 | 24,462 | 74,169 | 9,210 | 129,394 | 373,895 |
| 20.0 - 30.0 | | | | | | | 6 | 120 | 364 | 6 | 120 | 364 |
| Residential Sub-Total: | 28,408 | 68,739 | 195,978 | 33,991 | 52,425 | 153,029 | 777,872 | 88,541 | 268,455 | 950,927 | 501,472 | 1,476,323 |
| | | Pop/Hshld: 2.85 | | | Pop/Hshld: 2.92 | | | Pop/Hshld: 3.03 | | | Avg. Pop/Hshld: 2.94 | |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | 1,675 | 39.00 | 65,325 | 1,439 | 39.00 | 56,102 | 867 | 39.00 | 33,831 | 7,196 | 39.00 | 280,627 |
| Retail** | 6,606 | 15.00 | 99,096 | 3,301 | 15.00 | 49,521 | 6,854 | 15.00 | 102,812 | 32,184 | 15.00 | 482,759 |
| Industrial** | 2,015 | 14.00 | 28,210 | 4,062 | 14.00 | 56,874 | 19,815 | 14.00 | 277,411 | 46,120 | 14.00 | 645,681 |
| Institutional** | 307 | 38.00 | 11,666 | 713 | 13.00 | 9,271 | 62,170 | 1.62 | 100,911 | 66,921 | 2.56 | 171,010 |
| Comm'l/Ind/Inst Sub-Total: | 10,603 | | 204,297 | 9,516 | | 171,768 | 89,706 | | 514,965 | 152,420 | | 1,580,076 |
| Other: | | | | | | | | | | | | |
| Open Space - Mixed | 1,546 | | | 2,843 | | | | | | 10,095 | | |
| Open Space - City/County | 1,473 | | | | | | | | | 1,610 | | |
| Open Space - Private | 20 | | | | | | | | | 20 | | |
| Open Space - Other Govt | | | | | | | 1,590 | | | 1,590 | | |
| Govt - Utilities/Infra./Circ. | 37 | | | 9 | | | | | | 694 | | |
| Govt - Military | | | | | | | 1,856,817 | | 18,272 | 1,863,285 | | |
| Aviation | 31 | | | | | | | | | 2,773 | | |
| Resource - Agg/Mineral | 22 | | | | | | 2,995,748 | | | 2,996,138 | | |
| Agricultural | | | | 508 | | | 32,308 | | | 32,816 | | |
| Conservation | 142 | | | | | | | | | 142 | | |
| Misc./Undesignated | | | | | | | | | | | | |
| Other Sub-Total: | 3,271 | | 5,429 | 3,360 | | 4,279 | 4,886,463 | | 25,708 | 4,909,163 | | 59,214 |
| Non-Residential Sub-Total: | 13,874 | | 209,726 | 12,876 | | 176,047 | 4,976,169 | | 540,673 | 5,061,583 | | 1,639,290 |
| Study Area Totals | | | | | | | | | | | | |
| Total Acreage: | 42,282 | | | 46,866 | | | 5,754,042 | | | 6,012,511 | | Total Acreage |
| BLM Calculated Acreage: | 43,385 | | | 46,912 | | | 5,718,618 | | | 6,012,511 | | BLM Calculated Acreage |
| Dwelling Unit Capacity: | 68,739 | | | 52,425 | | | 88,541 | | | 501,472 | | Dwelling Unit Capacity |
| Population Potential: | 195,978 | | | 153,029 | | | 268,455 | | | 1,476,323 | | Potential Residents |
| Job Base Capacity: | 209,726 | | | 176,047 | | | 540,673 | | | 1,639,290 | | Job Base Capacity |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Hesperia, City of Victorville, Town of Apple Valley, County of San Bernardino; Alfred Gobar Associates

**EXHIBIT C-2
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
LOS ANGELES COUNTY**

| Land Use & Intensity | City of Lancaster | | | City of Palmdale | | | Unincorporated County | | | WEMO Sub-Area Total | | |
|-----------------------------------|-------------------|-----------------|----------------|------------------|---------------|----------------|-----------------------|----------------|----------------|----------------------|----------------|------------------------|
| | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| Residential | | | | | | | | | | | | |
| DU's/Ac: 0.00 - 0.20 | | | | | | | | | | | | |
| 0.21 - 0.50 | 6,653 | 1,663 | 4,916 | 3,108 | 1,198 | 4,120 | 458,002 | 229,001 | 801,962 | 467,763 | 231,862 | 810,998 |
| 0.51 - 0.99 | | | | 17,888 | 14,247 | 48,995 | | | | 17,888 | 14,247 | 48,995 |
| 1.0 - 1.5 | 6,653 | 6,653 | 19,665 | | | | 19,011 | 19,011 | 66,577 | 25,664 | 25,664 | 86,243 |
| 1.5 - 1.8 | 6,653 | 13,305 | 39,331 | 8,930 | 13,771 | 47,358 | | | | 15,583 | 27,076 | 86,689 |
| 2.0 - 2.9 | 17,985 | 71,940 | 212,655 | | | | 197 | 394 | 1,379 | 18,182 | 72,334 | 214,034 |
| 3.0 - 3.9 | | | | | | | 5,311 | 15,934 | 55,801 | 5,311 | 15,934 | 55,801 |
| 4.0 - 4.9 | | | | | | | | | | | | |
| 5.0 - 7.9 | | | | 9,574 | 51,302 | 176,428 | 325 | 1,950 | 6,830 | 9,899 | 53,252 | 183,257 |
| 8.0 - 10.0 | 1,089 | 10,890 | 32,191 | 611 | 6,192 | 21,294 | | | | 1,700 | 17,082 | 53,485 |
| 12.0 - 15.0 | 1,089 | 15,246 | 45,067 | 479 | 7,538 | 25,923 | 197 | 2,953 | 10,342 | 1,765 | 25,737 | 81,332 |
| 20.0 - 30.0 | | | | 80 | 1,914 | 6,582 | 125 | 2,502 | 8,762 | 205 | 4,416 | 15,344 |
| Residential Sub-Total: | 40,121 | 119,697 | 353,825 | 40,670 | 96,162 | 330,701 | 483,169 | 271,746 | 951,653 | 563,960 | 487,605 | 1,636,179 |
| | | Pop/Hshld: 2.96 | | Pop/Hshld: 3.44 | | | Pop/Hshld: 3.50 | | | Avg. Pop/Hshld: 3.36 | | |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | 469 | 39.00 | 18,272 | 1,001 | 39.00 | 39,029 | 212 | 39.00 | 8,278 | 1,682 | 39.00 | 65,579 |
| Retail** | 1,406 | 15.00 | 21,094 | 3,002 | 15.00 | 45,034 | 851 | 15.00 | 12,766 | 5,260 | 15.00 | 78,893 |
| Industrial** | 11,277 | 14.00 | 157,878 | 13,592 | 14.00 | 190,288 | 643 | 14.00 | 9,001 | 25,512 | 14.00 | 357,167 |
| Institutional** | 1,329 | 16.00 | 21,264 | 3,738 | 5.00 | 18,690 | 479 | 1.62 | 777 | 5,546 | 7.34 | 40,731 |
| Comm'/Ind/Inst Sub-Total: | 14,481 | | 218,507 | 21,333 | | 293,041 | 2,185 | | 30,821 | 37,999 | | 542,370 |
| Other: | | | | | | | | | | | | |
| Open Space - Mixed | 600 | | | 4,446 | | | 7,319 | | | 12,365 | | |
| Open Space - City/County | 200 | | | | | | 6,707 | | | 6,907 | | |
| Open Space - Private | | | | | | | | | | 0 | | |
| Open Space - Other Govt | | | | 677 | | | 12,770 | | | 13,447 | | |
| Govt - Utilities/Infra./Circ. | | | | | | | | | | 0 | | |
| Govt - Military | | | | | | | 48,838 | | 6,091 | 48,838 | | |
| Aviation | | | | | | | 346 | | | 346 | | |
| Resource - Agg/Mineral | | | | 741 | | | | | | 741 | | |
| Agricultural | | | | | | | | | | 0 | | |
| Conservation | | | | | | | | | | 0 | | |
| Misc./Undesignated | | | | | | | | | | 0 | | |
| Other Sub-Total: | 800 | | 9,801 | 5,864 | | 9,160 | 75,979 | | 32,451 | 82,643 | | 51,413 |
| Non-Residential Sub-Total: | 15,281 | | 228,308 | 27,197 | | 302,201 | 78,165 | | 63,273 | 120,642 | | 593,782 |
| Study Area Totals | | | | | | | | | | | | |
| Total Acreage: | 55,402 | | | 67,867 | | | 561,333 | | | 684,602 | | Total Acreage |
| BLM Calculated Acreage: | 60,592 | | | 63,439 | | | 561,333 | | | 684,602 | | BLM Calculated Acreage |
| Dwelling Unit Capacity: | 119,697 | | | 96,162 | | | 271,746 | | | 487,605 | | Dwelling Unit Capacity |
| Population Potential: | 353,825 | | | 330,701 | | | 951,653 | | | 1,636,179 | | Potential Residents |
| Job Base Capacity: | 228,308 | | | 302,201 | | | 63,273 | | | 593,782 | | Job Base Capacity |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of Lancaster, City of Palmdale, County of Los Angeles; Alfred Gobar Associates.

**EXHIBIT C-3
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
KERN COUNTY**

| Land Use & Intensity | City of Ridgecrest | | | California City | | | Unincorporated County | | | WEMO Sub-Area Total | | |
|-----------------------------------|--------------------|-----------------|---------------|-----------------|-----------------|----------------|-----------------------|-----------------|------------------|---------------------|------------------------|------------------|
| | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| DU's/Ac: 0.00 - 0.20 | | | | | | | 10,587 | 529 | 1,600 | 10,587 | 529 | 1,600 |
| 0.21 - 0.50 | 664 | 133 | 336 | 47,665 | 23,833 | 65,158 | 98,008 | 39,203 | 118,511 | 146,337 | 63,169 | 184,005 |
| 0.51 - 0.99 | | | | | | | 57 | 43 | 130 | 57 | 43 | 130 |
| 1.0 - 1.5 | 700 | 700 | 1,769 | 1,496 | 1,496 | 4,090 | 14,519 | 14,519 | 43,892 | 16,715 | 16,715 | 49,751 |
| 1.5 - 1.8 | | | | | | | | | | | | |
| 2.0 - 2.9 | 2,659 | 7,977 | 20,158 | 6,064 | 12,129 | 33,159 | 10,675 | 21,350 | 64,542 | 19,398 | 41,456 | 117,859 |
| 3.0 - 3.9 | | | | | | | 253 | 760 | 2,298 | 253 | 760 | 2,298 |
| 4.0 - 4.9 | | | | | | | 4,614 | 18,458 | 55,797 | 4,614 | 18,458 | 55,797 |
| 5.0 - 7.9 | 459 | 2,754 | 6,959 | 10,425 | 52,123 | 142,504 | 34,309 | 171,547 | 518,587 | 45,193 | 226,424 | 668,051 |
| 8.0 - 10.0 | 101 | 1,013 | 2,559 | | | | 16,084 | 128,668 | 388,964 | 16,185 | 129,681 | 391,523 |
| 12.0 - 15.0 | 115 | 1,377 | 3,480 | 2,969 | 35,628 | 97,407 | 3,800 | 45,595 | 137,835 | 6,883 | 82,600 | 238,722 |
| 20.0 - 30.0 | | | | | | | 544 | 10,870 | 32,861 | 544 | 10,870 | 32,861 |
| Residential Sub-Total: | 4,698 | 13,953 | 35,260 | 68,619 | 125,208 | 342,319 | 193,451 | 451,544 | 1,365,019 | 266,768 | 590,706 | 1,742,598 |
| | | Pop/Hshld: 2.53 | | | Pop/Hshld: 2.73 | | | Pop/Hshld: 3.02 | | | Avg. Pop/Hshld: 2.95 | |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | 420 | 39.00 | 16,388 | 1,807 | 39.00 | 70,481 | 2,944 | 39.00 | 114,826 | 5,172 | 39.00 | 201,695 |
| Retail** | 1,681 | 15.00 | 25,212 | 602 | 15.00 | 9,036 | 4,136 | 15.00 | 62,043 | 6,419 | 15.00 | 96,291 |
| Industrial** | 210 | 14.00 | 2,940 | 6,315 | 14.00 | 88,411 | 25,232 | 14.00 | 353,250 | 31,757 | 14.00 | 444,601 |
| Institutional** | 1,213 | 1.70 | 2,062 | 379 | 39.00 | 14,782 | 3,466 | 1.62 | 5,626 | 5,058 | 4.44 | 22,470 |
| Comm'/Ind/Inst Sub-Total: | 3,524 | | 46,602 | 9,104 | | 182,711 | 35,779 | | 535,745 | 48,406 | | 765,058 |
| Other: | | | | | | | | | | | | |
| Open Space - Mixed | | | | | | | | | | | | |
| Open Space - City/County | | | | | | | 1,301 | | | 1,301 | | |
| Open Space - Private | 717 | | | | | | 139 | | | 856 | | |
| Open Space - Other Govt | | | | | | | 460,821 | | | 460,821 | | |
| Govt - Utilities/Infra./Circ. | | | | | | | | | | | | |
| Govt - Military | | | | | | | 451,737 | | 6,091 | 451,737 | | |
| Aviation | 2,420 | | | | | | 2,480 | | | 4,900 | | |
| Resource - Agg/Mineral | | | | | | | 161,566 | | | 161,566 | | |
| Agricultural | | | | | | | 149,146 | | | 149,146 | | |
| Conservation | | | | 11,551 | | | 11,435 | | | 22,986 | | |
| Misc./Undesignated | | | | | | | 156 | | | 156 | | |
| Other Sub-Total: | 3,137 | | 977 | 11,551 | | 19,134 | 1,238,782 | | 43,902 | 1,253,470 | | 64,012 |
| Non-Residential Sub-Total: | 6,661 | | 47,579 | 20,655 | | 201,845 | 1,274,561 | | 579,647 | 1,301,876 | | 829,070 |
| Study Area Totals | | | | | | | | | | | | |
| Total Acreage: | 11,359 | | | 89,274 | | | 1,468,012 | | | 1,568,644 | Total Acreage | |
| BLM Calculated Acreage: | 12,238 | | | 89,276 | | | 1,467,130 | | | 1,568,644 | BLM Calculated Acreage | |
| Dwelling Unit Capacity: | 13,953 | | | 125,208 | | | 451,544 | | | 590,706 | Dwelling Unit Capacity | |
| Population Potential: | 35,260 | | | 342,319 | | | 1,365,019 | | | 1,742,598 | Potential Residents | |
| Job Base Capacity: | 47,579 | | | 201,845 | | | 579,647 | | | 829,070 | Job Base Capacity | |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of Ridgecrest, City of California City, County of Kern; Alfred Gobar Associates.

**EXHIBIT C-4
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
INYO COUNTY**

| Land Use & Intensity | Military & Other | | | Coso Junction | | | Darwin | | | Dunmovin | | | Haiwee | | |
|-----------------------------------|------------------|---------|-----------------|---------------|------------|-----------------|--------|---------|-----------------|----------|---------|-----------------|--------|---------|-----------------|
| | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| Residential | | | | | | | | | | | | | | | |
| DU's/Ac: 0.00 - 0.20 | | | | | | | | | | | | | 896 | 45 | 108 |
| 0.21 - 0.50 | | | | 26 | 5 | 11 | 50 | 10 | 24 | 70 | 14 | 34 | | | |
| 0.51 - 0.99 | | | | | | | | | | | | | | | |
| 1.0 - 1.5 | | | | | | | | | | | | | | | |
| 1.5 - 1.8 | | | | | | | | | | | | | | | |
| 2.0 - 2.9 | | | | | | | | | | | | | | | |
| 3.0 - 3.9 | | | | | | | | | | | | | | | |
| 4.0 - 4.9 | | | | | | | | | | | | | | | |
| 5.0 - 7.9 | | | | | | | | | | | | | | | |
| 8.0 - 10.0 | | | | | | | | | | | | | | | |
| 12.0 - 15.0 | | | | | | | | | | | | | | | |
| 20.0 - 30.0 | | | | | | | | | | | | | | | |
| Residential Sub-Total: | 0 | 0 | 0 | 26 | 5 | 11 | 50 | 10 | 24 | 70 | 14 | 34 | 896 | 45 | 108 |
| | | | Pop/Hshld: n.a. | | | Pop/Hshld: 2.04 | | | Pop/Hshld: 2.40 | | | Pop/Hshld: 2.40 | | | Pop/Hshld: 2.40 |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | | | | | (000SF/Ac) | | | | | | | | | | |
| Retail** | | | | 26 | 15.00 | 390 | 1 | 15.00 | 15 | 36 | 15.00 | 540 | | | |
| Industrial** | | | | | | | | | | | | | | | |
| Institutional** | | | | | | | | | | | | | | | |
| Comm*/Ind/Inst Sub-Total: | 0 | | 0 | 26 | | 390 | 1 | | 15 | 36 | | 540 | 0 | | 0 |
| Other: | | | | | | | | | | | | | | | |
| Open Space - Mixed | | | | | | | | | | | | | | | |
| Open Space - City/County | | | | | | | | | | | | | | | |
| Open Space - Private | | | | | | | | | | | | | | | |
| Open Space - Other Govt | 330,790 | | | | | | | | | | | | 1,024 | | |
| Govt - Utilities/Infra./Circ. | | | | | | | | | | | | | | | |
| Govt - Military | 457,000 | | | | | | | | | | | | | | |
| Aviation | | | | | | | | | | | | | | | |
| Resource - Agg/Mineral | | | | | | | | | | 70 | | | | | |
| Agricultural | | | | 53 | | | | | | | | | | | |
| Conservation | | | | | | | | | | | | | | | |
| Misc./Undesignated | | | | | | | | | | | | | | | |
| Other Sub-Total: | 787,790 | | | 53 | | | 0 | | | 70 | | | 1,024 | | |
| Non-Residential Sub-Total: | 787,790 | | 0 | 79 | | 390 | 1 | | 15 | 106 | | 540 | 1,024 | | 0 |
| Study Area Totals | | | | | | | | | | | | | | | |
| Total Acreage: | 787,790 | | | 105 | | | 51 | | | 176 | | | 1,920 | | |
| BLM Calculated Acreage: | 788,208 | | | n.a. | | | n.a. | | | n.a. | | | n.a. | | |
| Dwelling Unit Capacity: | 0 | | | 5 | | | 10 | | | 14 | | | 45 | | |
| Population Potential: | 0 | | | 11 | | | 24 | | | 34 | | | 108 | | |
| Job Base Capacity: | 0 | | | 390 | | | 15 | | | 540 | | | 0 | | |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

EXHIBIT C-4 (Cont'd)
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
INYO COUNTY

| Land Use & Intensity | Homewood Canyon | | | Little Lake | | | Olancha & Cartago | | | Pearsonville | | | Valley Wells | | | WEMO Sub-Area Total | | |
|-----------------------------------|-----------------|------------|-------|-------------|------------|-------|-------------------|------------|-------|--------------|------------|-------|--------------|------------|--------|---------------------|-----------------|------------------------|
| | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| Residential | | | | | | | | | | | | | | | | | | |
| DU's/Ac: 0.00 - 0.20 | 440 | 22 | 53 | | | | 2,847 | 142 | 342 | 640 | 32 | 77 | 570 | 29 | 68 | 5,393 | 270 | 648 |
| 0.21 - 0.50 | | | | | | | 768 | 154 | 369 | 15 | 3 | 7 | | | | 929 | 186 | 445 |
| 0.51 - 0.99 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 1.0 - 1.5 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 1.5 - 1.8 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 2.0 - 2.9 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 3.0 - 3.9 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 4.0 - 4.9 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 5.0 - 7.9 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 8.0 - 10.0 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 12.0 - 15.0 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| 20.0 - 30.0 | | | | | | | | | | | | | | | | 0 | 0 | 0 |
| Residential Sub-Total: | 440 | 22 | 53 | 0 | 0 | 0 | 3,615 | 296 | 711 | 655 | 35 | 84 | 570 | 29 | 68 | 5,097 | 392 | 940 |
| | | Pop/Hshld: | 2.40 | | Pop/Hshld: | 2.40 | | Pop/Hshld: | 2.40 | | Pop/Hshld: | 2.40 | | Pop/Hshld: | 2.40 | | Avg. Pop/Hshld: | 2.40 |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | | | | | | | | | | | | | | | | 0 | 0.00 | 0 |
| Retail** | | | | | | | 38 | 15.00 | 570 | 40 | 15.00 | 600 | 10 | 15.00 | 150 | 151 | 15.00 | 2,265 |
| Industrial** | | | | | | | 227 | 14.00 | 3,178 | 100 | 14.00 | 1,400 | 1,152 | 14.00 | 16,128 | 1,479 | 14.00 | 20,706 |
| Institutional** | 10 | 1.62 | 16 | | | | | | | 30 | 1.62 | 49 | 384 | 1.62 | 623 | 424 | 1.62 | 688 |
| Comm'l/Ind/Inst Sub-Total: | 10 | | 16 | 0 | | 0 | 265 | | 3,748 | 170 | | 2,049 | 1,546 | | 16,901 | 2,054 | | 23,659 |
| Other: | | | | | | | | | | | | | | | | | | |
| Open Space - Mixed | | | | | | | | | | 80 | | | | | | 80 | | |
| Open Space - City/County | | | | | | | | | | 5 | | | | | | 5 | | |
| Open Space - Private | | | | | | | | | | | | | | | | 0 | | |
| Open Space - Other Govt | 320 | | | 6 | | | 29,036 | | | | | | 192 | | | 361,368 | | |
| Govt - Utilities/Infra./Circ. | | | | | | | | | | 240 | | | | | | 240 | | |
| Govt - Military | | | | | | | | | | | | | | | | 457,000 | | |
| Aviation | | | | | | | | | | | | | | | | 0 | | |
| Resource - Agg/Mineral | | | | | | | 320 | | | | | | | | | 390 | | |
| Agricultural | | | | | | | 3,709 | | | | | | | | | 3,762 | | |
| Conservation | | | | | | | | | | | | | | | | 0 | | |
| Misc./Undesignated | | | | | | | | | | | | | | | | | | |
| Other Sub-Total: | 320 | | | 6 | | | 33,065 | | | 325 | | | 192 | | | 822,845 | | 26 |
| Non-Residential Sub-Total: | 330 | | 16 | 6 | | 0 | 33,330 | | 3,748 | 495 | | 2,049 | 1,738 | | 16,901 | 824,899 | | 23,685 |
| Study Area Totals | | | | | | | | | | | | | | | | | | |
| Total Acreage: | 770 | | | 6 | | | 36,945 | | | 1,150 | | | 2,308 | | | 831,221 | | Total Acreage |
| BLM Calculated Acreage: | n.a. | | | n.a. | | | n.a. | | | n.a. | | | n.a. | | | 831,221 | | BLM Calculated Acreage |
| Dwelling Unit Capacity: | 22 | | | 0 | | | 296 | | | 35 | | | 29 | | | 455 | | Dwelling Unit Capacity |
| Population Potential: | 53 | | | 0 | | | 711 | | | 84 | | | 68 | | | 1,093 | | Potential Residents |
| Implicit Job Base: | 16 | | | 0 | | | 3,748 | | | 2,049 | | | 16,901 | | | 23,685 | | Job Base Capacity |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Hesperia, City of Victorville, Town of Apple Valley, County of San Bernardino; Alfred Gobar Associates

**EXHIBIT C-5
GENERAL PLAN BUILD OUT CAPACITY - SELECTED WEMO AREAS
RIVERSIDE COUNTY**

| Land Use & Intensity | Unincorporated County | | | WEMO Sub-Area Total | | |
|-----------------------------------|-----------------------|------------|--------|---------------------|------------------------|--------|
| Residential | Acres | DU's | Pop.* | Acres | DU's | Pop.* |
| DU's/Ac: 0.00 - 0.20 | | | | | | |
| 0.21 - 0.50 | | | | | | |
| 0.51 - 0.99 | | | | | | |
| 1.0 - 1.5 | | | | | | |
| 1.5 - 1.8 | | | | | | |
| 2.0 - 2.9 | | | | | | |
| 3.0 - 3.9 | | | | | | |
| 4.0 - 4.9 | | | | | | |
| 5.0 - 7.9 | | | | | | |
| 8.0 - 10.0 | | | | | | |
| 12.0 - 15.0 | | | | | | |
| 20.0 - 30.0 | | | | | | |
| Residential Sub-Total: | 4616*** | 2,308 | 6,976 | 4,616 | 2,308 | 6,976 |
| | | Pop/Hshld: | 3.02 | Avg. Pop/Hshld: | | 3.02 |
| Non-Residential | Acres | Jobs/Ac | Jobs | Acres | Jobs/Ac | Jobs |
| Office** | | | | | | |
| Retail** | | | | | | |
| Industrial** | | | | | | |
| Institutional** | | | | | | |
| Comm'/Ind/Inst Sub-Total: | 4616*** | 3 | 13,848 | 4,616 | | 13,848 |
| Other: | | | | | | |
| Open Space - Mixed | 2,784 | | | 2,784 | | |
| Open Space - City/County | 10 | | | 10 | | |
| Open Space - Private | | | | | | |
| Open Space - Other Govt | 249,985 | | | 249,985 | | |
| Govt - Utilities/Infra./Circ. | 57 | | | | | |
| Govt - Military | | | | | | 0 |
| Aviation | | | | | | |
| Resource - Agg/Mineral | | | | | | |
| Agricultural | | | | | | |
| Conservation | | | | | | |
| Misc./Undesignated | | | | | | |
| Other Sub-Total: | 252,836 | | | 252,836 | | 193 |
| Non-Residential Sub-Total: | 257,452 | | 13,848 | 257,452 | | 14,041 |
| Study Area Totals | | | | | | |
| Total Acreage: | 262,068 | | | 262,068 | Total Acreage | |
| BLM Calculated Acreage: | 262,066 | | | 262,066 | BLM Calculated Acreage | |
| Dwelling Unit Capacity: | 2,308 | | | 2,308 | Dwelling Unit Capacity | |
| Population Potential: | 6,976 | | | 6,976 | Potential Residents | |
| Job Base Capacity: | 13,848 | | | 14,041 | Job Base Capacity | |

* Population coefficient drivers (Persons/Dwelling unit) were obtained from the California Department of Finance, January 2001.

** Employment coefficient drivers (Jobs/Acre) represent averages obtained from Building Owners Managers Association; Urban Land Institute, Southern California Real Estate Magazine.

*** Arbitrary division of 9,231 acres of private land divided 50/50 between commercial and residential.

D – Exhibits
WEMO Area Valuation

EXHIBIT D-1

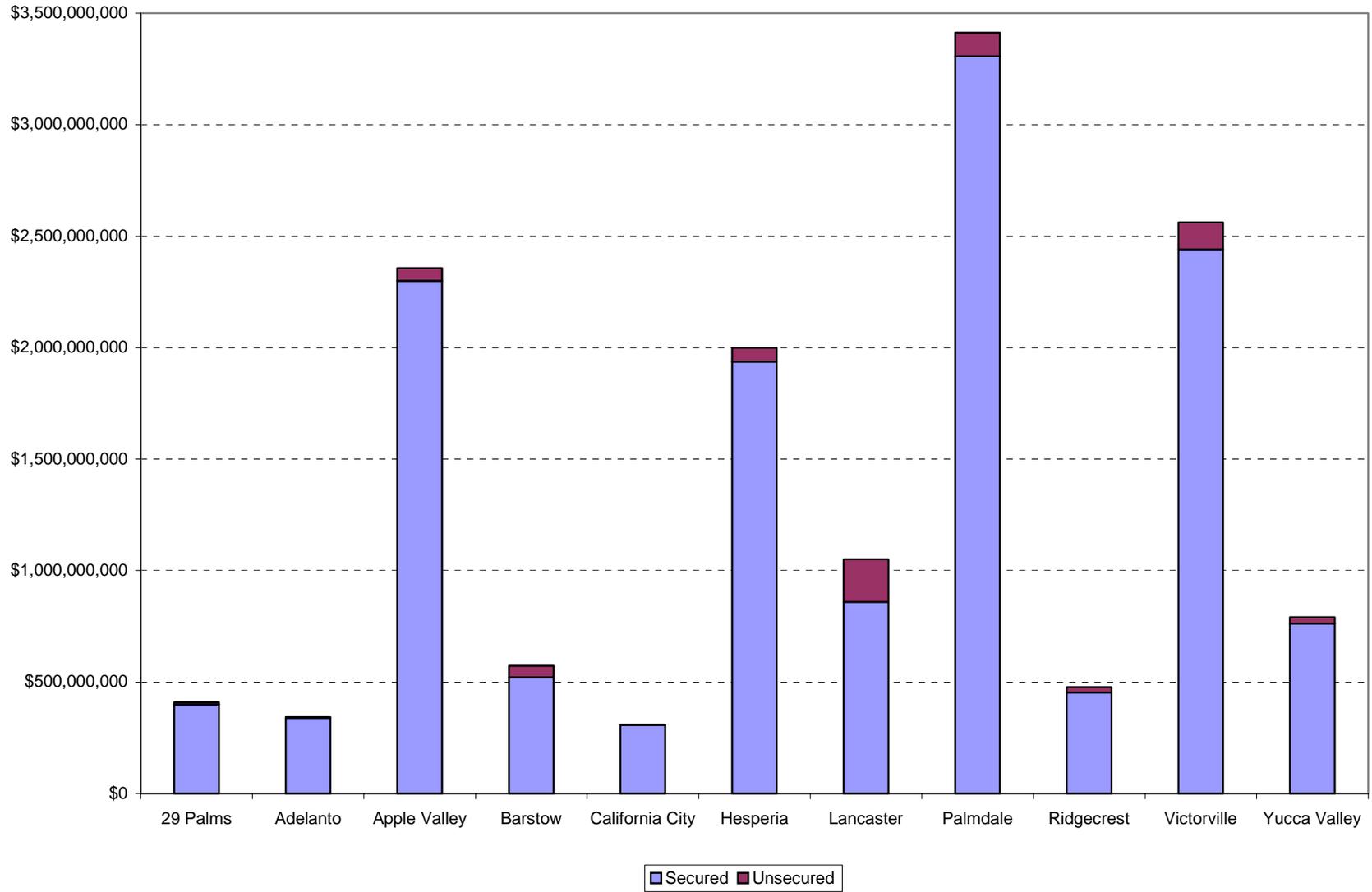
**WEMO AREA CITIES
2002 ASSESSED VALUE & SHARE OF BASIC LEVY**

| WEMO City | Fiscal Year | Assessment Value | | | Property Tax Revenue | | | Effective Share of Basic Levy |
|------------------------|-------------|--------------------------|-----------------------|--------------------------|----------------------|---------------------|----------------------|-------------------------------|
| | | Secured | Unsecured | Total | Secured | Unsecured | Total | |
| 29 Palms | 2002-2003 | \$ 399,944,945 | \$ 9,050,334 | \$ 408,995,279 | \$ 1,029,608 | \$ 30,392 | \$ 1,060,000 | 25.92% |
| Adelanto | 2001-2002 | 339,118,762 | 4,148,596 | 343,267,358 | 69,082 | 855 | 69,927 | 2.04% |
| Apple Valley | 2002-2003 | 2,299,327,916 | 57,061,103 | 2,356,389,019 | 1,244,125 | 30,875 | 1,275,000 | 5.41% |
| Barstow | 2002-2003 | 521,250,305 | 51,186,602 | 572,436,907 | 661,000 | 64,910 | 725,910 | 12.68% |
| California City | 2002-2003 | 307,806,285 | 1,504,910 | 309,311,195 | 841,864 | 4,136 | 846,000 | 27.35% |
| Hesperia | 2002-2003 | 1,937,208,798 | 62,941,186 | 2,000,149,984 | 340,000 | 11,047 | 351,047 | 1.76% |
| Lancaster | 2002-2003 | 859,545,344 | 191,563,900 | 1,051,109,244 | 2,126,152 | 473,848 | 2,600,000 | 24.74% |
| Palmdale | 2002-2003 | 3,307,059,000 | 106,313,000 | 3,413,372,000 | 2,928,129 | 94,131 | 3,022,260 | 8.85% |
| Ridgecrest | 2002-2003 | 453,349,118 | 23,311,494 | 476,660,612 | 379,432 | 20,568 | 400,000 | 8.39% |
| Victorville | 2002-2003 | 2,440,373,562 | 121,800,522 | 2,562,174,084 | 4,934,847 | 246,301 | 5,181,148 | 20.22% |
| Yucca Valley | 2002-2003 | 761,768,184 | 29,246,247 | 791,014,431 | 1,639,661 | 65,460 | 1,705,121 | 21.56% |
| Total: | | \$ 13,626,752,219 | \$ 658,127,894 | \$ 14,284,880,113 | \$ 16,193,899 | \$ 1,042,524 | \$ 17,236,413 | 12.07% |

Note: Indicated value and property tax collected is net of redevelopment project areas.

Source: City of 29 Palm Plan, City of Yucca Valley, City of Adelanto, City of Barstow, City of Victorville, City of Lancaster, City of Palmdale, City of Hesperia, City of Victorville, City of California City, Town of Apple Valley, County of San Bernardino, County of Los Angeles, County of Kern, County of Inyo; Alfred Gobar Associates.

**EXHIBIT D-2
WEMO AREA CITIES 2002 ASSESSED VALUE**



**EXHIBIT D-3
WEMO AREA CITIES TAXES**

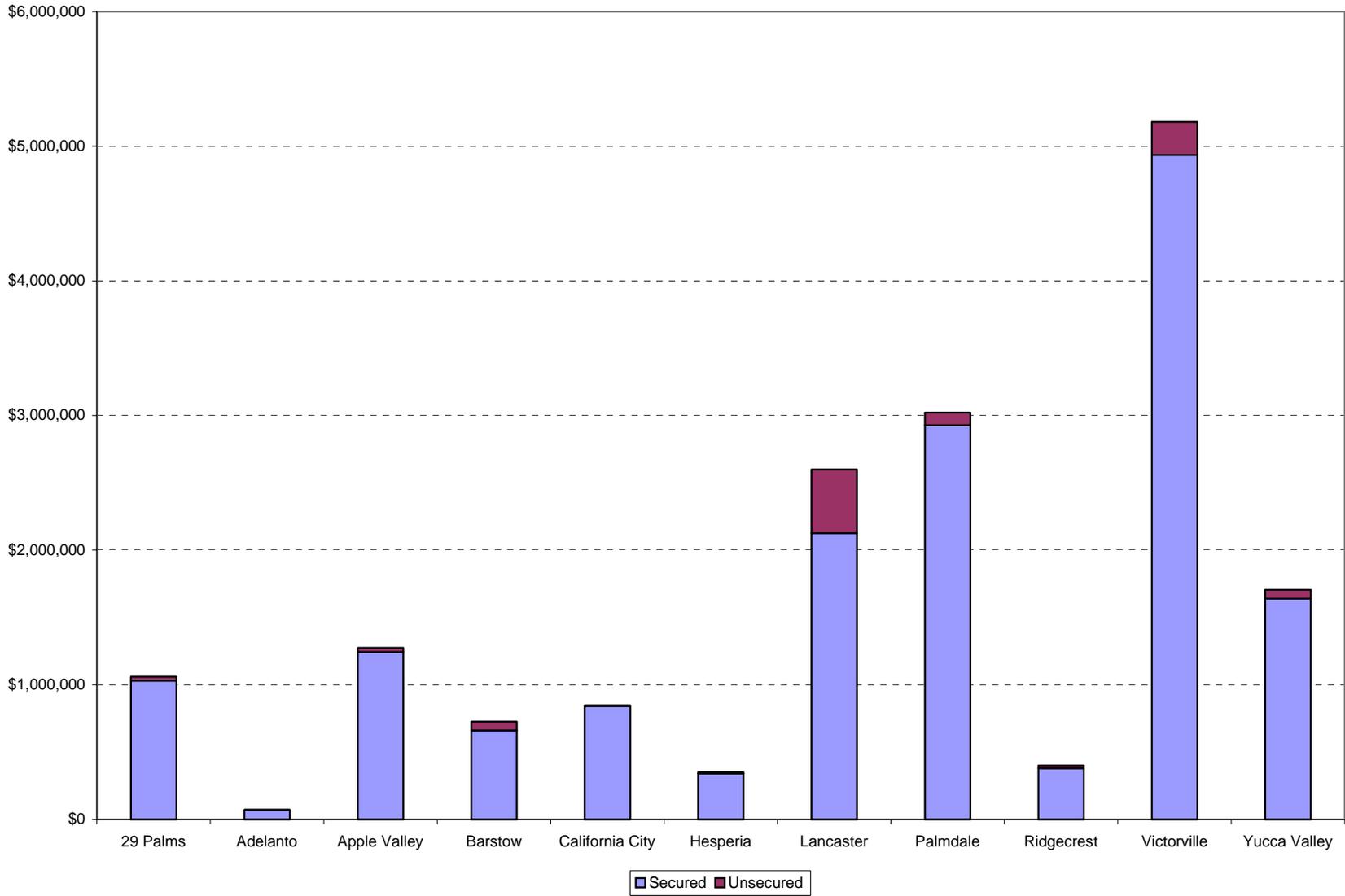


EXHIBIT D-4

**AVERAGE LAND VALUE - UNIMPROVED PROPERTIES
WEMO STUDY AREA**

| AGA USE CODE | USE CODE DESCRIPTION | AVG. VAL. PER ACRE | NO. OF RECORDS |
|----------------------------|-----------------------------|---------------------------|-----------------------|
| INYO SUBAREA | | | |
| 1 | Vacant | \$13,336 | 2,890 |
| 2 | Res-SF | 58,286 | 1 |
| 3 | Res-Other | 49,201 | 25 |
| 4 | Ret/Off/Mxd/Rec | 175,445 | 62 |
| 5 | Ind/Transp | 2,149 | 186 |
| 6 | Inst-Sch/Ch/Hsp | 162,307 | 3 |
| 7 | ResProd/Util//ROW | 97,676 | 11 |
| 8 | Agricultural | 4,741 | 29 |
| 9 | Open Space | 1,079 | 551 |
| 10 | Misc/Unsec | <u>N/A</u> | <u>N/A</u> |
| OVERALL | | \$14,210 | 3,758 |
| KERN SUBAREA | | | |
| 1 | Vacant | \$2,439 | 38,707 |
| 2 | Res-SF | 7,497 | 3 |
| 3 | Res-Other | 3,976 | 1 |
| 4 | Ret/Off/Mxd/Rec | 43,014 | 174 |
| 5 | Ind/Transp | 6,841 | 1,031 |
| 6 | Inst-Sch/Ch/Hsp | 3,113 | 393 |
| 7 | ResProd/Util//ROW | 2,581 | 328 |
| 8 | Agricultural | 743 | 452 |
| 9 | Open Space | 826 | 6,853 |
| 10 | Misc/Unsec | <u>781</u> | <u>2</u> |
| OVERALL | | \$2,441 | 47,944 |
| LOS ANGELES SUBAREA | | | |
| 1 | Vacant | \$14,403 | 51,675 |
| 2 | Res-SF | 44,254 | 689 |
| 3 | Res-Other | 116,507 | 35 |
| 4 | Ret/Off/Mxd/Rec | 145,799 | 90 |
| 5 | Ind/Transp | 47,148 | 70 |
| 6 | Inst-Sch/Ch/Hsp | 12,080 | 561 |
| 7 | ResProd/Util//ROW | 2,359 | 78 |
| 8 | Agricultural | 8,159 | 656 |
| 9 | Open Space | 55,746 | 84 |
| 10 | Misc/Unsec | <u>3,061</u> | <u>7</u> |
| OVERALL | | \$15,058 | 53,945 |

EXHIBIT D-4 (cont.)

**AVERAGE LAND VALUE - UNIMPROVED PROPERTIES
WEMO STUDY AREA**

| AGA USE CODE | USE CODE DESCRIPTION | AVG. VAL. PER ACRE | NO. OF RECORDS |
|------------------------------|---------------------------------|-------------------------------|---------------------------|
| SAN BERNARDINO SUBREA | | | |
| 1 | Vacant | \$11,291 | 79,389 |
| 2 | Res-SF | 59,648 | 256 |
| 3 | Res-Other | 17,090 | 185 |
| 4 | Ret/Off/Mxd/Rec | 119,768 | 42 |
| 5 | Ind/Transp | 84,721 | 29 |
| 6 | Inst-Sch/Ch/Hsp | 5,940 | 9 |
| 7 | ResProd/Util//ROW | 1,579 | 960 |
| 8 | Agricultural | 2,799 | 128 |
| 9 | Open Space | N/A | N/A |
| 10 | Misc/Unsec | <u>N/A</u> | <u>N/A</u> |
| OVERALL | | \$11,411 | 80,998 |
| WEMO STUDY AREA | | | |
| 1 | Vacant | \$10,272 | 172,661 |
| 2 | Res-SF | 48,305 | 949 |
| 3 | Res-Other | 34,444 | 246 |
| 4 | Ret/Off/Mxd/Rec | 99,223 | 368 |
| 5 | Ind/Transp | 10,038 | 1,316 |
| 6 | Inst-Sch/Ch/Hsp | 8,841 | 966 |
| 7 | ResProd/Util//ROW | 2,629 | 1,377 |
| 8 | Agricultural | 4,888 | 1,265 |
| 9 | Open Space | 1,461 | 7,488 |
| 10 | Misc/Unsec | <u>2,554</u> | <u>9</u> |
| OVERALL | | \$10,217 | 186,645 |

Source: cd data; Parcel Quest; Kern Data; Los Angeles County Planning Division; Alfred Gobar Associates

EXHIBIT D-5

**AVERAGE TOTAL VALUE - IMPROVED PROPERTY
WEMO STUDY AREA**

| AGA USE CODE | USE CODE DESCRIPTION | AVG. VAL. PER ACRE | NO. OF RECORDS |
|----------------------------|-----------------------------|---------------------------|-----------------------|
| INYO SUBAREA | | | |
| 1 | Vacant | \$74,040 | 93 |
| 2 | Res-SF | 484,458 | 3,595 |
| 3 | Res-Other | 363,658 | 1,204 |
| 4 | Ret/Off/Mxd/Rec | 663,606 | 246 |
| 5 | Ind/Transp | 310,516 | 64 |
| 6 | Inst-Sch/Ch/Hsp | 533,057 | 48 |
| 7 | ResProd/Util//ROW | 328,252 | 15 |
| 8 | Agricultural | 23,320 | 35 |
| 9 | Open Space | 3,256 | 80 |
| 10 | Misc/Unsec | <u>N/A</u> | <u>N/A</u> |
| OVERALL | | \$446,295 | 5,380 |
| KERN SUBAREA | | | |
| 1 | Vacant | \$32,110 | 850 |
| 2 | Res-SF | 268,551 | 5,641 |
| 3 | Res-Other | 280,069 | 302 |
| 4 | Ret/Off/Mxd/Rec | 456,647 | 221 |
| 5 | Ind/Transp | 146,009 | 155 |
| 6 | Inst-Sch/Ch/Hsp | 204,331 | 63 |
| 7 | ResProd/Util//ROW | 907,278 | 20 |
| 8 | Agricultural | 5,939 | 311 |
| 9 | Open Space | 3,272 | 97 |
| 10 | Misc/Unsec | <u>N/A</u> | <u>N/A</u> |
| OVERALL | | \$232,834 | 7,660 |
| LOS ANGELES SUBAREA | | | |
| 1 | Vacant | \$265,072 | 185 |
| 2 | Res-SF | 636,677 | 60,268 |
| 3 | Res-Other | 421,334 | 1,519 |
| 4 | Ret/Off/Mxd/Rec | 574,195 | 935 |
| 5 | Ind/Transp | 400,872 | 298 |
| 6 | Inst-Sch/Ch/Hsp | 303,485 | 144 |
| 7 | ResProd/Util//ROW | 35,099 | 14 |
| 8 | Agricultural | 17,581 | 115 |
| 9 | Open Space | 4,710 | 2 |
| 10 | Misc/Unsec | <u>752,348</u> | <u>2</u> |
| OVERALL | | \$626,388 | 63,482 |

EXHIBIT D-5 (cont.)

**AVERAGE TOTAL VALUE - IMPROVED PROPERTY
WEMO STUDY AREA**

| AGA USE CODE | USE CODE DESCRIPTION | AVG. VAL. PER ACRE | NO. OF RECORDS |
|------------------------------|-----------------------------|---------------------------|-----------------------|
| SAN BERNARDINO SUBREA | | | |
| 1 | Vacant | \$123,273 | 897 |
| 2 | Res-SF | 356,236 | 76,743 |
| 3 | Res-Other | 241,074 | 11,856 |
| 4 | Ret/Off/Mxd/Rec | 455,706 | 1,502 |
| 5 | Ind/Transp | 220,654 | 480 |
| 6 | Inst-Sch/Ch/Hsp | 225,089 | 200 |
| 7 | ResProd/Util//ROW | 105,799 | 279 |
| 8 | Agricultural | 27,846 | 238 |
| 9 | Open Space | N/A | N/A |
| 10 | Misc/Unsec | <u>N/A</u> | <u>N/A</u> |
| OVERALL | | \$338,184 | 92,195 |
| WEMO STUDY AREA | | | |
| 1 | Vacant | \$95,700 | 2,025 |
| 2 | Res-SF | 471,574 | 146,247 |
| 3 | Res-Other | 270,184 | 14,881 |
| 4 | Ret/Off/Mxd/Rec | 511,539 | 2,904 |
| 5 | Ind/Transp | 268,684 | 997 |
| 6 | Inst-Sch/Ch/Hsp | 279,514 | 455 |
| 7 | ResProd/Util//ROW | 161,825 | 328 |
| 8 | Agricultural | 16,184 | 699 |
| 9 | Open Space | 3,281 | 179 |
| 10 | Misc/Unsec | <u>752,348</u> | <u>2</u> |
| OVERALL | | \$445,289 | 168,717 |

Source: cd data; Parcel Quest; Kern Data; Los Angeles County Planning Division; Alfred Gobar Associates

EXHIBIT D-6

**COUNTY ASSESSOR PARCEL USE CODES
CLASSIFICATION AND CONVERSION FOR WEMO ANALYSIS**

| San Bernardino County | | | | | | |
|------------------------------|---------------------------|---------|------|---------|-----|---------|
| # | Land Use Classification | Range 1 | | Range 2 | | Range 3 |
| Vacant | | | | | | |
| 1 | Undesignated | 0 | 0 | | | |
| 1 | Res | 1 | 1 | | | |
| 1 | Other | 2 | 4 | | | |
| Residential | | | | | | |
| 2 | Single Family | 510 | 510 | | | |
| 3 | All Other | 511 | 650 | | | |
| Non-Residential | | | | | | |
| 4 | Retail | 251 | 347 | | | |
| 4 | Office | 210 | 236 | | | |
| 4 | Mixed Use | 812 | 888 | | | |
| 4 | Recreation | 370 | 399 | | | |
| 5 | Industrial | 100 | 119 | | | |
| 5 | Transportation | 350 | 365 | | | |
| 6 | Institutional | 400 | 483 | | | |
| Mineral/Agric/Etc. | | | | | | |
| 7 | Resource Prod. | 140 | 153 | | | |
| 7 | Utility/R-O-W | 160 | 180 | 903 | 999 | |
| 8 | Agricultural | 701 | 799 | | | |
| 9 | Open Space | 900 | 902 | | | |
| 10 | Misc/Unsecured Use | 1101 | 8888 | | | |

| Kern County | | | | | | | |
|---------------------------|---------------------------|---------|------|---------|------|---------|------|
| # | Land Use Classification | Range 1 | | Range 2 | | Range 3 | |
| Vacant | | | | | | | |
| 1 | Undesignated | 0 | 0 | 4000 | 4000 | | |
| 1 | Res | 1 | 49 | 90 | 91 | 2900 | 2990 |
| 1 | Other | 50 | 89 | 97 | 99 | | |
| Residential | | | | | | | |
| 2 | Single Family | 100 | 199 | | | | |
| 3 | All Other | 200 | 602 | | | | |
| Non-Residential | | | | | | | |
| 4 | Retail | 1000 | 1502 | 1800 | 1890 | 2100 | 2890 |
| 4 | Office | 1600 | 1614 | | | | |
| 4 | Mixed Use | 1690 | 1690 | | | | |
| 4 | Recreation | 1900 | 1990 | 3950 | 3950 | | |
| 5 | Industrial | 3000 | 3890 | | | | |
| 5 | Transportation | 3900 | 3901 | | | | |
| 6 | Institutional | 1700 | 1790 | 6000 | 6070 | 6200 | 7000 |
| Mineral/Agric/Etc. | | | | | | | |
| 7 | Resource Prod. | 3960 | 3988 | 8100 | 8209 | 8400 | 8500 |
| 7 | Utility/R-O-W | 3902 | 3902 | 6100 | 6100 | 8300 | 8306 |
| 8 | Agricultural | 4100 | 4908 | | | | |
| 9 | Open Space | 5000 | 5100 | | | | |
| 10 | Misc/Unsecured Use | 8700 | 9999 | | | | |

EXHIBIT D-6 (cont.)

**COUNTY ASSESSOR PARCEL USE CODES
CLASSIFICATION AND CONVERSION FOR WEMO ANALYSIS**

| # | Land Use Classification | Los Angeles County | | | | | |
|---------------------------|---------------------------|--------------------|-----|---------|------|---------|------|
| | | Range 1 | | Range 2 | | Range 3 | |
| Vacant | | | | | | | |
| 1 | Undesignated | | | | | | |
| 1 | Res | | | | | | |
| 1 | Other | 10V | 10V | 30V | 30V | 880V | 880V |
| Residential | | | | | | | |
| 2 | Single Family | 1 | 1 | | | | |
| 3 | All Other | 2 | 9 | | | | |
| Non-Residential | | | | | | | |
| 4 | Retail | 10 | 16 | 18 | 18 | 21 | 29 |
| 4 | Office | 17 | 17 | 19 | 19 | | |
| 4 | Mixed Use | | | | | | |
| 4 | Recreation | 60 | 69 | | | | |
| 5 | Industrial | 30 | 36 | | | | |
| 5 | Transportation | 38 | 39 | | | | |
| 6 | Institutional | 70 | 79 | 8800 | 8900 | 900 | 999 |
| Mineral/Agric/Etc. | | | | | | | |
| 7 | Resource Prod. | 37 | 37 | 55 | 57 | 82 | 84 |
| 7 | Utility/R-O-W | 59 | 59 | 81 | 81 | 85 | 87 |
| 8 | Agricultural | 40 | 54 | | | | |
| 9 | Open Space | 58 | 58 | | | | |
| 10 | Misc/Unsecured Use | 80 | 80 | | | | |

| # | Land Use Classification | Inyo County | | | | | |
|---------------------------|---------------------------|-------------|-----|---------|-----|---------|-----|
| | | Range 1 | | Range 2 | | Range 3 | |
| Vacant | | | | | | | |
| 1 | Undesignated | | | | | | |
| 1 | Res | 190 | 194 | | | | |
| 1 | Other | 330 | 332 | 470 | | | |
| Residential | | | | | | | |
| 2 | Single Family | 110 | 111 | | | | |
| 3 | All Other | 112 | 135 | 160 | 181 | | |
| Non-Residential | | | | | | | |
| 4 | Retail | 140 | 141 | 210 | 270 | 310 | 350 |
| 4 | Office | 220 | 222 | 284 | 291 | | |
| 4 | Mixed Use | | | | | | |
| 4 | Recreation | 280 | 283 | 610 | 621 | | |
| 5 | Industrial | 410 | 460 | 480 | 496 | | |
| 5 | Transportation | 923 | 931 | | | | |
| 6 | Institutional | 640 | 640 | 710 | 794 | 991 | 999 |
| Mineral/Agric/Etc. | | | | | | | |
| 7 | Resource Prod. | | | | | | |
| 7 | Utility/R-O-W | 810 | 881 | 920 | 922 | | |
| 8 | Agricultural | 510 | 551 | | | | |
| 9 | Open Space | 624 | 632 | 650 | 652 | 940 | 990 |
| 10 | Misc/Unsecured Use | 910 | 912 | | | | |

Source: cd data; Parcel Quest; Kern Data; Los Angeles County Planning Division; Alfred Gobar Associat

E – Exhibits

WEMO Market Share and Projected Growth

EXHIBIT E-1
LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - HOUSEHOLD POPULATION

| Projection Criteria | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 23,460 | 24,995 | 27,639 | 30,663 | 34,528 | 36,598 | 39,379 | 42,159 | 18,699 | 1.7% |
| Twentynine Palms | 15,403 | 16,223 | 18,228 | 20,245 | 22,473 | 23,963 | 25,779 | 27,595 | 12,192 | 1.7% |
| Yucca Valley | 18,512 | 19,424 | 20,834 | 21,766 | 22,793 | 23,937 | 25,027 | 26,118 | 7,606 | 1.0% |
| Adelanto | 16,022 | 18,986 | 22,278 | 26,096 | 30,980 | 33,980 | 37,683 | 41,385 | 25,363 | 2.7% |
| Apple Valley | 56,369 | 60,259 | 63,314 | 66,854 | 71,406 | 74,641 | 78,308 | 81,975 | 25,606 | 1.1% |
| Hesperia | 66,785 | 76,011 | 87,108 | 100,008 | 116,536 | 126,339 | 138,689 | 151,039 | 84,254 | 2.4% |
| Victorville | <u>68,386</u> | <u>78,698</u> | <u>91,551</u> | <u>106,522</u> | <u>125,700</u> | <u>136,907</u> | <u>151,152</u> | <u>165,397</u> | <u>97,011</u> | <u>2.6%</u> |
| Subarea Cities: | 264,937 | 294,596 | 330,952 | 372,154 | 424,416 | 456,366 | 496,017 | 535,669 | 270,732 | 2.0% |
| Unincorporated Area | <u>109,706</u> | <u>120,110</u> | <u>131,501</u> | <u>143,972</u> | <u>157,625</u> | <u>172,573</u> | <u>188,939</u> | <u>206,857</u> | <u>97,151</u> | <u>1.8%</u> |
| Subarea Total | 374,643 | 414,706 | 462,453 | 516,126 | 582,041 | 628,939 | 684,956 | 742,526 | 367,883 | 2.0% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 137,818 | 156,756 | 195,447 | 231,808 | 284,021 | 311,407 | 348,153 | 384,899 | 247,081 | 3.0% |
| Palmdale | <u>129,161</u> | <u>150,948</u> | <u>174,133</u> | <u>195,695</u> | <u>226,275</u> | <u>246,935</u> | <u>270,832</u> | <u>294,730</u> | <u>165,569</u> | <u>2.4%</u> |
| Subarea Cities: | 266,979 | 307,704 | 369,580 | 427,503 | 510,296 | 558,342 | 618,986 | 679,629 | 412,650 | 2.7% |
| Unincorporated Area | <u>72,355</u> | <u>79,217</u> | <u>86,729</u> | <u>94,954</u> | <u>103,959</u> | <u>113,818</u> | <u>124,612</u> | <u>136,429</u> | <u>64,074</u> | <u>2.0%</u> |
| Subarea Total | 339,334 | 386,921 | 456,309 | 522,457 | 614,255 | 672,160 | 743,598 | 816,058 | 476,724 | 2.5% |
| Kern Subarea | | | | | | | | | | |
| California City | 9,215 | 9,952 | 10,748 | 11,608 | 12,536 | 13,301 | 14,131 | 14,961 | 5,746 | 1.4% |
| Ridgecrest | <u>25,233</u> | <u>27,756</u> | <u>30,531</u> | <u>33,585</u> | <u>36,943</u> | <u>39,584</u> | <u>42,509</u> | <u>45,434</u> | <u>20,201</u> | <u>1.7%</u> |
| Subarea Cities: | 34,448 | 37,708 | 41,279 | 45,193 | 49,479 | 52,886 | 56,640 | 60,395 | 25,947 | 1.6% |
| Unincorporated Area | <u>45,973</u> | <u>50,333</u> | <u>55,106</u> | <u>60,332</u> | <u>66,054</u> | <u>72,318</u> | <u>79,176</u> | <u>86,685</u> | <u>40,712</u> | <u>1.1%</u> |
| Subarea Total | 80,421 | 88,041 | 96,385 | 105,525 | 115,533 | 125,204 | 135,816 | 147,080 | 66,659 | 1.7% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 600 | 633 | 668 | 704 | 742 | 782 | 825 | 870 | 270 | 1.1% |
| WEMO Study Area: | 794,998 | 890,301 | 1,015,815 | 1,144,812 | 1,312,571 | 1,427,085 | 1,565,195 | 1,706,534 | 911,536 | 2.2% |
| WEMO Area Cities: | 566,364 | 640,008 | 741,811 | 844,850 | 984,191 | 1,067,594 | 1,171,643 | 1,275,693 | 709,329 | 2.3% |
| WEMO Outlying Areas: | 228,634 | 250,293 | 274,004 | 299,962 | 328,380 | 359,491 | 393,552 | 430,841 | 202,207 | 1.8% |

Source: Alfred Gobar Associates

EXHIBIT E-2
LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - HOUSING UNITS

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 8,710 | 8,950 | 9,900 | 10,900 | 12,180 | 12,630 | 13,360 | 14,030 | 5,320 | 1.4% |
| Twentynine Palms | 6,350 | 7,160 | 7,920 | 8,820 | 9,770 | 10,570 | 11,400 | 12,220 | 5,870 | 1.9% |
| Yucca Valley | 8,400 | 8,780 | 9,230 | 9,540 | 9,880 | 10,180 | 10,440 | 10,680 | 2,280 | 0.7% |
| Adelanto | 5,640 | 6,310 | 7,590 | 8,960 | 10,790 | 11,620 | 12,810 | 13,970 | 8,330 | 2.6% |
| Apple Valley | 19,700 | 20,310 | 21,970 | 23,820 | 26,360 | 27,380 | 29,010 | 30,640 | 10,940 | 1.3% |
| Hesperia | 21,960 | 23,490 | 27,790 | 32,580 | 39,500 | 42,050 | 46,360 | 50,660 | 28,700 | 2.4% |
| Victorville | <u>23,100</u> | <u>25,900</u> | <u>30,460</u> | <u>35,510</u> | <u>42,610</u> | <u>45,700</u> | <u>50,180</u> | <u>54,550</u> | <u>31,450</u> | <u>2.5%</u> |
| Subarea Cities: | 93,860 | 100,900 | 114,860 | 130,130 | 151,090 | 160,130 | 173,560 | 186,750 | 92,890 | 2.0% |
| Unincorporated Area | <u>52,430</u> | <u>55,500</u> | <u>61,570</u> | <u>67,920</u> | <u>75,690</u> | <u>81,680</u> | <u>89,180</u> | <u>97,290</u> | <u>44,860</u> | <u>1.8%</u> |
| Subarea Total | 146,290 | 156,400 | 176,430 | 198,050 | 226,780 | 241,810 | 262,740 | 284,040 | 137,750 | 1.9% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 44,530 | 49,500 | 65,170 | 81,660 | 98,140 | 111,180 | 126,720 | 142,750 | 98,220 | 3.4% |
| Palmdale | <u>41,790</u> | <u>49,070</u> | <u>59,610</u> | <u>69,720</u> | <u>81,720</u> | <u>92,170</u> | <u>103,920</u> | <u>116,270</u> | <u>74,480</u> | <u>3.0%</u> |
| Subarea Cities: | 86,320 | 98,570 | 124,780 | 151,380 | 179,860 | 203,350 | 230,640 | 259,020 | 172,700 | 3.2% |
| Unincorporated Area | <u>29,710</u> | <u>32,220</u> | <u>37,180</u> | <u>42,690</u> | <u>46,530</u> | <u>52,640</u> | <u>58,960</u> | <u>66,020</u> | <u>36,310</u> | <u>2.3%</u> |
| Subarea Total | 116,030 | 130,790 | 161,960 | 194,070 | 226,390 | 255,990 | 289,600 | 325,040 | 209,010 | 3.0% |
| Kern Subarea | | | | | | | | | | |
| California City | 4,030 | 4,310 | 4,610 | 4,930 | 5,280 | 5,510 | 5,760 | 5,990 | 1,960 | 1.1% |
| Ridgecrest | <u>12,800</u> | <u>13,950</u> | <u>15,210</u> | <u>16,580</u> | <u>18,070</u> | <u>19,050</u> | <u>20,120</u> | <u>21,140</u> | <u>8,340</u> | <u>1.4%</u> |
| Subarea Cities: | 16,830 | 18,260 | 19,820 | 21,510 | 23,350 | 24,560 | 25,880 | 27,130 | 10,300 | 1.4% |
| Unincorporated Area | <u>23,660</u> | <u>25,900</u> | <u>28,360</u> | <u>31,050</u> | <u>33,990</u> | <u>37,220</u> | <u>40,740</u> | <u>44,610</u> | <u>20,950</u> | <u>1.8%</u> |
| Subarea Total | 40,490 | 44,160 | 48,180 | 52,560 | 57,340 | 61,780 | 66,620 | 71,740 | 31,250 | 1.6% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 410 | 430 | 450 | 470 | 500 | 520 | 550 | 580 | 170 | 1.0% |
| WEMO Study Area: | 303,220 | 331,780 | 387,020 | 445,150 | 511,010 | 560,100 | 619,510 | 681,400 | 378,180 | 2.3% |
| WEMO Area Cities: | 197,010 | 217,730 | 259,460 | 303,020 | 354,300 | 388,040 | 430,080 | 472,900 | 275,890 | 2.5% |
| WEMO Outlying Areas: | 106,210 | 114,050 | 127,560 | 142,130 | 156,710 | 172,060 | 189,430 | 208,500 | 102,290 | 1.9% |

Source: Alfred Gobar Associates

EXHIBIT E-3
LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - HOUSEHOLDS

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | <u>35 Year Trends</u> | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 8,004 | 8,222 | 9,100 | 10,018 | 11,196 | 11,610 | 12,273 | 12,895 | 4,891 | 1.4% |
| Twentynine Palms | 5,833 | 6,581 | 7,282 | 8,105 | 8,979 | 9,711 | 10,475 | 11,230 | 5,397 | 1.9% |
| Yucca Valley | 7,720 | 8,070 | 8,484 | 8,771 | 9,079 | 9,352 | 9,593 | 9,811 | 2,091 | 0.7% |
| Adelanto | 5,179 | 5,801 | 6,976 | 8,238 | 9,912 | 10,679 | 11,771 | 12,835 | 7,656 | 2.6% |
| Apple Valley | 18,108 | 18,661 | 20,193 | 21,886 | 24,222 | 25,158 | 26,656 | 28,159 | 10,051 | 1.3% |
| Hesperia | 20,178 | 21,588 | 25,534 | 29,943 | 36,295 | 38,643 | 42,607 | 46,559 | 26,381 | 2.4% |
| Victorville | <u>21,232</u> | <u>23,802</u> | <u>27,995</u> | <u>32,629</u> | <u>39,153</u> | <u>41,993</u> | <u>46,112</u> | <u>50,128</u> | <u>28,896</u> | <u>2.5%</u> |
| Subarea Cities: | 86,254 | 92,725 | 105,564 | 119,590 | 138,836 | 147,146 | 159,487 | 171,617 | 85,363 | 2.0% |
| Unincorporated Area | <u>44,645</u> | <u>47,256</u> | <u>52,431</u> | <u>57,831</u> | <u>64,453</u> | <u>69,553</u> | <u>75,938</u> | <u>82,841</u> | <u>38,196</u> | <u>1.8%</u> |
| Subarea Total | 130,899 | 139,981 | 157,995 | 177,421 | 203,289 | 216,699 | 235,425 | 254,458 | 123,559 | 1.9% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 41,450 | 46,075 | 60,662 | 76,011 | 91,346 | 103,491 | 117,950 | 132,878 | 91,428 | 3.4% |
| Palmdale | <u>38,899</u> | <u>45,675</u> | <u>55,487</u> | <u>64,895</u> | <u>76,067</u> | <u>85,797</u> | <u>96,731</u> | <u>108,225</u> | <u>69,326</u> | <u>3.0%</u> |
| Subarea Cities: | 80,349 | 91,750 | 116,149 | 140,906 | 167,413 | 189,288 | 214,681 | 241,103 | 160,754 | 3.2% |
| Unincorporated Area | <u>27,220</u> | <u>29,526</u> | <u>34,071</u> | <u>39,121</u> | <u>42,632</u> | <u>48,233</u> | <u>54,024</u> | <u>60,499</u> | <u>33,279</u> | <u>2.3%</u> |
| Subarea Total | 107,569 | 121,276 | 150,220 | 180,027 | 210,045 | 237,521 | 268,705 | 301,602 | 194,033 | 3.0% |
| Kern Subarea | | | | | | | | | | |
| California City | 3,605 | 3,857 | 4,127 | 4,416 | 4,725 | 4,931 | 5,154 | 5,362 | 1,757 | 1.1% |
| Ridgecrest | <u>11,457</u> | <u>12,488</u> | <u>13,612</u> | <u>14,837</u> | <u>16,172</u> | <u>17,047</u> | <u>18,012</u> | <u>18,922</u> | <u>7,465</u> | <u>1.4%</u> |
| Subarea Cities: | 15,062 | 16,345 | 17,739 | 19,253 | 20,897 | 21,978 | 23,166 | 24,284 | 9,222 | 1.4% |
| Unincorporated Area | <u>20,897</u> | <u>22,879</u> | <u>25,048</u> | <u>27,424</u> | <u>30,025</u> | <u>32,872</u> | <u>35,989</u> | <u>39,402</u> | <u>18,505</u> | <u>1.8%</u> |
| Subarea Total | 35,959 | 39,224 | 42,787 | 46,677 | 50,922 | 54,850 | 59,155 | 63,686 | 27,727 | 1.6% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 301 | 316 | 333 | 351 | 368 | 387 | 408 | 429 | 128 | 1.0% |
| WEMO Study Area: | 274,728 | 300,797 | 351,335 | 404,476 | 464,624 | 509,457 | 563,693 | 620,175 | 345,447 | 2.4% |
| WEMO Area Cities: | 181,665 | 200,820 | 239,452 | 279,749 | 327,146 | 358,412 | 397,334 | 437,004 | 255,339 | 2.5% |
| WEMO Outlying Areas: | 93,063 | 99,977 | 111,883 | 124,727 | 137,478 | 151,045 | 166,359 | 183,171 | 90,108 | 2.0% |

Source: Alfred Gobar Associates

EXHIBIT E-4
LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - HOUSEHOLD SIZE

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|--------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.93 | 3.04 | 3.04 | 3.06 | 3.08 | 3.15 | 3.21 | 3.27 | 0.34 | 0.3% |
| Twentynine Palms | 2.64 | 2.47 | 2.50 | 2.50 | 2.50 | 2.47 | 2.46 | 2.46 | -0.18 | -0.2% |
| Yucca Valley | 2.40 | 2.41 | 2.46 | 2.48 | 2.51 | 2.56 | 2.61 | 2.66 | 0.26 | 0.3% |
| Adelanto | 3.09 | 3.27 | 3.19 | 3.17 | 3.13 | 3.18 | 3.20 | 3.22 | 0.13 | 0.1% |
| Apple Valley | 3.11 | 3.23 | 3.14 | 3.05 | 2.95 | 2.97 | 2.94 | 2.91 | -0.20 | -0.2% |
| Hesperia | 3.31 | 3.52 | 3.41 | 3.34 | 3.21 | 3.27 | 3.26 | 3.24 | -0.07 | -0.1% |
| Victorville | <u>3.22</u> | <u>3.31</u> | <u>3.27</u> | <u>3.26</u> | <u>3.21</u> | <u>3.26</u> | <u>3.28</u> | <u>3.30</u> | <u>0.08</u> | <u>0.1%</u> |
| Subarea Cities: | 3.07 | 3.18 | 3.14 | 3.11 | 3.06 | 3.10 | 3.11 | 3.12 | 0.05 | 0.0% |
| Unincorporated Area | <u>2.46</u> | <u>2.54</u> | <u>2.51</u> | <u>2.49</u> | <u>2.45</u> | <u>2.48</u> | <u>2.49</u> | <u>2.50</u> | <u>0.04</u> | <u>0.0%</u> |
| Subarea Total | 2.86 | 2.96 | 2.93 | 2.91 | 2.86 | 2.90 | 2.91 | 2.92 | 0.06 | 0.1% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 3.32 | 3.40 | 3.22 | 3.05 | 3.11 | 3.01 | 2.95 | 2.90 | -0.43 | -0.4% |
| Palmdale | <u>3.32</u> | <u>3.30</u> | <u>3.14</u> | <u>3.02</u> | <u>2.97</u> | <u>2.88</u> | <u>2.80</u> | <u>2.72</u> | <u>-0.60</u> | <u>-0.6%</u> |
| Subarea Cities: | 3.32 | 3.35 | 3.18 | 3.03 | 3.05 | 2.95 | 2.88 | 2.82 | -0.50 | -0.5% |
| Unincorporated Area | <u>2.66</u> | <u>2.68</u> | <u>2.55</u> | <u>2.43</u> | <u>2.44</u> | <u>2.36</u> | <u>2.31</u> | <u>2.26</u> | <u>-0.40</u> | <u>-0.5%</u> |
| Subarea Total | 3.15 | 3.19 | 3.04 | 2.90 | 2.92 | 2.83 | 2.77 | 2.71 | -0.45 | -0.4% |
| Kern Subarea | | | | | | | | | | |
| California City | 2.56 | 2.58 | 2.60 | 2.63 | 2.65 | 2.70 | 2.74 | 2.79 | 0.23 | 0.3% |
| Ridgecrest | <u>2.20</u> | <u>2.22</u> | <u>2.24</u> | <u>2.26</u> | <u>2.28</u> | <u>2.32</u> | <u>2.36</u> | <u>2.40</u> | <u>0.20</u> | <u>0.2%</u> |
| Subarea Cities: | 2.29 | 2.31 | 2.33 | 2.35 | 2.37 | 2.41 | 2.44 | 2.49 | 0.20 | 0.2% |
| Unincorporated Area | <u>2.20</u> | <u>0.00</u> | <u>0.0%</u> |
| Subarea Total | 2.24 | 2.24 | 2.25 | 2.26 | 2.27 | 2.28 | 2.30 | 2.31 | 0.07 | 0.1% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 2.00 | 2.00 | 2.01 | 2.01 | 2.02 | 2.02 | 2.02 | 2.03 | 0.03 | 0.0% |
| WEMO Study Area: | 2.89 | 2.96 | 2.89 | 2.83 | 2.83 | 2.80 | 2.78 | 2.75 | -0.14 | -0.1% |
| WEMO Area Cities: | 3.12 | 3.19 | 3.10 | 3.02 | 3.01 | 2.98 | 2.95 | 2.92 | -0.20 | -0.2% |
| WEMO Outlying Areas: | 2.46 | 2.50 | 2.45 | 2.40 | 2.39 | 2.38 | 2.37 | 2.35 | -0.10 | -0.1% |

Source: Alfred Gobar Associates

EXHIBIT E-5

**LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - CITY/SUBAREA SHARE OF HOUSING UNITS**

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | <u>35 Year Trends</u> | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|---------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.87% | 2.70% | 2.56% | 2.45% | 2.38% | 2.25% | 2.16% | 2.06% | 1.4% | -0.8% |
| Twentynine Palms | 2.09% | 2.16% | 2.05% | 1.98% | 1.91% | 1.89% | 1.84% | 1.79% | 1.6% | -0.3% |
| Yucca Valley | 2.77% | 2.65% | 2.38% | 2.14% | 1.93% | 1.82% | 1.69% | 1.57% | 0.6% | -1.2% |
| Adelanto | 1.86% | 1.90% | 1.96% | 2.01% | 2.11% | 2.07% | 2.07% | 2.05% | 2.2% | 0.2% |
| Apple Valley | 6.50% | 6.12% | 5.68% | 5.35% | 5.16% | 4.89% | 4.68% | 4.50% | 2.9% | -2.0% |
| Hesperia | 7.24% | 7.08% | 7.18% | 7.32% | 7.73% | 7.51% | 7.48% | 7.43% | 7.6% | 0.2% |
| Victorville | <u>7.62%</u> | <u>7.81%</u> | <u>7.87%</u> | <u>7.98%</u> | <u>8.34%</u> | <u>8.16%</u> | <u>8.10%</u> | <u>8.01%</u> | <u>8.3%</u> | <u>0.4%</u> |
| Subarea Cities: | 30.95% | 30.41% | 29.68% | 29.23% | 29.57% | 28.59% | 28.02% | 27.41% | 24.6% | -3.5% |
| Unincorporated Area | <u>17.29%</u> | <u>16.73%</u> | <u>15.91%</u> | <u>15.26%</u> | <u>14.81%</u> | <u>14.58%</u> | <u>14.40%</u> | <u>14.28%</u> | <u>11.9%</u> | <u>-3.0%</u> |
| Subarea Total | 48.25% | 47.14% | 45.59% | 44.49% | 44.38% | 43.17% | 42.41% | 41.68% | 36.4% | -6.6% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 14.69% | 14.92% | 16.84% | 18.34% | 19.21% | 19.85% | 20.45% | 20.95% | 26.0% | 6.3% |
| Palmdale | <u>13.78%</u> | <u>14.79%</u> | <u>15.40%</u> | <u>15.66%</u> | <u>15.99%</u> | <u>16.46%</u> | <u>16.77%</u> | <u>17.06%</u> | <u>19.7%</u> | <u>3.3%</u> |
| Subarea Cities: | 28.47% | 29.71% | 32.24% | 34.01% | 35.20% | 36.31% | 37.23% | 38.01% | 45.7% | 9.5% |
| Unincorporated Area | <u>9.80%</u> | <u>9.71%</u> | <u>9.61%</u> | <u>9.59%</u> | <u>9.11%</u> | <u>9.40%</u> | <u>9.52%</u> | <u>9.69%</u> | <u>9.6%</u> | <u>-0.1%</u> |
| Subarea Total | 38.27% | 39.42% | 41.85% | 43.60% | 44.30% | 45.70% | 46.75% | 47.70% | 55.3% | 9.4% |
| Kern Subarea | | | | | | | | | | |
| California City | 1.33% | 1.30% | 1.19% | 1.11% | 1.03% | 0.98% | 0.93% | 0.88% | 0.5% | -0.4% |
| Ridgecrest | <u>4.22%</u> | <u>4.20%</u> | <u>3.93%</u> | <u>3.72%</u> | <u>3.54%</u> | <u>3.40%</u> | <u>3.25%</u> | <u>3.10%</u> | <u>2.2%</u> | <u>-1.1%</u> |
| Subarea Cities: | 5.55% | 5.50% | 5.12% | 4.83% | 4.57% | 4.38% | 4.18% | 3.98% | 2.7% | -1.6% |
| Unincorporated Area | <u>7.80%</u> | <u>7.81%</u> | <u>7.33%</u> | <u>6.98%</u> | <u>6.65%</u> | <u>6.65%</u> | <u>6.58%</u> | <u>6.55%</u> | <u>5.5%</u> | <u>-1.3%</u> |
| Subarea Total | 13.35% | 13.31% | 12.45% | 11.81% | 11.22% | 11.03% | 10.75% | 10.53% | 8.3% | -2.8% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.14% | 0.13% | 0.12% | 0.11% | 0.10% | 0.09% | 0.09% | 0.09% | 0.0% | -0.05% |
| WEMO Study Area: | 100.00% | 100.0% | 0.0% |
| WEMO Area Cities: | 64.97% | 65.62% | 67.04% | 68.07% | 69.33% | 69.28% | 69.42% | 69.40% | 73.0% | 4.4% |
| WEMO Outlying Areas: | 35.03% | 34.38% | 32.96% | 31.93% | 30.67% | 30.72% | 30.58% | 30.60% | 27.0% | -4.4% |

Source: Alfred Gobar Associates

EXHIBIT E-6

**LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - CITY/SUBAREA SHARE OF POPULATION**

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.95% | 2.81% | 2.72% | 2.68% | 2.63% | 2.56% | 2.52% | 2.47% | 2.1% | -0.5% |
| Twentynine Palms | 1.94% | 1.82% | 1.79% | 1.77% | 1.71% | 1.68% | 1.65% | 1.62% | 1.3% | -0.3% |
| Yucca Valley | 2.33% | 2.18% | 2.05% | 1.90% | 1.74% | 1.68% | 1.60% | 1.53% | 0.8% | -0.8% |
| Adelanto | 2.02% | 2.13% | 2.19% | 2.28% | 2.36% | 2.38% | 2.41% | 2.43% | 2.8% | 0.4% |
| Apple Valley | 7.09% | 6.77% | 6.23% | 5.84% | 5.44% | 5.23% | 5.00% | 4.80% | 2.8% | -2.3% |
| Hesperia | 8.40% | 8.54% | 8.58% | 8.74% | 8.88% | 8.85% | 8.86% | 8.85% | 9.2% | 0.4% |
| Victorville | 8.60% | 8.84% | 9.01% | 9.30% | 9.58% | 9.59% | 9.66% | 9.69% | 10.6% | 1.1% |
| Subarea Cities: | 33.33% | 33.09% | 32.58% | 32.51% | 32.33% | 31.98% | 31.69% | 31.39% | 29.7% | -1.9% |
| Unincorporated Area | 13.80% | 13.49% | 12.95% | 12.58% | 12.01% | 12.09% | 12.07% | 12.12% | 10.7% | -1.7% |
| Subarea Total | 47.13% | 46.58% | 45.53% | 45.08% | 44.34% | 44.07% | 43.76% | 43.51% | 40.4% | -3.6% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 17.34% | 17.61% | 19.24% | 20.25% | 21.64% | 21.82% | 22.24% | 22.55% | 27.1% | 5.2% |
| Palmdale | 16.25% | 16.95% | 17.14% | 17.09% | 17.24% | 17.30% | 17.30% | 17.27% | 18.2% | 1.0% |
| Subarea Cities: | 33.58% | 34.56% | 36.38% | 37.34% | 38.88% | 39.12% | 39.55% | 39.83% | 45.3% | 6.2% |
| Unincorporated Area | 9.10% | 8.90% | 8.54% | 8.29% | 7.92% | 7.98% | 7.96% | 7.99% | 7.0% | -1.1% |
| Subarea Total | 42.68% | 43.46% | 44.92% | 45.64% | 46.80% | 47.10% | 47.51% | 47.82% | 52.3% | 5.1% |
| Kern Subarea | | | | | | | | | | |
| California City | 1.16% | 1.12% | 1.06% | 1.01% | 0.96% | 0.93% | 0.90% | 0.88% | 0.6% | -0.3% |
| Ridgecrest | 3.17% | 3.12% | 3.01% | 2.93% | 2.81% | 2.77% | 2.72% | 2.66% | 2.2% | -0.5% |
| Subarea Cities: | 4.33% | 4.24% | 4.06% | 3.95% | 3.77% | 3.71% | 3.62% | 3.54% | 2.8% | -0.8% |
| Unincorporated Area | 5.78% | 5.65% | 5.42% | 5.27% | 5.03% | 5.07% | 5.06% | 5.08% | 4.5% | -0.7% |
| Subarea Total | 10.12% | 9.89% | 9.49% | 9.22% | 8.80% | 8.77% | 8.68% | 8.62% | 7.3% | -1.5% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.08% | 0.07% | 0.07% | 0.06% | 0.06% | 0.05% | 0.05% | 0.05% | 0.0% | -0.02% |
| WEMO Study Area: | 100.00% | 100.0% | 0.0% |
| WEMO Area Cities: | 71.24% | 71.89% | 73.03% | 73.80% | 74.98% | 74.81% | 74.86% | 74.75% | 77.8% | 3.5% |
| WEMO Outlying Areas: | 28.76% | 28.11% | 26.97% | 26.20% | 25.02% | 25.19% | 25.14% | 25.25% | 22.2% | -3.5% |

Source: Alfred Gobar Associates

EXHIBIT E-7

LONG-TERM PROJECTED GROWTH
WEST MOJAVE PLAN AREA - CITY/SUBAREA SHARE OF HOUSEHOLDS

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.91% | 2.73% | 2.59% | 2.48% | 2.41% | 2.28% | 2.18% | 2.08% | 1.4% | -0.8% |
| Twentynine Palms | 2.12% | 2.19% | 2.07% | 2.00% | 1.93% | 1.91% | 1.86% | 1.81% | 1.6% | -0.3% |
| Yucca Valley | 2.81% | 2.68% | 2.41% | 2.17% | 1.95% | 1.84% | 1.70% | 1.58% | 0.6% | -1.2% |
| Adelanto | 1.89% | 1.93% | 1.99% | 2.04% | 2.13% | 2.10% | 2.09% | 2.07% | 2.2% | 0.2% |
| Apple Valley | 6.59% | 6.20% | 5.75% | 5.41% | 5.21% | 4.94% | 4.73% | 4.54% | 2.9% | -2.1% |
| Hesperia | 7.34% | 7.18% | 7.27% | 7.40% | 7.81% | 7.59% | 7.56% | 7.51% | 7.6% | 0.2% |
| Victorville | 7.73% | 7.91% | 7.97% | 8.07% | 8.43% | 8.24% | 8.18% | 8.08% | 8.4% | 0.4% |
| Subarea Cities: | 31.40% | 30.83% | 30.05% | 29.57% | 29.88% | 28.88% | 28.29% | 27.67% | 24.7% | -3.7% |
| Unincorporated Area | 16.25% | 15.71% | 14.92% | 14.30% | 13.87% | 13.65% | 13.47% | 13.36% | 11.1% | -2.9% |
| Subarea Total | 47.65% | 46.54% | 44.97% | 43.86% | 43.75% | 42.54% | 41.76% | 41.03% | 35.8% | -6.6% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 15.09% | 15.32% | 17.27% | 18.79% | 19.66% | 20.31% | 20.92% | 21.43% | 26.5% | 6.3% |
| Palmdale | 14.16% | 15.18% | 15.79% | 16.04% | 16.37% | 16.84% | 17.16% | 17.45% | 20.1% | 3.3% |
| Subarea Cities: | 29.25% | 30.50% | 33.06% | 34.84% | 36.03% | 37.15% | 38.08% | 38.88% | 46.5% | 9.6% |
| Unincorporated Area | 9.91% | 9.82% | 9.70% | 9.67% | 9.18% | 9.47% | 9.58% | 9.76% | 9.6% | -0.2% |
| Subarea Total | 39.15% | 40.32% | 42.76% | 44.51% | 45.21% | 46.62% | 47.67% | 48.63% | 56.2% | 9.5% |
| Kern Subarea | | | | | | | | | | |
| California City | 1.31% | 1.28% | 1.17% | 1.09% | 1.02% | 0.97% | 0.91% | 0.86% | 0.5% | -0.4% |
| Ridgecrest | 4.17% | 4.15% | 3.87% | 3.67% | 3.48% | 3.35% | 3.20% | 3.05% | 2.2% | -1.1% |
| Subarea Cities: | 5.48% | 5.43% | 5.05% | 4.76% | 4.50% | 4.31% | 4.11% | 3.92% | 2.7% | -1.6% |
| Unincorporated Area | 7.61% | 7.61% | 7.13% | 6.78% | 6.46% | 6.45% | 6.38% | 6.35% | 5.4% | -1.3% |
| Subarea Total | 13.09% | 13.04% | 12.18% | 11.54% | 10.96% | 10.77% | 10.49% | 10.27% | 8.0% | -2.8% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.11% | 0.11% | 0.09% | 0.09% | 0.08% | 0.08% | 0.07% | 0.07% | 0.0% | -0.04% |
| WEMO Study Area: | 100.00% | 100.0% | 0.0% |
| WEMO Area Cities: | 66.13% | 66.76% | 68.15% | 69.16% | 70.41% | 70.35% | 70.49% | 70.46% | 73.9% | 4.3% |
| WEMO Outlying Areas: | 33.87% | 33.24% | 31.85% | 30.84% | 29.59% | 29.65% | 29.51% | 29.54% | 26.1% | -4.3% |

Source: Alfred Gobar Associates

EXHIBIT E-8

LONG-TERM PROJECTED GROWTH
WEMO CITY/SUBAREA SHARE OF WEMO COUNTIES HOUSEHOLDS (COG PROJECTED)

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|----------------|--------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 0.20% | 0.20% | 0.21% | 0.21% | 0.22% | 0.22% | 0.22% | 0.22% | 0.3% | 0.0% |
| Twentynine Palms | 0.15% | 0.16% | 0.17% | 0.17% | 0.18% | 0.19% | 0.19% | 0.19% | 0.3% | 0.0% |
| Yucca Valley | 0.20% | 0.20% | 0.19% | 0.19% | 0.18% | 0.18% | 0.17% | 0.17% | 0.1% | 0.0% |
| Adelanto | 0.13% | 0.14% | 0.16% | 0.18% | 0.20% | 0.20% | 0.21% | 0.22% | 0.4% | 0.1% |
| Apple Valley | 0.46% | 0.46% | 0.46% | 0.47% | 0.48% | 0.48% | 0.48% | 0.49% | 0.5% | 0.0% |
| Hesperia | 0.52% | 0.53% | 0.58% | 0.64% | 0.73% | 0.74% | 0.77% | 0.81% | 1.4% | 0.3% |
| Victorville | <u>0.54%</u> | <u>0.58%</u> | <u>0.64%</u> | <u>0.70%</u> | <u>0.78%</u> | <u>0.80%</u> | <u>0.84%</u> | <u>0.87%</u> | <u>1.6%</u> | <u>0.3%</u> |
| Subarea Cities: | 2.20% | 2.26% | 2.41% | 2.56% | 2.78% | 2.81% | 2.90% | 2.97% | 4.6% | 0.8% |
| Unincorporated Area | <u>1.14%</u> | <u>1.15%</u> | <u>1.20%</u> | <u>1.24%</u> | <u>1.29%</u> | <u>1.33%</u> | <u>1.38%</u> | <u>1.43%</u> | <u>2.1%</u> | <u>0.3%</u> |
| Subarea Total | 3.34% | 3.42% | 3.61% | 3.80% | 4.07% | 4.14% | 4.28% | 4.40% | 6.6% | 1.1% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 1.06% | 1.12% | 1.39% | 1.63% | 1.83% | 1.98% | 2.14% | 2.30% | 4.9% | 1.2% |
| Palmdale | <u>0.99%</u> | <u>1.11%</u> | <u>1.27%</u> | <u>1.39%</u> | <u>1.52%</u> | <u>1.64%</u> | <u>1.76%</u> | <u>1.87%</u> | <u>3.7%</u> | <u>0.9%</u> |
| Subarea Cities: | 2.05% | 2.24% | 2.65% | 3.02% | 3.35% | 3.62% | 3.90% | 4.17% | 8.6% | 2.1% |
| Unincorporated Area | <u>0.69%</u> | <u>0.72%</u> | <u>0.78%</u> | <u>0.84%</u> | <u>0.85%</u> | <u>0.92%</u> | <u>0.98%</u> | <u>1.05%</u> | <u>1.8%</u> | <u>0.4%</u> |
| Subarea Total | 2.75% | 2.96% | 3.43% | 3.86% | 4.20% | 4.54% | 4.88% | 5.22% | 10.4% | 2.5% |
| Kern Subarea | | | | | | | | | | |
| California City | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.09% | 0.1% | 0.0% |
| Ridgecrest | <u>0.29%</u> | <u>0.30%</u> | <u>0.31%</u> | <u>0.32%</u> | <u>0.32%</u> | <u>0.33%</u> | <u>0.33%</u> | <u>0.33%</u> | <u>0.4%</u> | <u>0.0%</u> |
| Subarea Cities: | 0.38% | 0.40% | 0.41% | 0.41% | 0.42% | 0.42% | 0.42% | 0.42% | 0.5% | 0.0% |
| Unincorporated Area | <u>0.53%</u> | <u>0.56%</u> | <u>0.57%</u> | <u>0.59%</u> | <u>0.60%</u> | <u>0.63%</u> | <u>0.65%</u> | <u>0.68%</u> | <u>1.0%</u> | <u>0.1%</u> |
| Subarea Total | 0.92% | 0.96% | 0.98% | 1.00% | 1.02% | 1.05% | 1.07% | 1.10% | 1.5% | 0.2% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.01% | 0.01% | 0.0% | 0.00% |
| WEMO Study Area: | 7.01% | 7.34% | 8.03% | 8.66% | 9.30% | 9.74% | 10.24% | 10.73% | 18.6% | 3.7% |
| WEMO Area Cities: | 4.64% | 4.90% | 5.47% | 5.99% | 6.55% | 6.85% | 7.22% | 7.56% | 13.7% | 2.9% |
| WEMO Outlying Areas: | 2.38% | 2.44% | 2.56% | 2.67% | 2.75% | 2.89% | 3.02% | 3.17% | 4.8% | 0.8% |

Source: Alfred Gobar Associates

EXHIBIT E-9

**LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - HOUSEHOLD POPULATION**

| Projection Criteria | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 23,460 | 23,970 | 25,690 | 27,880 | 30,390 | 31,470 | 33,110 | 34,720 | 11,260 | 1.1% |
| Twentynine Palms | 15,400 | 15,560 | 16,940 | 18,410 | 19,780 | 20,610 | 21,670 | 22,730 | 7,330 | 1.1% |
| Yucca Valley | 18,510 | 18,630 | 19,360 | 19,790 | 20,060 | 20,590 | 21,040 | 21,510 | 3,000 | 0.4% |
| Adelanto | 16,020 | 18,210 | 20,710 | 23,730 | 27,260 | 29,220 | 31,680 | 34,080 | 18,060 | 2.2% |
| Apple Valley | 56,370 | 57,790 | 58,850 | 60,800 | 62,840 | 64,190 | 65,840 | 67,510 | 11,140 | 0.5% |
| Hesperia | 66,790 | 72,900 | 80,970 | 90,950 | 102,550 | 108,650 | 116,610 | 124,390 | 57,600 | 1.8% |
| Victorville | <u>68,390</u> | <u>75,480</u> | <u>85,100</u> | <u>96,870</u> | <u>110,620</u> | <u>117,740</u> | <u>127,090</u> | <u>136,210</u> | <u>67,820</u> | <u>2.0%</u> |
| Subarea Cities: | 264,950 | 282,530 | 307,610 | 338,430 | 373,490 | 392,460 | 417,040 | 441,150 | 176,200 | 1.5% |
| Unincorporated Area | <u>109,711</u> | <u>115,564</u> | <u>121,729</u> | <u>128,223</u> | <u>135,063</u> | <u>142,268</u> | <u>149,858</u> | <u>157,853</u> | <u>48,142</u> | <u>1.0%</u> |
| Subarea Total | 374,661 | 398,094 | 429,339 | 466,653 | 508,553 | 534,728 | 566,898 | 599,003 | 224,342 | 1.3% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 137,830 | 150,340 | 181,660 | 210,800 | 249,940 | 267,800 | 292,720 | 316,980 | 179,150 | 2.4% |
| Palmdale | <u>129,170</u> | <u>144,770</u> | <u>161,850</u> | <u>177,960</u> | <u>199,120</u> | <u>212,360</u> | <u>227,710</u> | <u>242,730</u> | <u>113,560</u> | <u>1.8%</u> |
| Subarea Cities: | 267,000 | 295,100 | 343,520 | 388,770 | 449,070 | 480,160 | 520,430 | 559,710 | 292,710 | 2.1% |
| Unincorporated Area | <u>72,360</u> | <u>76,220</u> | <u>80,286</u> | <u>84,569</u> | <u>89,081</u> | <u>93,833</u> | <u>98,839</u> | <u>104,112</u> | <u>31,752</u> | <u>1.1%</u> |
| Subarea Total | 339,360 | 371,320 | 423,806 | 473,339 | 538,151 | 573,993 | 619,269 | 663,822 | 324,462 | 1.9% |
| Kern Subarea | | | | | | | | | | |
| California City | 9,220 | 9,540 | 9,990 | 10,560 | 11,030 | 11,440 | 11,880 | 12,320 | 3,100 | 0.8% |
| Ridgecrest | <u>25,230</u> | <u>26,620</u> | <u>28,380</u> | <u>30,540</u> | <u>32,510</u> | <u>34,040</u> | <u>35,740</u> | <u>37,420</u> | <u>12,190</u> | <u>1.1%</u> |
| Subarea Cities: | 34,450 | 36,160 | 38,370 | 41,100 | 43,540 | 45,480 | 47,620 | 49,740 | 15,290 | 1.1% |
| Unincorporated Area | <u>45,976</u> | <u>48,429</u> | <u>51,013</u> | <u>53,734</u> | <u>56,601</u> | <u>59,621</u> | <u>62,802</u> | <u>66,152</u> | <u>20,176</u> | <u>0.6%</u> |
| Subarea Total | 80,426 | 84,589 | 89,383 | 94,834 | 100,141 | 105,101 | 110,422 | 115,892 | 35,466 | 1.0% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 600 | 619 | 638 | 658 | 678 | 699 | 721 | 743 | 143 | 0.6% |
| WEMO Study Area: | 795,047 | 854,622 | 943,166 | 1,035,484 | 1,147,523 | 1,214,521 | 1,297,310 | 1,379,460 | 584,413 | 1.6% |
| WEMO Area Cities: | 566,400 | 613,790 | 689,500 | 768,300 | 866,100 | 918,100 | 985,090 | 1,050,600 | 484,200 | 1.8% |
| WEMO Outlying Areas: | 228,647 | 240,832 | 253,666 | 267,184 | 281,423 | 296,421 | 312,220 | 328,860 | 100,213 | 1.0% |

Source: Alfred Gobar Associates

EXHIBIT E-10

**LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - HOUSING UNITS**

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 8,710 | 8,850 | 9,200 | 9,910 | 10,720 | 10,950 | 11,400 | 11,830 | 3,120 | 0.9% |
| Twentynine Palms | 6,350 | 6,870 | 7,360 | 8,020 | 8,600 | 9,160 | 9,730 | 10,300 | 3,950 | 1.4% |
| Yucca Valley | 8,400 | 8,420 | 8,580 | 8,680 | 8,690 | 8,820 | 8,910 | 9,000 | 600 | 0.2% |
| Adelanto | 5,640 | 6,050 | 7,060 | 8,150 | 9,490 | 10,070 | 10,930 | 11,770 | 6,130 | 2.1% |
| Apple Valley | 19,710 | 20,080 | 20,430 | 21,660 | 23,200 | 23,720 | 24,760 | 25,830 | 6,120 | 0.8% |
| Hesperia | 21,960 | 22,530 | 25,830 | 29,630 | 34,760 | 36,440 | 39,570 | 42,710 | 20,750 | 1.9% |
| Victorville | <u>23,110</u> | <u>24,840</u> | <u>28,320</u> | <u>32,290</u> | <u>37,490</u> | <u>39,600</u> | <u>42,830</u> | <u>45,990</u> | <u>22,880</u> | <u>2.0%</u> |
| Subarea Cities: | 93,880 | 97,640 | 106,780 | 118,340 | 132,950 | 138,760 | 148,130 | 157,430 | 63,550 | 1.5% |
| Unincorporated Area | <u>52,440</u> | <u>53,880</u> | <u>57,010</u> | <u>60,480</u> | <u>64,860</u> | <u>67,860</u> | <u>71,800</u> | <u>76,000</u> | <u>23,560</u> | <u>1.1%</u> |
| Subarea Total | 146,320 | 151,520 | 163,790 | 178,820 | 197,810 | 206,620 | 219,930 | 233,430 | 87,110 | 1.3% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 44,540 | 47,470 | 60,580 | 74,260 | 86,360 | 96,350 | 108,140 | 120,350 | 75,810 | 2.9% |
| Palmdale | <u>41,800</u> | <u>47,060</u> | <u>55,410</u> | <u>63,400</u> | <u>71,910</u> | <u>79,880</u> | <u>88,690</u> | <u>98,020</u> | <u>56,220</u> | <u>2.5%</u> |
| Subarea Cities: | 86,340 | 94,530 | 115,990 | 137,660 | 158,270 | 176,230 | 196,830 | 218,370 | 132,030 | 2.7% |
| Unincorporated Area | <u>29,710</u> | <u>31,000</u> | <u>34,420</u> | <u>38,020</u> | <u>39,870</u> | <u>43,730</u> | <u>47,470</u> | <u>51,580</u> | <u>21,870</u> | <u>1.6%</u> |
| Subarea Total | 116,050 | 125,530 | 150,410 | 175,680 | 198,140 | 219,960 | 244,300 | 269,950 | 153,900 | 2.4% |
| Kern Subarea | | | | | | | | | | |
| California City | 4,030 | 4,130 | 4,290 | 4,490 | 4,640 | 4,780 | 4,910 | 5,050 | 1,020 | 0.6% |
| Ridgecrest | <u>12,800</u> | <u>13,380</u> | <u>14,140</u> | <u>15,070</u> | <u>15,900</u> | <u>16,500</u> | <u>17,180</u> | <u>17,820</u> | <u>5,020</u> | <u>0.9%</u> |
| Subarea Cities: | 16,830 | 17,510 | 18,430 | 19,560 | 20,540 | 21,280 | 22,090 | 22,870 | 6,040 | 0.9% |
| Unincorporated Area | <u>23,660</u> | <u>24,920</u> | <u>26,250</u> | <u>27,650</u> | <u>29,130</u> | <u>30,680</u> | <u>32,320</u> | <u>34,040</u> | <u>10,380</u> | <u>1.0%</u> |
| Subarea Total | 40,490 | 42,430 | 44,680 | 47,210 | 49,670 | 51,960 | 54,410 | 56,910 | 16,420 | 1.0% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 410 | 420 | 430 | 440 | 450 | 470 | 480 | 490 | 80 | 0.5% |
| WEMO Study Area: | 303,270 | 319,900 | 359,310 | 402,150 | 446,070 | 479,010 | 519,120 | 560,780 | 257,510 | 1.8% |
| WEMO Area Cities: | 197,050 | 209,680 | 241,200 | 275,560 | 311,760 | 336,270 | 367,050 | 398,670 | 201,620 | 2.0% |
| WEMO Outlying Areas: | 106,220 | 110,220 | 118,110 | 126,590 | 134,310 | 142,740 | 152,070 | 162,110 | 55,890 | 1.2% |

Source: Alfred Gobar Associates

EXHIBIT E-11

**LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - HOUSEHOLDS**

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 8,005 | 8,129 | 8,459 | 9,109 | 9,854 | 10,060 | 10,474 | 10,871 | 2,866 | 0.9% |
| Twentynine Palms | 5,833 | 6,312 | 6,768 | 7,370 | 7,903 | 8,416 | 8,937 | 9,469 | 3,636 | 1.4% |
| Yucca Valley | 7,720 | 7,740 | 7,885 | 7,975 | 7,990 | 8,106 | 8,186 | 8,272 | 552 | 0.2% |
| Adelanto | 5,179 | 5,564 | 6,486 | 7,491 | 8,722 | 9,253 | 10,045 | 10,819 | 5,640 | 2.1% |
| Apple Valley | 18,110 | 18,450 | 18,772 | 19,904 | 21,317 | 21,801 | 22,750 | 23,739 | 5,629 | 0.8% |
| Hesperia | 20,182 | 20,705 | 23,738 | 27,230 | 31,939 | 33,487 | 36,363 | 39,252 | 19,070 | 1.9% |
| Victorville | <u>21,236</u> | <u>22,829</u> | <u>26,026</u> | <u>29,672</u> | <u>34,456</u> | <u>36,391</u> | <u>39,355</u> | <u>42,259</u> | <u>21,023</u> | <u>2.0%</u> |
| Subarea Cities: | 86,265 | 89,729 | 98,134 | 108,751 | 122,181 | 127,514 | 136,110 | 144,681 | 58,416 | 1.5% |
| Unincorporated Area | <u>44,651</u> | <u>45,878</u> | <u>48,543</u> | <u>51,504</u> | <u>55,229</u> | <u>57,780</u> | <u>61,137</u> | <u>64,712</u> | <u>20,061</u> | <u>1.1%</u> |
| Subarea Total | 130,916 | 135,607 | 146,677 | 160,255 | 177,410 | 185,294 | 197,247 | 209,393 | 78,477 | 1.4% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 41,457 | 44,188 | 56,390 | 69,120 | 80,385 | 89,680 | 100,663 | 112,021 | 70,564 | 2.9% |
| Palmdale | <u>38,905</u> | <u>43,805</u> | <u>51,579</u> | <u>59,012</u> | <u>66,938</u> | <u>74,349</u> | <u>82,554</u> | <u>91,240</u> | <u>52,335</u> | <u>2.5%</u> |
| Subarea Cities: | 80,362 | 87,993 | 107,969 | 128,132 | 147,323 | 164,029 | 183,217 | 203,261 | 122,899 | 2.7% |
| Unincorporated Area | <u>27,224</u> | <u>28,409</u> | <u>31,543</u> | <u>34,841</u> | <u>36,530</u> | <u>40,068</u> | <u>43,495</u> | <u>47,261</u> | <u>20,037</u> | <u>1.6%</u> |
| Subarea Total | 107,586 | 116,402 | 139,512 | 162,973 | 183,853 | 204,097 | 226,712 | 250,522 | 142,936 | 2.4% |
| Kern Subarea | | | | | | | | | | |
| California City | 3,607 | 3,697 | 3,836 | 4,017 | 4,157 | 4,274 | 4,398 | 4,520 | 913 | 0.6% |
| Ridgecrest | <u>11,457</u> | <u>11,977</u> | <u>12,655</u> | <u>13,492</u> | <u>14,232</u> | <u>14,772</u> | <u>15,372</u> | <u>15,953</u> | <u>4,496</u> | <u>1.0%</u> |
| Subarea Cities: | 15,064 | 15,674 | 16,491 | 17,509 | 18,389 | 19,046 | 19,770 | 20,473 | 5,409 | 0.9% |
| Unincorporated Area | <u>20,898</u> | <u>22,013</u> | <u>23,188</u> | <u>24,425</u> | <u>25,728</u> | <u>27,100</u> | <u>28,546</u> | <u>30,069</u> | <u>9,171</u> | <u>1.0%</u> |
| Subarea Total | 35,962 | 37,687 | 39,679 | 41,934 | 44,117 | 46,146 | 48,316 | 50,542 | 14,580 | 1.0% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 301 | 309 | 318 | 328 | 336 | 346 | 356 | 366 | 65 | 0.6% |
| WEMO Study Area: | 274,765 | 290,005 | 326,186 | 365,490 | 405,716 | 435,883 | 472,631 | 510,823 | 236,058 | 1.8% |
| WEMO Area Cities: | 181,691 | 193,396 | 222,594 | 254,392 | 287,893 | 310,589 | 339,097 | 368,415 | 186,724 | 2.0% |
| WEMO Outlying Areas: | 93,074 | 96,609 | 103,592 | 111,098 | 117,823 | 125,294 | 133,534 | 142,408 | 49,334 | 1.2% |

Source: Alfred Gobar Associates

EXHIBIT E-12

LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - HOUSEHOLD SIZE

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|--------------|
| | | | | | | | | | Tot. Chg. | Avg Rate |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.93 | 2.95 | 3.04 | 3.06 | 3.08 | 3.13 | 3.16 | 3.19 | 0.26 | 0.2% |
| Twentynine Palms | 2.64 | 2.47 | 2.50 | 2.50 | 2.50 | 2.45 | 2.42 | 2.40 | -0.24 | -0.3% |
| Yucca Valley | 2.40 | 2.41 | 2.46 | 2.48 | 2.51 | 2.54 | 2.57 | 2.60 | 0.20 | 0.2% |
| Adelanto | 3.09 | 3.27 | 3.19 | 3.17 | 3.13 | 3.16 | 3.15 | 3.15 | 0.06 | 0.1% |
| Apple Valley | 3.11 | 3.13 | 3.13 | 3.05 | 2.95 | 2.94 | 2.89 | 2.84 | -0.27 | -0.3% |
| Hesperia | 3.31 | 3.52 | 3.41 | 3.34 | 3.21 | 3.24 | 3.21 | 3.17 | -0.14 | -0.1% |
| Victorville | <u>3.22</u> | <u>3.31</u> | <u>3.27</u> | <u>3.26</u> | <u>3.21</u> | <u>3.24</u> | <u>3.23</u> | <u>3.22</u> | <u>0.00</u> | <u>0.0%</u> |
| Subarea Cities: | 3.07 | 3.15 | 3.13 | 3.11 | 3.06 | 3.08 | 3.06 | 3.05 | -0.02 | 0.0% |
| Unincorporated Area | <u>2.46</u> | <u>2.52</u> | <u>2.51</u> | <u>2.49</u> | <u>2.45</u> | <u>2.46</u> | <u>2.45</u> | <u>2.44</u> | <u>-0.02</u> | <u>0.0%</u> |
| Subarea Total | 2.86 | 2.94 | 2.93 | 2.91 | 2.87 | 2.89 | 2.87 | 2.86 | 0.00 | 0.0% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 3.32 | 3.40 | 3.22 | 3.05 | 3.11 | 2.99 | 2.91 | 2.83 | -0.50 | -0.5% |
| Palmdale | <u>3.32</u> | <u>3.30</u> | <u>3.14</u> | <u>3.02</u> | <u>2.97</u> | <u>2.86</u> | <u>2.76</u> | <u>2.66</u> | <u>-0.66</u> | <u>-0.6%</u> |
| Subarea Cities: | 3.32 | 3.35 | 3.18 | 3.03 | 3.05 | 2.93 | 2.84 | 2.75 | -0.57 | -0.5% |
| Unincorporated Area | <u>2.66</u> | <u>2.68</u> | <u>2.55</u> | <u>2.43</u> | <u>2.44</u> | <u>2.34</u> | <u>2.27</u> | <u>2.20</u> | <u>-0.46</u> | <u>-0.5%</u> |
| Subarea Total | 3.15 | 3.19 | 3.04 | 2.90 | 2.93 | 2.81 | 2.73 | 2.65 | -0.50 | -0.5% |
| Kern Subarea | | | | | | | | | | |
| California City | 2.56 | 2.58 | 2.60 | 2.63 | 2.65 | 2.68 | 2.70 | 2.73 | 0.17 | 0.2% |
| Ridgecrest | <u>2.20</u> | <u>2.22</u> | <u>2.24</u> | <u>2.26</u> | <u>2.28</u> | <u>2.30</u> | <u>2.33</u> | <u>2.35</u> | <u>0.14</u> | <u>0.2%</u> |
| Subarea Cities: | 2.29 | 2.31 | 2.33 | 2.35 | 2.37 | 2.39 | 2.41 | 2.43 | 0.14 | 0.2% |
| Unincorporated Area | <u>2.20</u> | <u>0.00</u> | <u>0.0%</u> |
| Subarea Total | 2.24 | 2.24 | 2.25 | 2.26 | 2.27 | 2.28 | 2.29 | 2.29 | 0.06 | 0.1% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 2.00 | 2.00 | 2.01 | 2.01 | 2.02 | 2.02 | 2.02 | 2.03 | 0.03 | 0.0% |
| WEMO Study Area: | 2.89 | 2.95 | 2.89 | 2.83 | 2.83 | 2.79 | 2.74 | 2.70 | -0.19 | -0.2% |
| WEMO Area Cities: | 3.12 | 3.17 | 3.10 | 3.02 | 3.01 | 2.96 | 2.91 | 2.85 | -0.27 | -0.3% |
| WEMO Outlying Areas: | 2.46 | 2.49 | 2.45 | 2.40 | 2.39 | 2.37 | 2.34 | 2.31 | -0.15 | -0.2% |

Source: Alfred Gobar Associates

EXHIBIT E-13

LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - CITY/SUBAREA SHARE OF HOUSING UNITS

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.87% | 2.77% | 2.56% | 2.46% | 2.40% | 2.29% | 2.20% | 2.11% | 1.2% | -0.8% |
| Twentynine Palms | 2.09% | 2.15% | 2.05% | 1.99% | 1.93% | 1.91% | 1.87% | 1.84% | 1.5% | -0.3% |
| Yucca Valley | 2.77% | 2.63% | 2.39% | 2.16% | 1.95% | 1.84% | 1.72% | 1.60% | 0.2% | -1.2% |
| Adelanto | 1.86% | 1.89% | 1.96% | 2.03% | 2.13% | 2.10% | 2.11% | 2.10% | 2.4% | 0.2% |
| Apple Valley | 6.50% | 6.28% | 5.69% | 5.39% | 5.20% | 4.95% | 4.77% | 4.61% | 2.4% | -1.9% |
| Hesperia | 7.24% | 7.04% | 7.19% | 7.37% | 7.79% | 7.61% | 7.62% | 7.62% | 8.1% | 0.4% |
| Victorville | <u>7.62%</u> | <u>7.76%</u> | <u>7.88%</u> | <u>8.03%</u> | <u>8.40%</u> | <u>8.27%</u> | <u>8.25%</u> | <u>8.20%</u> | <u>8.9%</u> | <u>0.6%</u> |
| Subarea Cities: | 30.96% | 30.52% | 29.72% | 29.43% | 29.80% | 28.97% | 28.53% | 28.07% | 24.7% | -2.9% |
| Unincorporated Area | <u>17.29%</u> | <u>16.84%</u> | <u>15.87%</u> | <u>15.04%</u> | <u>14.54%</u> | <u>14.17%</u> | <u>13.83%</u> | <u>13.55%</u> | <u>9.1%</u> | <u>-3.7%</u> |
| Subarea Total | 48.25% | 47.36% | 45.58% | 44.47% | 44.35% | 43.13% | 42.37% | 41.63% | 33.8% | -6.6% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 14.69% | 14.84% | 16.86% | 18.47% | 19.36% | 20.11% | 20.83% | 21.46% | 29.4% | 6.8% |
| Palmdale | <u>13.78%</u> | <u>14.71%</u> | <u>15.42%</u> | <u>15.77%</u> | <u>16.12%</u> | <u>16.68%</u> | <u>17.08%</u> | <u>17.48%</u> | <u>21.8%</u> | <u>3.7%</u> |
| Subarea Cities: | 28.47% | 29.55% | 32.28% | 34.23% | 35.48% | 36.79% | 37.92% | 38.94% | 51.3% | 10.5% |
| Unincorporated Area | <u>9.80%</u> | <u>9.69%</u> | <u>9.58%</u> | <u>9.45%</u> | <u>8.94%</u> | <u>9.13%</u> | <u>9.14%</u> | <u>9.20%</u> | <u>8.5%</u> | <u>-0.6%</u> |
| Subarea Total | 38.27% | 39.24% | 41.86% | 43.69% | 44.42% | 45.92% | 47.06% | 48.14% | 59.8% | 9.9% |
| Kern Subarea | | | | | | | | | | |
| California City | 1.33% | 1.29% | 1.19% | 1.12% | 1.04% | 1.00% | 0.95% | 0.90% | 0.4% | -0.4% |
| Ridgecrest | <u>4.22%</u> | <u>4.18%</u> | <u>3.94%</u> | <u>3.75%</u> | <u>3.56%</u> | <u>3.44%</u> | <u>3.31%</u> | <u>3.18%</u> | <u>1.9%</u> | <u>-1.0%</u> |
| Subarea Cities: | 5.55% | 5.47% | 5.13% | 4.86% | 4.60% | 4.44% | 4.26% | 4.08% | 2.3% | -1.5% |
| Unincorporated Area | <u>7.80%</u> | <u>7.79%</u> | <u>7.31%</u> | <u>6.88%</u> | <u>6.53%</u> | <u>6.40%</u> | <u>6.23%</u> | <u>6.07%</u> | <u>4.0%</u> | <u>-1.7%</u> |
| Subarea Total | 13.35% | 13.26% | 12.43% | 11.74% | 11.14% | 10.85% | 10.48% | 10.15% | 6.4% | -3.2% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.14% | 0.13% | 0.12% | 0.11% | 0.10% | 0.10% | 0.09% | 0.09% | 0.0% | -0.05% |
| WEMO Study Area: | 100.00% | 100.0% | 0.0% |
| WEMO Area Cities: | 64.98% | 65.55% | 67.13% | 68.52% | 69.89% | 70.20% | 70.71% | 71.09% | 78.3% | 6.1% |
| WEMO Outlying Areas: | 35.02% | 34.45% | 32.87% | 31.48% | 30.11% | 29.80% | 29.29% | 28.91% | 21.7% | -6.1% |

Source: Alfred Gobar Associates

EXHIBIT E-14

**LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - CITY/SUBAREA SHARE OF POPULATION**

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.95% | 2.80% | 2.72% | 2.69% | 2.65% | 2.59% | 2.55% | 2.52% | 1.9% | -0.4% |
| Twentynine Palms | 1.94% | 1.82% | 1.80% | 1.78% | 1.72% | 1.70% | 1.67% | 1.65% | 1.3% | -0.3% |
| Yucca Valley | 2.33% | 2.18% | 2.05% | 1.91% | 1.75% | 1.70% | 1.62% | 1.56% | 0.5% | -0.8% |
| Adelanto | 2.01% | 2.13% | 2.20% | 2.29% | 2.38% | 2.41% | 2.44% | 2.47% | 3.1% | 0.5% |
| Apple Valley | 7.09% | 6.76% | 6.24% | 5.87% | 5.48% | 5.29% | 5.08% | 4.89% | 1.9% | -2.2% |
| Hesperia | 8.40% | 8.53% | 8.58% | 8.78% | 8.94% | 8.95% | 8.99% | 9.02% | 9.9% | 0.6% |
| Victorville | 8.60% | 8.83% | 9.02% | 9.36% | 9.64% | 9.69% | 9.80% | 9.87% | 11.6% | 1.3% |
| Subarea Cities: | 33.33% | 33.06% | 32.61% | 32.68% | 32.55% | 32.31% | 32.15% | 31.98% | 30.1% | -1.3% |
| Unincorporated Area | 13.80% | 13.52% | 12.91% | 12.38% | 11.77% | 11.71% | 11.55% | 11.44% | 8.2% | -2.4% |
| Subarea Total | 47.12% | 46.58% | 45.52% | 45.07% | 44.32% | 44.03% | 43.70% | 43.42% | 38.4% | -3.7% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 17.34% | 17.59% | 19.26% | 20.36% | 21.78% | 22.05% | 22.56% | 22.98% | 30.7% | 5.6% |
| Palmdale | 16.25% | 16.94% | 17.16% | 17.19% | 17.35% | 17.49% | 17.55% | 17.60% | 19.4% | 1.3% |
| Subarea Cities: | 33.58% | 34.53% | 36.42% | 37.54% | 39.13% | 39.53% | 40.12% | 40.57% | 50.1% | 7.0% |
| Unincorporated Area | 9.10% | 8.92% | 8.51% | 8.17% | 7.76% | 7.73% | 7.62% | 7.55% | 5.4% | -1.6% |
| Subarea Total | 42.68% | 43.45% | 44.93% | 45.71% | 46.90% | 47.26% | 47.73% | 48.12% | 55.5% | 5.4% |
| Kern Subarea | | | | | | | | | | |
| California City | 1.16% | 1.12% | 1.06% | 1.02% | 0.96% | 0.94% | 0.92% | 0.89% | 0.5% | -0.3% |
| Ridgecrest | 3.17% | 3.11% | 3.01% | 2.95% | 2.83% | 2.80% | 2.75% | 2.71% | 2.1% | -0.5% |
| Subarea Cities: | 4.33% | 4.23% | 4.07% | 3.97% | 3.79% | 3.74% | 3.67% | 3.61% | 2.6% | -0.7% |
| Unincorporated Area | 5.78% | 5.67% | 5.41% | 5.19% | 4.93% | 4.91% | 4.84% | 4.80% | 3.5% | -1.0% |
| Subarea Total | 10.12% | 9.90% | 9.48% | 9.16% | 8.73% | 8.65% | 8.51% | 8.40% | 6.1% | -1.7% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.08% | 0.07% | 0.07% | 0.06% | 0.06% | 0.06% | 0.06% | 0.05% | 0.0% | -0.02% |
| WEMO Study Area: | 100.00% | 100.0% | 0.0% |
| WEMO Area Cities: | 71.24% | 71.82% | 73.10% | 74.20% | 75.48% | 75.59% | 75.93% | 76.16% | 82.9% | 4.9% |
| WEMO Outlying Areas: | 28.76% | 28.18% | 26.90% | 25.80% | 24.52% | 24.41% | 24.07% | 23.84% | 17.1% | -4.9% |

Source: Alfred Gobar Associates

EXHIBIT E-15

LONG-TERM PROJECTED GROWTH - ADJUSTED
WEST MOJAVE PLAN AREA - CITY/SUBAREA SHARE OF HOUSEHOLDS

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 2.91% | 2.80% | 2.59% | 2.49% | 2.43% | 2.31% | 2.22% | 2.13% | 1.2% | -0.8% |
| Twentynine Palms | 2.12% | 2.18% | 2.07% | 2.02% | 1.95% | 1.93% | 1.89% | 1.85% | 1.5% | -0.3% |
| Yucca Valley | 2.81% | 2.67% | 2.42% | 2.18% | 1.97% | 1.86% | 1.73% | 1.62% | 0.2% | -1.2% |
| Adelanto | 1.88% | 1.92% | 1.99% | 2.05% | 2.15% | 2.12% | 2.13% | 2.12% | 2.4% | 0.2% |
| Apple Valley | 6.59% | 6.36% | 5.75% | 5.45% | 5.25% | 5.00% | 4.81% | 4.65% | 2.4% | -1.9% |
| Hesperia | 7.35% | 7.14% | 7.28% | 7.45% | 7.87% | 7.68% | 7.69% | 7.68% | 8.1% | 0.3% |
| Victorville | <u>7.73%</u> | <u>7.87%</u> | <u>7.98%</u> | <u>8.12%</u> | <u>8.49%</u> | <u>8.35%</u> | <u>8.33%</u> | <u>8.27%</u> | <u>8.9%</u> | <u>0.5%</u> |
| Subarea Cities: | 31.40% | 30.94% | 30.09% | 29.75% | 30.11% | 29.25% | 28.80% | 28.32% | 24.7% | -3.1% |
| Unincorporated Area | <u>16.25%</u> | <u>15.82%</u> | <u>14.88%</u> | <u>14.09%</u> | <u>13.61%</u> | <u>13.26%</u> | <u>12.94%</u> | <u>12.67%</u> | <u>8.5%</u> | <u>-3.6%</u> |
| Subarea Total | 47.65% | 46.76% | 44.97% | 43.85% | 43.73% | 42.51% | 41.73% | 40.99% | 33.2% | -6.7% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 15.09% | 15.24% | 17.29% | 18.91% | 19.81% | 20.57% | 21.30% | 21.93% | 29.9% | 6.8% |
| Palmdale | <u>14.16%</u> | <u>15.10%</u> | <u>15.81%</u> | <u>16.15%</u> | <u>16.50%</u> | <u>17.06%</u> | <u>17.47%</u> | <u>17.86%</u> | <u>22.2%</u> | <u>3.7%</u> |
| Subarea Cities: | 29.25% | 30.34% | 33.10% | 35.06% | 36.31% | 37.63% | 38.77% | 39.79% | 52.1% | 10.5% |
| Unincorporated Area | <u>9.91%</u> | <u>9.80%</u> | <u>9.67%</u> | <u>9.53%</u> | <u>9.00%</u> | <u>9.19%</u> | <u>9.20%</u> | <u>9.25%</u> | <u>8.5%</u> | <u>-0.7%</u> |
| Subarea Total | 39.16% | 40.14% | 42.77% | 44.59% | 45.32% | 46.82% | 47.97% | 49.04% | 60.6% | 9.9% |
| Kern Subarea | | | | | | | | | | |
| California City | 1.31% | 1.27% | 1.18% | 1.10% | 1.02% | 0.98% | 0.93% | 0.88% | 0.4% | -0.4% |
| Ridgecrest | <u>4.17%</u> | <u>4.13%</u> | <u>3.88%</u> | <u>3.69%</u> | <u>3.51%</u> | <u>3.39%</u> | <u>3.25%</u> | <u>3.12%</u> | <u>1.9%</u> | <u>-1.0%</u> |
| Subarea Cities: | 5.48% | 5.40% | 5.06% | 4.79% | 4.53% | 4.37% | 4.18% | 4.01% | 2.3% | -1.5% |
| Unincorporated Area | <u>7.61%</u> | <u>7.59%</u> | <u>7.11%</u> | <u>6.68%</u> | <u>6.34%</u> | <u>6.22%</u> | <u>6.04%</u> | <u>5.89%</u> | <u>3.9%</u> | <u>-1.7%</u> |
| Subarea Total | 13.09% | 13.00% | 12.16% | 11.47% | 10.87% | 10.59% | 10.22% | 9.89% | 6.2% | -3.2% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.11% | 0.11% | 0.10% | 0.09% | 0.08% | 0.08% | 0.08% | 0.07% | 0.0% | -0.04% |
| WEMO Study Area: | 100.00% | 100.0% | 0.0% |
| WEMO Area Cities: | 66.13% | 66.69% | 68.24% | 69.60% | 70.96% | 71.26% | 71.75% | 72.12% | 79.1% | 6.0% |
| WEMO Outlying Areas: | 33.87% | 33.31% | 31.76% | 30.40% | 29.04% | 28.74% | 28.25% | 27.88% | 20.9% | -6.0% |

Source: Alfred Gobar Associates

EXHIBIT E-16

**LONG-TERM PROJECTED GROWTH - ADJUSTED
WEMO CITY/SUBAREA SHARE OF WEMO COUNTIES HOUSEHOLDS (COG PROJECTED)**

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 35 Year Trends | |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|--------------|
| | | | | | | | | | Share Chg | Chg Share |
| San Bernardino Subarea | | | | | | | | | | |
| Barstow | 0.20% | 0.20% | 0.19% | 0.20% | 0.20% | 0.19% | 0.19% | 0.19% | 0.2% | 0.0% |
| Twentynine Palms | 0.15% | 0.15% | 0.15% | 0.16% | 0.16% | 0.16% | 0.16% | 0.16% | 0.2% | 0.0% |
| Yucca Valley | 0.20% | 0.19% | 0.18% | 0.17% | 0.16% | 0.15% | 0.15% | 0.14% | 0.0% | -0.1% |
| Adelanto | 0.13% | 0.14% | 0.15% | 0.16% | 0.17% | 0.18% | 0.18% | 0.19% | 0.3% | 0.1% |
| Apple Valley | 0.46% | 0.45% | 0.43% | 0.43% | 0.43% | 0.42% | 0.41% | 0.41% | 0.3% | -0.1% |
| Hesperia | 0.52% | 0.51% | 0.54% | 0.58% | 0.64% | 0.64% | 0.66% | 0.68% | 1.0% | 0.2% |
| Victorville | 0.54% | 0.56% | 0.59% | 0.64% | 0.69% | 0.70% | 0.71% | 0.73% | 1.1% | 0.2% |
| Subarea Cities: | 2.20% | 2.19% | 2.24% | 2.33% | 2.44% | 2.44% | 2.47% | 2.50% | 3.1% | 0.3% |
| Unincorporated Area | 1.14% | 1.12% | 1.11% | 1.10% | 1.10% | 1.10% | 1.11% | 1.12% | 1.1% | 0.0% |
| Subarea Total | 3.34% | 3.31% | 3.35% | 3.43% | 3.55% | 3.54% | 3.58% | 3.62% | 4.2% | 0.3% |
| Los Angeles Subarea | | | | | | | | | | |
| Lancaster | 1.06% | 1.08% | 1.29% | 1.48% | 1.61% | 1.71% | 1.83% | 1.94% | 3.8% | 0.9% |
| Palmdale | 0.99% | 1.07% | 1.18% | 1.26% | 1.34% | 1.42% | 1.50% | 1.58% | 2.8% | 0.6% |
| Subarea Cities: | 2.05% | 2.15% | 2.47% | 2.74% | 2.95% | 3.14% | 3.33% | 3.52% | 6.6% | 1.5% |
| Unincorporated Area | 0.70% | 0.69% | 0.72% | 0.75% | 0.73% | 0.77% | 0.79% | 0.82% | 1.1% | 0.1% |
| Subarea Total | 2.75% | 2.84% | 3.19% | 3.49% | 3.68% | 3.90% | 4.12% | 4.34% | 7.7% | 1.6% |
| Kern Subarea | | | | | | | | | | |
| California City | 0.09% | 0.09% | 0.09% | 0.09% | 0.08% | 0.08% | 0.08% | 0.08% | 0.0% | 0.0% |
| Ridgecrest | 0.29% | 0.29% | 0.29% | 0.29% | 0.28% | 0.28% | 0.28% | 0.28% | 0.2% | 0.0% |
| Subarea Cities: | 0.38% | 0.38% | 0.38% | 0.38% | 0.37% | 0.36% | 0.36% | 0.35% | 0.3% | 0.0% |
| Unincorporated Area | 0.53% | 0.54% | 0.53% | 0.52% | 0.51% | 0.52% | 0.52% | 0.52% | 0.5% | 0.0% |
| Subarea Total | 0.92% | 0.92% | 0.91% | 0.90% | 0.88% | 0.88% | 0.88% | 0.87% | 0.8% | 0.0% |
| Inyo Subarea | | | | | | | | | | |
| Subarea Total | 0.01% | 0.0% | 0.00% |
| WEMO Study Area: | 7.01% | 7.08% | 7.45% | 7.83% | 8.12% | 8.33% | 8.59% | 8.84% | 12.7% | 1.8% |
| WEMO Area Cities: | 4.64% | 4.72% | 5.09% | 5.45% | 5.76% | 5.94% | 6.16% | 6.38% | 10.0% | 1.7% |
| WEMO Outlying Areas: | 2.38% | 2.36% | 2.37% | 2.38% | 2.36% | 2.39% | 2.43% | 2.46% | 2.7% | 0.1% |

Source: Alfred Gobar Associates

EXHIBIT E-17

**RESIDENTIAL BUILDING PERMIT TRENDS
TOTAL UNITS AS A PERCENT OF WEST MOJAVE PLAN AREA
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 15.2% | 15.2% | 15.1% | 12.2% | 8.1% | 5.6% | 0.6% | 0.0% | 0.0% | 2.7% | 7.5% | 8.1% |
| Apple Valley | 4.5% | 8.3% | 5.8% | 7.1% | 11.4% | 12.6% | 20.4% | 14.2% | 12.6% | 10.1% | 10.7% | 12.0% |
| Barstow | 0.8% | 1.0% | 0.2% | 0.2% | 0.7% | 0.5% | 0.2% | 0.0% | 0.0% | 0.0% | 0.4% | 0.2% |
| Hesperia | 8.4% | 6.3% | 9.7% | 9.7% | 11.1% | 12.7% | 15.1% | 8.3% | 9.5% | 15.4% | 10.6% | 10.0% |
| Twentynine Palms | 11.4% | 0.9% | 1.1% | 0.9% | 0.5% | 0.6% | 0.3% | 0.2% | 0.1% | 0.2% | 1.6% | 0.3% |
| Victorville | 11.4% | 22.6% | 19.9% | 17.0% | 17.6% | 8.9% | 17.2% | 15.5% | 18.3% | 17.8% | 16.6% | 21.6% |
| Yucca Valley | - | - | - | - | 0.6% | 0.5% | 1.7% | 2.1% | 3.2% | 2.3% | 1.7% | 3.7% |
| Unincorporated Area | 3.8% | 4.0% | 3.8% | 3.4% | 3.6% | 3.0% | 4.0% | 2.9% | 3.2% | 3.5% | 3.5% | 4.1% |
| Subarea Total | 55.6% | 58.3% | 55.7% | 50.6% | 53.7% | 44.4% | 59.5% | 43.2% | 46.8% | 52.0% | 52.0% | 60.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 15.5% | 13.9% | 12.8% | 14.8% | 15.2% | 29.3% | 16.8% | 19.4% | 18.7% | 21.5% | 17.8% | 12.5% |
| Palmdale | 21.3% | 19.6% | 24.3% | 29.4% | 27.4% | 22.0% | 20.4% | 32.8% | 30.0% | 22.7% | 25.0% | 24.3% |
| Unincorporated Area | 2.7% | 2.4% | 2.7% | 3.2% | 3.1% | 3.7% | 2.7% | 3.8% | 3.5% | 3.2% | 3.1% | 2.7% |
| Subarea Total | 39.4% | 35.9% | 39.8% | 47.4% | 45.7% | 55.0% | 39.8% | 56.1% | 52.2% | 47.5% | 45.9% | 39.5% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 2.6% | 2.4% | 2.7% | 1.2% | 0.2% | 0.0% | 0.2% | 0.3% | 0.4% | 0.2% | 1.0% | 0.2% |
| Ridgecrest | 2.1% | 2.9% | 1.6% | 0.7% | 0.3% | 0.5% | 0.5% | 0.4% | 0.5% | 0.3% | 1.0% | 0.3% |
| Unincorporated Area | 0.3% | 0.4% | 0.3% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% | 0.1% | 0.0% |
| Subarea Total | 5.0% | 5.7% | 4.5% | 2.0% | 0.6% | 0.6% | 0.7% | 0.7% | 0.9% | 0.6% | 2.1% | 0.5% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-18

**RESIDENTIAL BUILDING PERMIT TRENDS
SINGLE FAMILY UNITS AS A PERCENT OF WEST MOJAVE PLAN AREA
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 19.6% | 15.5% | 15.1% | 12.2% | 8.1% | 5.9% | 0.7% | 0.0% | 0.0% | 2.9% | 8.0% | 8.1% |
| Apple Valley | 5.5% | 8.2% | 5.8% | 7.1% | 11.4% | 13.2% | 18.5% | 17.1% | 13.5% | 10.8% | 11.1% | 12.0% |
| Barstow | 1.1% | 1.1% | 0.2% | 0.2% | 0.7% | 0.6% | 0.2% | 0.1% | 0.0% | 0.0% | 0.4% | 0.2% |
| Hesperia | 9.3% | 6.4% | 9.8% | 9.7% | 11.1% | 13.3% | 12.5% | 11.2% | 10.3% | 16.1% | 11.0% | 10.0% |
| Twentynine Palms | 1.1% | 0.9% | 1.1% | 0.9% | 0.5% | 0.6% | 0.4% | 0.3% | 0.1% | 0.2% | 0.6% | 0.3% |
| Victorville | 14.7% | 23.0% | 20.0% | 17.0% | 17.6% | 9.4% | 13.3% | 16.6% | 19.1% | 19.0% | 17.0% | 21.6% |
| Yucca Valley | - | - | - | - | 0.6% | 0.6% | 2.1% | 2.9% | 3.4% | 2.4% | 2.0% | 3.7% |
| Unincorporated Area | 22.9% | 19.2% | 27.4% | 42.3% | 5.2% | 40.5% | 57.4% | 49.4% | 36.0% | 24.2% | 32.4% | 24.3% |
| Subarea Total | 54.9% | 59.0% | 55.7% | 50.6% | 53.7% | 46.7% | 51.3% | 51.6% | 49.7% | 55.0% | 52.8% | 60.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 15.9% | 14.0% | 12.8% | 14.8% | 15.2% | 26.0% | 19.7% | 18.0% | 13.6% | 17.2% | 16.7% | 12.5% |
| Palmdale | 21.1% | 18.8% | 24.3% | 29.4% | 27.4% | 23.2% | 24.9% | 26.2% | 32.3% | 24.2% | 25.2% | 24.3% |
| Unincorporated Area | 2.7% | 2.4% | 2.7% | 3.2% | 3.1% | 3.6% | 3.3% | 3.2% | 3.3% | 3.0% | 3.1% | 2.7% |
| Subarea Total | 39.7% | 35.2% | 39.8% | 47.4% | 45.7% | 52.7% | 47.9% | 47.4% | 49.3% | 44.4% | 45.0% | 39.5% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 2.3% | 2.5% | 2.6% | 1.2% | 0.2% | 0.0% | 0.2% | 0.4% | 0.4% | 0.2% | 1.0% | 0.2% |
| Ridgecrest | 2.6% | 2.9% | 1.6% | 0.7% | 0.3% | 0.6% | 0.6% | 0.5% | 0.5% | 0.4% | 1.1% | 0.3% |
| Unincorporated Area | 25.9% | 26.7% | 31.4% | 2.9% | 31.2% | 34.0% | 41.0% | 31.9% | 25.7% | 16.4% | 26.7% | 26.5% |
| Subarea Total | 5.3% | 5.8% | 4.5% | 2.0% | 0.6% | 0.6% | 0.9% | 1.0% | 1.0% | 0.6% | 2.2% | 0.5% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-19

**RESIDENTIAL BUILDING PERMIT TRENDS
MULTI FAMILY UNITS AS A PERCENT OF WEST MOJAVE PLAN AREA
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|------|------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 0.0% | 0.0% | 0.0% | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | n.a. |
| Apple Valley | 0.7% | 14.9% | 0.0% | n.a. | n.a. | 0.0% | 28.6% | 6.0% | 0.0% | 0.0% | 6.3% | n.a. |
| Barstow | 0.0% | 0.0% | 0.0% | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | n.a. |
| Hesperia | 5.4% | 0.0% | 0.0% | n.a. | n.a. | 0.0% | 26.5% | 0.0% | 0.0% | 5.9% | 4.7% | n.a. |
| Twentynine Palms | 47.9% | 0.0% | 0.0% | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 6.0% | n.a. |
| Victorville | 0.0% | 0.0% | 0.0% | n.a. | n.a. | 0.0% | 34.5% | 12.3% | 7.8% | 0.0% | 6.8% | n.a. |
| Yucca Valley | n.a. | n.a. | n.a. | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | n.a. |
| Unincorporated Area | 3.9% | 1.1% | 0.0% | n.a. | n.a. | 0.0% | 6.5% | 1.3% | 0.6% | 0.4% | 1.7% | n.a. |
| Subarea Total | 57.9% | 16.0% | 0.0% | n.a. | n.a. | 0.0% | 96.2% | 19.6% | 8.3% | 6.3% | 25.5% | n.a. |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 14.0% | 7.5% | 0.0% | n.a. | n.a. | 93.2% | 3.6% | 23.5% | 85.4% | 87.4% | 39.3% | n.a. |
| Palmdale | 21.7% | 70.8% | 0.0% | n.a. | n.a. | 0.0% | 0.0% | 51.5% | 0.0% | 0.0% | 18.0% | n.a. |
| Unincorporated Area | 2.6% | 5.7% | 0.0% | n.a. | n.a. | 6.8% | 0.3% | 5.5% | 6.2% | 6.4% | 4.2% | n.a. |
| Subarea Total | 38.3% | 84.0% | 0.0% | n.a. | n.a. | 100.0% | 3.8% | 80.4% | 91.7% | 93.7% | 61.5% | n.a. |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 3.5% | 0.0% | 93.2% | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 12.1% | n.a. |
| Ridgecrest | 0.0% | 0.0% | 0.0% | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | n.a. |
| Unincorporated Area | 0.3% | 0.0% | 6.8% | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.9% | n.a. |
| Subarea Total | 3.8% | 0.0% | 100.0% | n.a. | n.a. | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 13.0% | n.a. |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 100.0% | 100.0% | 100.0% | n.a. | n.a. | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | n.a. |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-20

**RESIDENTIAL BUILDING PERMIT TRENDS
TOTAL UNITS AS A PERCENT OF COUNTY
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 13.3% | 9.4% | 8.4% | 5.3% | 3.1% | 1.7% | 0.2% | 0.0% | 0.0% | 1.1% | 4.3% | 3.1% |
| Apple Valley | 3.9% | 5.1% | 3.2% | 3.1% | 4.4% | 3.9% | 6.1% | 5.4% | 4.3% | 4.3% | 4.4% | 4.6% |
| Barstow | 0.7% | 0.6% | 0.1% | 0.1% | 0.3% | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% | 0.2% | 0.1% |
| Hesperia | 7.3% | 3.9% | 5.4% | 4.2% | 4.3% | 4.0% | 4.5% | 3.1% | 3.2% | 6.6% | 4.7% | 3.8% |
| Twentynine Palms | 10.0% | 0.6% | 0.6% | 0.4% | 0.2% | 0.2% | 0.1% | 0.1% | 0.0% | 0.1% | 1.2% | 0.1% |
| Victorville | 10.0% | 13.9% | 11.1% | 7.4% | 6.8% | 2.8% | 5.2% | 5.9% | 6.2% | 7.6% | 7.7% | 8.2% |
| Yucca Valley | - | - | - | - | 0.2% | 0.2% | 0.5% | 0.8% | 1.1% | 1.0% | 0.6% | 1.4% |
| Unincorporated Area | 3.3% | 2.4% | 2.1% | 1.5% | 1.4% | 0.9% | 1.2% | 1.1% | 1.1% | 1.5% | 1.7% | 1.5% |
| Subarea Total | 48.6% | 35.9% | 31.0% | 22.1% | 20.6% | 13.9% | 17.8% | 16.4% | 15.9% | 22.2% | 24.4% | 22.8% |
| San Bernardino County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 8.2% | 6.7% | 4.4% | 3.2% | 3.6% | 5.1% | 2.7% | 3.5% | 2.4% | 4.3% | 4.4% | 3.3% |
| Palmdale | 11.3% | 9.4% | 8.4% | 6.4% | 6.6% | 3.8% | 3.3% | 6.0% | 3.9% | 4.5% | 6.4% | 6.5% |
| Unincorporated Area | 1.4% | 1.2% | 0.9% | 0.7% | 0.7% | 0.6% | 0.4% | 0.7% | 0.5% | 0.6% | 0.7% | 0.7% |
| Subarea Total | 20.9% | 17.2% | 13.7% | 10.4% | 11.0% | 9.6% | 6.5% | 10.2% | 6.8% | 9.4% | 11.6% | 10.5% |
| Los Angeles County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 3.8% | 2.6% | 2.3% | 0.6% | 0.1% | 0.0% | 0.1% | 0.2% | 0.3% | 0.2% | 1.0% | 0.2% |
| Ridgecrest | 3.0% | 3.0% | 1.3% | 0.3% | 0.2% | 0.3% | 0.3% | 0.3% | 0.4% | 0.3% | 1.0% | 0.3% |
| Unincorporated Area | 0.5% | 0.4% | 0.3% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% |
| Subarea Total | 7.2% | 6.0% | 3.9% | 1.0% | 0.4% | 0.4% | 0.4% | 0.6% | 0.7% | 0.6% | 2.1% | 0.6% |
| Kern County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 26.9% | 21.4% | 17.1% | 11.2% | 12.1% | 9.5% | 8.8% | 10.7% | 8.3% | 11.9% | 13.8% | 13.7% |
| Three-County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-21

**RESIDENTIAL BUILDING PERMIT TRENDS
SINGLE FAMILY UNITS AS A PERCENT OF COUNTY
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 16.4% | 10.2% | 8.7% | 5.5% | 3.2% | 1.9% | 0.2% | 0.0% | 0.0% | 1.4% | 4.8% | 3.4% |
| Apple Valley | 4.7% | 5.4% | 3.3% | 3.2% | 4.5% | 4.2% | 5.0% | 4.9% | 4.8% | 5.3% | 4.5% | 5.1% |
| Barstow | 0.9% | 0.7% | 0.1% | 0.1% | 0.3% | 0.2% | 0.1% | 0.0% | 0.0% | 0.0% | 0.2% | 0.1% |
| Hesperia | 7.8% | 4.2% | 5.6% | 4.4% | 4.4% | 4.2% | 3.3% | 3.2% | 3.6% | 7.9% | 4.9% | 4.3% |
| Twentynine Palms | 0.9% | 0.6% | 0.6% | 0.4% | 0.2% | 0.2% | 0.1% | 0.1% | 0.0% | 0.1% | 0.3% | 0.1% |
| Victorville | 12.3% | 15.2% | 11.4% | 7.7% | 7.0% | 3.0% | 3.6% | 4.8% | 6.8% | 9.4% | 8.1% | 9.2% |
| Yucca Valley | - | - | - | - | 0.2% | 0.2% | 0.6% | 0.8% | 1.2% | 1.2% | 0.7% | 1.6% |
| Unincorporated Area | 3.1% | 2.6% | 2.2% | 1.5% | 1.5% | 1.0% | 0.9% | 1.0% | 1.2% | 1.8% | 1.7% | 1.7% |
| Subarea Total | 46.1% | 39.0% | 32.0% | 22.8% | 21.4% | 14.8% | 13.7% | 15.0% | 17.7% | 27.1% | 25.0% | 25.5% |
| San Bernardino County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 11.3% | 10.9% | 7.0% | 5.2% | 6.0% | 6.6% | 4.6% | 4.4% | 3.3% | 6.9% | 6.6% | 6.1% |
| Palmdale | 15.1% | 14.5% | 13.3% | 10.3% | 10.8% | 5.9% | 5.8% | 6.3% | 7.9% | 9.7% | 10.0% | 11.8% |
| Unincorporated Area | 1.9% | 1.9% | 1.5% | 1.1% | 1.2% | 0.9% | 0.8% | 0.8% | 0.8% | 1.2% | 1.2% | 1.3% |
| Subarea Total | 28.3% | 27.3% | 21.8% | 16.7% | 18.0% | 13.5% | 11.2% | 11.5% | 12.0% | 17.8% | 17.8% | 19.2% |
| Los Angeles County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 3.0% | 2.8% | 2.5% | 0.7% | 0.2% | 0.0% | 0.1% | 0.2% | 0.3% | 0.2% | 1.0% | 0.2% |
| Ridgecrest | 3.4% | 3.3% | 1.5% | 0.4% | 0.3% | 0.4% | 0.3% | 0.3% | 0.4% | 0.4% | 1.1% | 0.3% |
| Unincorporated Area | 0.5% | 0.4% | 0.3% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% |
| Subarea Total | 6.9% | 6.6% | 4.3% | 1.2% | 0.4% | 0.4% | 0.5% | 0.6% | 0.7% | 0.6% | 2.2% | 0.6% |
| Kern County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 29.6% | 27.2% | 21.8% | 14.9% | 15.8% | 11.7% | 10.1% | 11.0% | 12.0% | 18.1% | 17.2% | 18.8% |
| Three-County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-22

**RESIDENTIAL BUILDING PERMIT TRENDS
MULTI FAMILY UNITS AS A PERCENT OF COUNTY
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Apple Valley | 0.7% | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% | 18.8% | 16.7% | 0.0% | 0.0% | 3.8% | 0.0% |
| Barstow | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Hesperia | 5.5% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 17.4% | 0.0% | 0.0% | 0.8% | 2.4% | 0.0% |
| Twentynine Palms | 49.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 4.9% | 0.0% |
| Victorville | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 22.7% | 34.3% | 1.7% | 0.0% | 5.9% | 0.0% |
| Yucca Valley | - | - | - | - | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Unincorporated Area | 4.0% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 4.3% | 3.7% | 0.1% | 0.1% | 1.2% | 0.0% |
| Subarea Total | 59.3% | 1.8% | 0.0% | 0.0% | 0.0% | 0.0% | 63.2% | 54.8% | 1.8% | 0.9% | 18.2% | 0.0% |
| San Bernardino County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 3.9% | 0.1% | 0.0% | 0.0% | 0.0% | 2.2% | 0.2% | 2.5% | 1.5% | 2.0% | 1.3% | 0.0% |
| Palmdale | 6.0% | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 5.5% | 0.0% | 0.0% | 1.3% | 0.0% |
| Unincorporated Area | 0.7% | 0.1% | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% | 0.6% | 0.1% | 0.1% | 0.2% | 0.0% |
| Subarea Total | 10.6% | 1.5% | 0.0% | 0.0% | 0.0% | 2.4% | 0.3% | 8.6% | 1.6% | 2.1% | 2.7% | 0.0% |
| Los Angeles County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 9.5% | 0.0% | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 1.0% | 0.0% |
| Ridgecrest | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Unincorporated Area | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% |
| Subarea Total | 10.2% | 0.0% | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 1.1% | 0.0% |
| Kern County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 20.2% | 1.4% | 0.1% | 0.0% | 0.0% | 2.0% | 5.7% | 10.0% | 1.6% | 1.9% | 4.3% | 0.0% |
| Three-County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-23

**RESIDENTIAL BUILDING PERMIT TRENDS
TOTAL AVERAGE VALUE PER UNIT
WEST MOJAVE PLAN AREA**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | \$52,203 | \$56,681 | \$59,324 | \$58,495 | \$63,751 | \$75,133 | \$82,737 | - | - | \$54,611 | \$62,867 | \$64,175 |
| Apple Valley | \$107,377 | \$100,856 | \$99,599 | \$122,792 | \$120,835 | \$125,353 | \$107,916 | \$128,805 | \$150,042 | \$138,335 | \$120,191 | \$133,654 |
| Barstow | \$91,735 | \$90,681 | \$97,870 | \$100,736 | \$85,270 | \$117,275 | \$178,645 | \$196,217 | - | - | \$119,804 | \$98,267 |
| Hesperia | \$103,775 | \$101,962 | \$99,471 | \$106,615 | \$102,111 | \$107,766 | \$91,775 | \$119,323 | \$130,298 | \$128,507 | \$109,160 | \$142,930 |
| Twentynine Palms | \$40,391 | \$77,344 | \$77,748 | \$74,348 | \$81,750 | \$84,977 | \$110,935 | \$99,281 | \$62,938 | \$135,918 | \$84,563 | \$79,526 |
| Victorville | \$94,167 | \$98,016 | \$97,551 | \$104,069 | \$100,774 | \$101,057 | \$92,895 | \$108,941 | \$126,170 | \$157,842 | \$108,148 | \$163,763 |
| Yucca Valley | - | - | - | - | \$91,965 | \$99,188 | \$94,400 | \$94,687 | \$102,668 | \$105,268 | \$98,029 | \$107,939 |
| Unincorporated Area | \$99,402 | \$103,093 | \$109,172 | \$105,164 | \$117,888 | \$120,777 | \$108,877 | \$119,723 | \$130,702 | \$143,907 | \$113,578 | \$142,584 |
| Subarea Total | \$74,454 | \$87,944 | \$88,137 | \$95,725 | \$100,396 | \$107,912 | \$99,115 | \$117,514 | \$132,014 | \$136,709 | \$103,992 | \$135,296 |
| San Bernardino County Total | \$99,432 | \$106,784 | \$122,475 | \$124,693 | \$130,097 | \$139,009 | \$148,806 | \$172,409 | \$161,184 | \$159,705 | \$136,459 | \$160,991 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$97,996 | \$112,432 | \$118,719 | \$123,299 | \$124,553 | \$126,735 | \$138,922 | \$111,329 | \$98,796 | \$110,224 | \$116,301 | \$149,181 |
| Palmdale | \$91,765 | \$105,355 | \$115,992 | \$113,183 | \$124,417 | \$124,838 | \$118,108 | \$104,251 | \$158,762 | \$173,836 | \$123,051 | \$171,020 |
| Unincorporated Area | \$157,446 | \$185,253 | \$128,371 | \$117,179 | \$198,441 | \$119,825 | \$168,166 | \$111,711 | \$217,713 | \$155,184 | \$155,776 | \$158,037 |
| Subarea Total | \$98,673 | \$113,522 | \$117,708 | \$116,606 | \$129,489 | \$125,506 | \$130,269 | \$107,213 | \$141,335 | \$143,691 | \$122,401 | \$163,244 |
| Los Angeles County Total | \$134,405 | \$140,309 | \$120,758 | \$131,000 | \$152,423 | \$150,731 | \$137,103 | \$135,155 | \$139,344 | \$135,610 | \$137,684 | \$169,118 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | \$73,326 | \$86,688 | \$87,828 | \$92,853 | \$94,822 | - | \$102,396 | \$140,600 | \$124,632 | \$120,243 | \$102,598 | \$115,883 |
| Ridgecrest | \$79,857 | \$85,104 | \$98,030 | \$92,926 | \$122,265 | \$112,485 | \$113,572 | \$113,355 | \$113,414 | \$113,399 | \$104,441 | \$113,403 |
| Unincorporated Area | \$82,427 | \$97,430 | \$102,334 | \$122,383 | \$121,275 | \$121,357 | \$126,800 | \$123,984 | \$140,511 | \$159,535 | \$119,804 | \$122,086 |
| Subarea Total | \$76,627 | \$86,617 | \$92,347 | \$94,883 | \$111,966 | \$113,088 | \$111,866 | \$124,533 | \$119,657 | \$118,882 | \$105,047 | \$115,060 |
| Kern County Total | \$84,091 | \$92,050 | \$93,163 | \$91,925 | \$96,717 | \$96,226 | \$96,134 | \$107,636 | \$120,880 | \$126,752 | \$100,557 | \$126,594 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$84,112 | \$97,058 | \$100,092 | \$105,608 | \$113,763 | \$117,624 | \$111,615 | \$111,790 | \$136,769 | \$139,920 | \$111,835 | \$146,224 |
| Three-County Total | \$114,336 | \$118,775 | \$115,789 | \$120,364 | \$135,335 | \$139,090 | \$133,801 | \$142,100 | \$142,537 | \$141,320 | \$130,345 | \$160,854 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-24

**RESIDENTIAL BUILDING PERMIT TRENDS
SINGLE FAMILY AVERAGE VALUE PER UNIT
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | \$52,203 | \$56,681 | \$59,324 | \$58,495 | \$63,751 | \$75,133 | \$82,737 | - | - | \$54,611 | \$62,867 | \$64,175 |
| Apple Valley | \$109,345 | \$101,863 | \$99,599 | \$122,792 | \$120,835 | \$125,353 | \$132,542 | \$140,884 | \$150,042 | \$138,335 | \$124,159 | \$133,654 |
| Barstow | \$91,735 | \$90,681 | \$97,870 | \$100,736 | \$85,270 | \$117,275 | \$178,645 | \$196,217 | - | - | \$119,804 | \$98,267 |
| Hesperia | \$111,326 | \$101,962 | \$99,471 | \$106,615 | \$102,111 | \$107,766 | \$109,272 | \$119,323 | \$130,298 | \$130,674 | \$111,882 | \$142,930 |
| Twentynine Palms | \$87,345 | \$77,344 | \$77,748 | \$74,348 | \$81,750 | \$84,977 | \$110,935 | \$99,281 | \$62,938 | \$135,918 | \$89,258 | \$79,526 |
| Victorville | \$94,167 | \$98,016 | \$97,551 | \$104,069 | \$100,774 | \$101,057 | \$108,629 | \$120,829 | \$127,833 | \$157,842 | \$111,077 | \$163,763 |
| Yucca Valley | - | - | - | - | \$91,965 | \$99,188 | \$94,400 | \$94,687 | \$102,668 | \$105,268 | \$98,029 | \$107,939 |
| Unincorporated Area | \$109,756 | \$103,267 | \$109,172 | \$105,164 | \$117,888 | \$120,777 | \$111,324 | \$135,774 | \$132,354 | \$144,522 | \$143,399 | \$142,584 |
| Subarea Total | \$84,523 | \$88,041 | \$88,137 | \$95,725 | \$100,396 | \$107,912 | \$116,959 | \$126,672 | \$132,833 | \$137,437 | \$107,864 | \$135,296 |
| San Bernardino County Total | \$110,327 | \$111,913 | \$123,544 | \$125,663 | \$132,273 | \$144,160 | \$157,526 | \$176,716 | \$173,077 | \$178,795 | \$143,399 | \$171,619 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$109,009 | \$112,843 | \$118,719 | \$123,299 | \$124,553 | \$138,751 | \$141,453 | \$138,401 | \$142,957 | \$141,469 | \$129,145 | \$149,181 |
| Palmdale | \$104,190 | \$107,166 | \$115,992 | \$113,183 | \$124,417 | \$124,838 | \$118,108 | \$137,926 | \$158,762 | \$173,836 | \$127,842 | \$171,020 |
| Unincorporated Area | \$181,986 | \$189,377 | \$128,371 | \$117,179 | \$198,441 | \$125,774 | \$170,107 | \$141,629 | \$241,426 | \$166,784 | \$183,732 | \$158,037 |
| Subarea Total | \$111,403 | \$115,009 | \$117,708 | \$116,606 | \$129,489 | \$131,760 | \$131,252 | \$138,357 | \$160,002 | \$160,825 | \$131,241 | \$163,244 |
| Los Angeles County Total | \$172,462 | \$172,664 | \$150,503 | \$168,044 | \$202,112 | \$183,835 | \$187,023 | \$189,092 | \$215,776 | \$195,811 | \$183,732 | \$217,440 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | \$86,479 | \$86,688 | \$89,045 | \$92,853 | \$94,822 | - | \$102,396 | \$140,600 | \$124,632 | \$120,243 | \$104,195 | \$115,883 |
| Ridgecrest | \$79,857 | \$85,104 | \$98,030 | \$92,926 | \$122,265 | \$112,485 | \$113,572 | \$113,355 | \$113,414 | \$113,399 | \$104,441 | \$113,403 |
| Unincorporated Area | \$90,727 | \$97,430 | \$103,257 | \$122,383 | \$121,275 | \$121,357 | \$126,800 | \$123,984 | \$140,511 | \$159,535 | \$115,128 | \$122,086 |
| Subarea Total | \$83,506 | \$86,617 | \$93,179 | \$94,883 | \$111,966 | \$113,088 | \$111,866 | \$124,533 | \$119,657 | \$118,882 | \$105,818 | \$115,060 |
| Kern County Total | \$88,598 | \$96,028 | \$99,070 | \$98,082 | \$102,742 | \$102,092 | \$103,911 | \$111,831 | \$125,016 | \$128,416 | \$105,579 | \$126,895 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$95,149 | \$97,449 | \$100,135 | \$105,608 | \$113,763 | \$120,521 | \$123,760 | \$132,196 | \$146,087 | \$147,706 | \$118,238 | \$146,224 |
| Three-County Total | \$131,137 | \$129,417 | \$128,793 | \$136,756 | \$154,198 | \$155,078 | \$160,022 | \$171,469 | \$186,013 | \$177,204 | \$153,009 | \$181,634 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-25

**RESIDENTIAL BUILDING PERMIT TRENDS
MULTI FAMILY AVERAGE VALUE PER UNIT
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | - | - | - | - | - | - | - | - | - | - | - | - |
| Apple Valley | \$53,449 | \$64,869 | - | - | - | - | \$36,603 | \$31,270 | - | - | \$46,548 | - |
| Barstow | - | - | - | - | - | - | - | - | - | - | - | - |
| Hesperia | \$57,760 | - | - | - | - | - | \$54,815 | - | - | \$38,659 | \$50,411 | - |
| Twentynine Palms | \$36,676 | - | - | - | - | - | - | - | - | - | \$36,676 | - |
| Victorville | - | - | - | - | - | - | \$65,768 | \$63,273 | \$72,120 | - | \$67,054 | - |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Unincorporated Area | \$64,736 | \$61,264 | - | - | - | - | \$103,049 | - | - | \$62,372 | \$66,710 | - |
| Subarea Total | \$40,741 | \$64,624 | - | - | - | - | \$56,610 | \$49,196 | \$67,223 | \$40,269 | \$53,111 | - |
| San Bernardino County Total | \$52,536 | \$50,424 | \$88,094 | \$95,946 | \$67,511 | \$63,294 | \$52,972 | \$54,755 | \$63,761 | \$77,808 | \$66,710 | \$70,162 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$53,829 | \$62,000 | - | - | - | \$60,883 | \$76,500 | \$52,529 | \$5,455 | \$17,296 | \$46,927 | - |
| Palmdale | \$49,135 | \$74,000 | - | - | - | - | - | \$55,697 | - | - | \$59,611 | - |
| Unincorporated Area | \$67,681 | \$72,441 | \$66,557 | \$59,098 | \$67,966 | \$58,171 | \$59,785 | \$61,728 | \$48,844 | \$72,132 | \$76,472 | \$172,704 |
| Subarea Total | \$52,110 | \$72,829 | - | - | - | \$60,699 | \$75,365 | \$55,181 | \$8,401 | \$21,019 | \$49,372 | - |
| Los Angeles County Total | \$82,078 | \$90,004 | \$70,308 | \$69,896 | \$75,414 | \$90,227 | \$70,344 | \$67,445 | \$64,904 | \$84,103 | \$76,472 | \$110,884 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | \$42,188 | - | \$45,822 | - | - | - | - | - | - | - | \$44,005 | - |
| Ridgecrest | - | - | - | - | - | - | - | - | - | - | - | - |
| Unincorporated Area | \$40,758 | \$54,384 | \$51,123 | \$46,837 | \$49,693 | \$42,589 | \$71,622 | \$54,873 | \$59,860 | \$65,626 | \$55,965 | \$129,100 |
| Subarea Total | \$42,091 | - | \$46,182 | - | - | - | - | - | - | - | \$44,137 | - |
| Kern County Total | \$50,388 | \$53,006 | \$51,140 | \$65,760 | \$58,520 | \$42,553 | \$58,301 | \$55,199 | \$63,976 | \$60,802 | \$55,965 | \$52,330 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$45,151 | \$71,516 | \$46,182 | - | - | \$60,699 | \$57,329 | \$54,009 | \$13,303 | \$22,228 | \$46,302 | - |
| Three-County Total | \$73,884 | \$81,719 | \$68,899 | \$70,045 | \$73,272 | \$84,882 | \$67,647 | \$66,570 | \$64,799 | \$83,055 | \$73,477 | \$105,124 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-26

**RESIDENTIAL BUILDING PERMIT TRENDS
TOTAL UNITS
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 966 | 542 | 404 | 207 | 151 | 95 | 11 | 0 | 0 | 96 | 247 | 218 |
| Apple Valley | 284 | 294 | 156 | 121 | 212 | 215 | 374 | 363 | 277 | 362 | 266 | 323 |
| Barstow | 53 | 37 | 5 | 3 | 13 | 9 | 3 | 1 | 0 | 0 | 12 | 5 |
| Hesperia | 532 | 225 | 261 | 165 | 205 | 216 | 277 | 212 | 210 | 552 | 286 | 270 |
| Twentynine Palms | 723 | 32 | 30 | 16 | 9 | 10 | 6 | 5 | 2 | 6 | 84 | 9 |
| Victorville | 725 | 804 | 534 | 289 | 327 | 152 | 316 | 397 | 402 | 637 | 458 | 583 |
| Yucca Valley | 0 | 0 | 0 | 0 | 11 | 9 | 31 | 54 | 70 | 81 | 26 | 100 |
| Unincorporated in Subarea | 239 | 141 | 101 | 58 | 68 | 51 | 74 | 75 | 70 | 126 | 100 | 110 |
| Subarea Total | 3,522 | 2,075 | 1,491 | 859 | 996 | 757 | 1,092 | 1,107 | 1,031 | 1,860 | 1,479 | 1,618 |
| San Bernardino County Total | 7,251 | 5,778 | 4,809 | 3,892 | 4,822 | 5,448 | 6,127 | 6,767 | 6,471 | 8,395 | 5,976 | 7,093 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 982 | 495 | 342 | 251 | 282 | 499 | 308 | 498 | 411 | 771 | 484 | 336 |
| Palmdale | 1,347 | 696 | 651 | 500 | 508 | 376 | 374 | 840 | 661 | 812 | 677 | 656 |
| Unincorporated in Subarea | 170 | 87 | 72 | 55 | 58 | 64 | 50 | 97 | 78 | 115 | 85 | 72 |
| Subarea Total | 2,499 | 1,278 | 1,065 | 806 | 848 | 939 | 732 | 1,435 | 1,150 | 1,698 | 1,245 | 1,064 |
| Los Angeles County Total | 11,965 | 7,432 | 7,754 | 7,763 | 7,731 | 9,829 | 11,226 | 14,060 | 16,968 | 18,118 | 11,285 | 10,148 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 165 | 87 | 71 | 20 | 4 | 0 | 3 | 7 | 8 | 7 | 37 | 6 |
| Ridgecrest | 130 | 103 | 42 | 12 | 6 | 9 | 9 | 10 | 11 | 12 | 34 | 7 |
| Unincorporated in Subarea | 21 | 14 | 8 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 5 | 1 |
| Subarea Total | 316 | 204 | 121 | 34 | 11 | 10 | 13 | 18 | 20 | 20 | 77 | 14 |
| Kern County Total | 4,366 | 3,396 | 3,124 | 3,496 | 2,767 | 2,659 | 3,425 | 3,118 | 3,070 | 3,494 | 3,292 | 2,476 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 6,337 | 3,556 | 2,678 | 1,699 | 1,854 | 1,706 | 1,837 | 2,561 | 2,201 | 3,579 | 2,801 | 2,696 |
| Three-County Total | 23,582 | 16,606 | 15,687 | 15,151 | 15,320 | 17,936 | 20,778 | 23,945 | 26,509 | 30,007 | 20,552 | 19,717 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-27

**RESIDENTIAL BUILDING PERMIT TRENDS
SINGLE FAMILY UNITS
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 966 | 542 | 404 | 207 | 151 | 95 | 11 | 0 | 0 | 96 | 247 | 218 |
| Apple Valley | 274 | 286 | 156 | 121 | 212 | 215 | 278 | 323 | 277 | 362 | 250 | 323 |
| Barstow | 53 | 37 | 5 | 3 | 13 | 9 | 3 | 1 | 0 | 0 | 12 | 5 |
| Hesperia | 457 | 225 | 261 | 165 | 205 | 216 | 188 | 212 | 210 | 539 | 268 | 270 |
| Twentynine Palms | 53 | 32 | 30 | 16 | 9 | 10 | 6 | 5 | 2 | 6 | 17 | 9 |
| Victorville | 725 | 804 | 534 | 289 | 327 | 152 | 200 | 315 | 390 | 637 | 437 | 583 |
| Yucca Valley | - | - | - | - | 11 | 9 | 31 | 54 | 70 | 81 | 43 | 100 |
| Unincorporated in Subarea* | 184 | 140 | 101 | 58 | 68 | 51 | 52 | 66 | 69 | 125 | 92 | 110 |
| Subarea Total | 2,712 | 2,066 | 1,491 | 859 | 996 | 757 | 769 | 976 | 1,018 | 1,846 | 1,349 | 1,618 |
| San Bernardino County Total | 5,884 | 5,296 | 4,664 | 3,765 | 4,660 | 5,101 | 5,616 | 6,528 | 5,767 | 6,808 | 5,409 | 6,350 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 786 | 491 | 342 | 251 | 282 | 422 | 296 | 341 | 279 | 577 | 407 | 336 |
| Palmdale | 1,043 | 658 | 651 | 500 | 508 | 376 | 374 | 496 | 661 | 812 | 608 | 656 |
| Unincorporated in Subarea* | 133 | 84 | 72 | 55 | 58 | 58 | 49 | 61 | 68 | 101 | 74 | 72 |
| Subarea Total | 1,962 | 1,233 | 1,065 | 806 | 848 | 856 | 719 | 898 | 1,008 | 1,490 | 1,089 | 1,064 |
| Los Angeles County Total | 6,927 | 4,523 | 4,878 | 4,833 | 4,699 | 6,353 | 6,423 | 7,826 | 8,372 | 8,354 | 6,319 | 5,546 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 116 | 87 | 69 | 20 | 4 | 0 | 3 | 7 | 8 | 7 | 32 | 6 |
| Ridgecrest | 130 | 103 | 42 | 12 | 6 | 9 | 9 | 10 | 11 | 12 | 34 | 7 |
| Unincorporated in Subarea* | 18 | 14 | 8 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 5 | 1 |
| Subarea Total | 264 | 204 | 119 | 34 | 11 | 10 | 13 | 18 | 20 | 20 | 71 | 14 |
| Kern County Total | 3,851 | 3,082 | 2,739 | 2,830 | 2,390 | 2,397 | 2,841 | 2,887 | 2,862 | 3,408 | 2,929 | 2,466 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 4,938 | 3,503 | 2,676 | 1,699 | 1,854 | 1,623 | 1,501 | 1,893 | 2,047 | 3,357 | 2,509 | 2,696 |
| Three-County Total | 16,662 | 12,901 | 12,281 | 11,428 | 11,749 | 13,851 | 14,880 | 17,241 | 17,001 | 18,570 | 14,656 | 14,362 |

*Estimate based on City permits and 1990-2000 City to Unincorporated growth ratio.

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-28

**RESIDENTIAL BUILDING PERMIT TRENDS
MULTI-FAMILY UNITS
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Apple Valley | 10 | 8 | 0 | 0 | 0 | 0 | 96 | 40 | 0 | 0 | 15 | 0 |
| Barstow | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hesperia | 75 | 0 | 0 | 0 | 0 | 0 | 89 | 0 | 0 | 13 | 18 | 0 |
| Twentynine Palms | 670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67 | 0 |
| Victorville | 0 | 0 | 0 | 0 | 0 | 0 | 116 | 82 | 12 | 0 | 21 | 0 |
| Yucca Valley | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unincorporated in Subarea* | 55 | 1 | 0 | 0 | 0 | 0 | 22 | 9 | 1 | 1 | 9 | 0 |
| Subarea Total | 810 | 9 | 0 | 0 | 0 | 0 | 323 | 131 | 13 | 14 | 130 | 0 |
| San Bernardino County Total | 1,367 | 482 | 145 | 127 | 162 | 347 | 511 | 239 | 704 | 1,587 | 567 | 743 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 196 | 4 | 0 | 0 | 0 | 77 | 12 | 157 | 132 | 194 | 77 | 0 |
| Palmdale | 304 | 38 | 0 | 0 | 0 | 0 | 0 | 344 | 0 | 0 | 69 | 0 |
| Unincorporated in Subarea* | 36 | 3 | 0 | 0 | 0 | 6 | 1 | 36 | 10 | 14 | 11 | 0 |
| Subarea Total | 536 | 45 | 0 | 0 | 0 | 83 | 13 | 537 | 142 | 208 | 156 | 0 |
| Los Angeles County Total | 5,038 | 2,909 | 2,876 | 2,930 | 3,032 | 3,476 | 4,803 | 6,234 | 8,596 | 9,764 | 4,966 | 4,602 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 49 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Ridgecrest | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unincorporated in Subarea* | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subarea Total | 53 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Kern County Total | 515 | 314 | 385 | 666 | 377 | 262 | 584 | 231 | 208 | 86 | 363 | 10 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 1,399 | 54 | 2 | 0 | 0 | 83 | 336 | 668 | 154 | 222 | 292 | 0 |
| Three-County Total | 6,920 | 3,705 | 3,406 | 3,723 | 3,571 | 4,085 | 5,898 | 6,704 | 9,508 | 11,437 | 5,896 | 5,355 |

*Estimate based on City permits and 1990-2000 City to Unincorporated growth ratio.

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-29

**RESIDENTIAL BUILDING PERMIT TRENDS
TOTAL VALUES (IN THOUSANDS)
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | \$50,428 | \$30,721 | \$23,967 | \$12,108 | \$9,626 | \$7,138 | \$910 | - | - | \$5,243 | \$17,518 | \$13,990 |
| Apple Valley | \$30,495 | \$29,652 | \$15,537 | \$14,858 | \$25,617 | \$26,951 | \$40,361 | \$46,756 | \$41,562 | \$50,077 | \$32,187 | \$43,170 |
| Barstow | \$4,862 | \$3,355 | \$489 | \$302 | \$1,109 | \$1,055 | \$536 | \$196 | - | - | \$1,488 | \$491 |
| Hesperia | \$55,208 | \$22,942 | \$25,962 | \$17,591 | \$20,933 | \$23,277 | \$25,422 | \$25,296 | \$27,362 | \$70,936 | \$31,493 | \$38,591 |
| Twentynine Palms | \$29,202 | \$2,475 | \$2,332 | \$1,190 | \$736 | \$850 | \$666 | \$496 | \$126 | \$816 | \$3,889 | \$716 |
| Victorville | \$68,271 | \$78,805 | \$52,092 | \$30,076 | \$32,953 | \$15,361 | \$29,355 | \$43,249 | \$50,720 | \$100,545 | \$50,143 | \$95,474 |
| Yucca Valley | - | - | - | - | \$1,012 | \$893 | \$2,926 | \$5,113 | \$7,187 | \$8,527 | \$4,276 | \$10,794 |
| Unincorporated Area | \$23,773 | \$14,524 | \$11,054 | \$6,136 | \$7,969 | \$6,212 | \$8,074 | \$9,001 | \$9,150 | \$18,178 | \$11,407 | \$15,663 |
| Subarea Total | \$262,240 | \$182,474 | \$131,435 | \$82,262 | \$99,954 | \$81,736 | \$108,249 | \$130,108 | \$136,107 | \$254,321 | \$146,889 | \$218,890 |
| San Bernardino County Total | \$720,983 | \$616,997 | \$588,981 | \$485,307 | \$627,330 | \$757,323 | \$911,734 | \$1,166,691 | \$1,043,021 | \$1,340,721 | \$825,909 | \$1,141,910 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$96,232 | \$55,654 | \$40,602 | \$30,948 | \$35,124 | \$63,241 | \$42,788 | \$55,442 | \$40,605 | \$84,983 | \$54,562 | \$50,125 |
| Palmdale | \$123,607 | \$73,327 | \$75,511 | \$56,592 | \$63,204 | \$46,939 | \$44,173 | \$87,571 | \$104,941 | \$141,155 | \$81,702 | \$112,189 |
| Unincorporated Area | \$26,712 | \$16,073 | \$9,286 | \$6,411 | \$11,420 | \$7,638 | \$8,355 | \$10,888 | \$17,002 | \$17,895 | \$13,168 | \$11,420 |
| Subarea Total | \$246,551 | \$145,054 | \$125,399 | \$93,950 | \$109,748 | \$117,818 | \$95,315 | \$153,901 | \$162,548 | \$244,033 | \$149,432 | \$173,735 |
| Los Angeles County Total | \$1,608,154 | \$1,042,780 | \$936,359 | \$1,016,953 | \$1,178,380 | \$1,481,535 | \$1,539,114 | \$1,900,284 | \$2,364,387 | \$2,456,986 | \$1,552,493 | \$1,716,212 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | \$12,099 | \$7,542 | \$6,236 | \$1,857 | \$379 | - | \$307 | \$984 | \$997 | \$842 | \$3,471 | \$695 |
| Ridgecrest | \$10,381 | \$8,766 | \$4,117 | \$1,115 | \$734 | \$1,012 | \$1,022 | \$1,134 | \$1,248 | \$1,361 | \$3,089 | \$794 |
| Unincorporated Area | \$1,771 | \$1,349 | \$842 | \$285 | \$88 | \$80 | \$111 | \$154 | \$194 | \$221 | \$510 | \$116 |
| Subarea Total | \$24,252 | \$17,656 | \$11,195 | \$3,257 | \$1,201 | \$1,092 | \$1,440 | \$2,271 | \$2,439 | \$2,423 | \$6,723 | \$1,605 |
| Kern County Total | \$367,140 | \$312,603 | \$291,041 | \$321,369 | \$267,616 | \$255,864 | \$329,260 | \$335,608 | \$371,103 | \$442,872 | \$329,448 | \$313,446 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$533,042 | \$345,184 | \$268,029 | \$179,469 | \$210,904 | \$200,646 | \$205,005 | \$286,281 | \$301,094 | \$500,778 | \$303,043 | \$394,229 |
| Three-County Total | \$2,696,277 | \$1,972,380 | \$1,816,381 | \$1,823,629 | \$2,073,325 | \$2,494,722 | \$2,780,109 | \$3,402,583 | \$3,778,511 | \$4,240,579 | \$2,707,849 | \$3,171,567 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-30

**RESIDENTIAL BUILDING PERMIT TRENDS
SINGLE FAMILY VALUES (IN THOUSANDS)
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | \$50,428 | \$30,721 | \$23,967 | \$12,108 | \$9,626 | \$7,138 | \$910 | - | - | \$5,243 | \$17,518 | \$13,990 |
| Apple Valley | \$29,961 | \$29,133 | \$15,537 | \$14,858 | \$25,617 | \$26,951 | \$36,847 | \$45,505 | \$41,562 | \$50,077 | \$31,605 | \$43,170 |
| Barstow | \$4,862 | \$3,355 | \$489 | \$302 | \$1,109 | \$1,055 | \$536 | \$196 | - | - | \$1,488 | \$491 |
| Hesperia | \$50,876 | \$22,942 | \$25,962 | \$17,591 | \$20,933 | \$23,277 | \$20,543 | \$25,296 | \$27,362 | \$70,433 | \$30,522 | \$38,591 |
| Twentynine Palms | \$4,629 | \$2,475 | \$2,332 | \$1,190 | \$736 | \$850 | \$666 | \$496 | \$126 | \$816 | \$1,432 | \$716 |
| Victorville | \$68,271 | \$78,805 | \$52,092 | \$30,076 | \$32,953 | \$15,361 | \$21,726 | \$38,061 | \$49,855 | \$100,545 | \$48,775 | \$95,474 |
| Yucca Valley | - | - | - | - | \$1,012 | \$893 | \$2,926 | \$5,113 | \$7,187 | \$8,527 | \$4,276 | \$10,794 |
| Unincorporated Area | \$20,212 | \$14,489 | \$11,054 | \$6,136 | \$7,969 | \$6,212 | \$5,815 | \$9,001 | \$9,150 | \$18,119 | \$13,137 | \$15,663 |
| Subarea Total | \$229,240 | \$181,919 | \$131,435 | \$82,262 | \$99,954 | \$81,736 | \$89,968 | \$123,669 | \$135,242 | \$253,760 | \$140,918 | \$218,890 |
| San Bernardino County Total | \$649,166 | \$592,693 | \$576,207 | \$473,121 | \$616,393 | \$735,360 | \$884,666 | \$1,153,604 | \$998,133 | \$1,217,240 | \$789,658 | \$1,089,779 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$85,681 | \$55,406 | \$40,602 | \$30,948 | \$35,124 | \$58,553 | \$41,870 | \$47,195 | \$39,885 | \$81,628 | \$51,689 | \$50,125 |
| Palmdale | \$108,670 | \$70,515 | \$75,511 | \$56,592 | \$63,204 | \$46,939 | \$44,173 | \$68,411 | \$104,941 | \$141,155 | \$78,011 | \$112,189 |
| Unincorporated Area | \$24,247 | \$15,851 | \$9,286 | \$6,411 | \$11,420 | \$7,312 | \$8,303 | \$8,636 | \$16,532 | \$16,876 | \$13,580 | \$11,420 |
| Subarea Total | \$218,598 | \$141,772 | \$125,399 | \$93,950 | \$109,748 | \$112,804 | \$94,345 | \$124,241 | \$161,358 | \$239,658 | \$142,187 | \$173,735 |
| Los Angeles County Total | \$1,194,645 | \$780,959 | \$734,152 | \$812,158 | \$949,724 | \$1,167,906 | \$1,201,251 | \$1,479,835 | \$1,806,473 | \$1,635,801 | \$1,176,290 | \$1,205,925 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | \$10,032 | \$7,542 | \$6,144 | \$1,857 | \$379 | - | \$307 | \$984 | \$997 | \$842 | \$3,232 | \$695 |
| Ridgecrest | \$10,381 | \$8,766 | \$4,117 | \$1,115 | \$734 | \$1,012 | \$1,022 | \$1,134 | \$1,248 | \$1,361 | \$3,089 | \$794 |
| Unincorporated Area | \$1,626 | \$1,349 | \$835 | \$285 | \$88 | \$80 | \$111 | \$154 | \$194 | \$221 | \$558 | \$116 |
| Subarea Total | \$22,039 | \$17,656 | \$11,096 | \$3,257 | \$1,201 | \$1,092 | \$1,440 | \$2,271 | \$2,439 | \$2,423 | \$6,492 | \$1,605 |
| Kern County Total | \$341,190 | \$295,959 | \$271,352 | \$277,573 | \$245,554 | \$244,715 | \$295,212 | \$322,857 | \$357,796 | \$437,643 | \$308,985 | \$312,922 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$469,877 | \$341,348 | \$267,930 | \$179,469 | \$210,904 | \$195,632 | \$185,754 | \$250,182 | \$299,039 | \$495,841 | \$289,598 | \$394,229 |
| Three-County Total | \$2,185,001 | \$1,669,611 | \$1,581,711 | \$1,562,852 | \$1,811,670 | \$2,147,980 | \$2,381,129 | \$2,956,296 | \$3,162,402 | \$3,290,684 | \$2,274,934 | \$2,608,626 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-31

**RESIDENTIAL BUILDING PERMIT TRENDS
MULTI-FAMILY VALUES (IN THOUSANDS)
WEST MOJAVE PLAN**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | - | - | - | - | - | - | - | - | - | - | - | - |
| Apple Valley | \$534 | \$519 | - | - | - | - | \$3,514 | \$1,251 | - | - | \$1,455 | - |
| Barstow | - | - | - | - | - | - | - | - | - | - | - | - |
| Hesperia | \$4,332 | - | - | - | - | - | \$4,879 | - | - | \$503 | \$3,238 | - |
| Twentynine Palms | \$24,573 | - | - | - | - | - | - | - | - | - | \$24,573 | - |
| Victorville | - | - | - | - | - | - | \$7,629 | \$5,188 | \$865 | - | \$4,561 | - |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Unincorporated Area | \$3,560 | \$36 | - | - | - | - | \$2,260 | - | - | \$59 | \$589 | - |
| Subarea Total | \$33,000 | \$555 | - | - | - | - | \$18,281 | \$6,439 | \$865 | \$562 | \$9,950 | - |
| San Bernardino County Total | \$71,817 | \$24,305 | \$12,774 | \$12,185 | \$10,937 | \$21,963 | \$27,069 | \$13,087 | \$44,888 | \$123,481 | \$36,250 | \$52,131 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$10,551 | \$248 | - | - | - | \$4,688 | \$918 | \$8,247 | \$720 | \$3,355 | \$4,104 | - |
| Palmdale | \$14,937 | \$2,812 | - | - | - | - | - | \$19,160 | - | - | \$12,303 | - |
| Unincorporated Area | \$2,465 | \$222 | - | - | - | \$326 | \$52 | \$2,253 | \$470 | \$1,019 | \$812 | \$0 |
| Subarea Total | \$27,953 | \$3,282 | \$0 | \$0 | \$0 | \$5,014 | \$970 | \$29,660 | \$1,190 | \$4,375 | \$7,244 | \$0 |
| Los Angeles County Total | \$413,509 | \$261,820 | \$202,207 | \$204,795 | \$228,656 | \$313,629 | \$337,863 | \$420,449 | \$557,914 | \$821,185 | \$376,203 | \$510,287 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | \$2,067 | - | \$92 | - | - | - | - | - | - | - | \$1,079 | - |
| Ridgecrest | - | - | - | - | - | - | - | - | - | - | - | - |
| Unincorporated Area | \$145 | - | \$7 | - | - | - | - | - | - | - | \$21 | \$0 |
| Subarea Total | \$2,213 | \$0 | \$99 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$231 | \$0 |
| Kern County Total | \$25,950 | \$16,644 | \$19,689 | \$43,796 | \$22,062 | \$11,149 | \$34,048 | \$12,751 | \$13,307 | \$5,229 | \$20,463 | \$523 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$63,166 | \$3,836 | \$99 | \$0 | \$0 | \$5,014 | \$19,251 | \$36,099 | \$2,055 | \$4,936 | \$13,446 | \$0 |
| Three-County Total | \$511,276 | \$302,769 | \$234,670 | \$260,777 | \$261,655 | \$346,742 | \$398,980 | \$446,287 | \$616,109 | \$949,895 | \$432,916 | \$562,941 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Residential Construction Branch.

EXHIBIT E-32

**RETAIL BUILDING PERMIT VALUATION (IN THOUSANDS)
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | - | - | - | \$300 | \$2,960 | \$350 | \$1,538 | \$1,029 | \$5,633 | \$2,030 | \$1,977 | \$984 |
| Apple Valley | \$478 | \$402 | \$4,068 | - | \$4,597 | \$734 | \$3,407 | \$2,518 | \$303 | \$3,463 | \$2,219 | \$925 |
| Barstow | \$10,965 | \$5,559 | \$5,728 | \$166 | \$894 | \$251 | \$1,361 | \$3,781 | \$1,128 | \$1,812 | \$3,164 | \$190 |
| Hesperia | \$503 | \$1,271 | \$2,371 | \$1,461 | \$11,920 | \$995 | \$3,375 | \$764 | \$1,666 | \$3,407 | \$2,773 | - |
| Twentynine Palms | \$607 | \$43 | - | - | \$40 | - | - | \$250 | \$768 | - | \$342 | - |
| Victorville | \$10,982 | \$8,817 | \$5,096 | \$4,149 | \$4,895 | \$4,624 | \$1,188 | \$3,248 | \$32,814 | \$23,337 | \$9,915 | \$4,907 |
| Yucca Valley | - | - | - | \$300 | \$172 | \$620 | \$381 | \$310 | - | - | \$357 | - |
| Subarea Total | \$23,535 | \$16,092 | \$17,263 | \$6,375 | \$25,478 | \$7,573 | \$11,251 | \$11,900 | \$42,312 | \$34,049 | \$19,583 | \$7,007 |
| San Bernardino County Total | \$82,529 | \$94,388 | \$98,432 | \$149,353 | \$101,937 | \$112,255 | \$162,472 | \$185,840 | \$134,185 | \$184,602 | \$130,599 | \$84,575 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$3,621 | \$1,684 | \$5,490 | \$6,131 | \$620 | \$16,868 | \$33,133 | \$1,175 | \$10,472 | \$22,337 | \$10,153 | \$10,683 |
| Palmdale | \$10,210 | \$5,515 | \$9,934 | \$1,079 | \$2,073 | \$2,230 | \$1,317 | \$22,989 | \$6,676 | \$12,051 | \$7,407 | \$3,503 |
| Subarea Total | \$13,831 | \$7,199 | \$15,424 | \$7,210 | \$2,693 | \$19,098 | \$34,450 | \$24,164 | \$17,148 | \$34,388 | \$17,560 | \$14,185 |
| Los Angeles County Total | \$231,549 | \$261,620 | \$281,419 | \$221,129 | \$329,327 | \$304,297 | \$366,064 | \$418,226 | \$456,702 | \$440,290 | \$331,062 | \$359,429 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | - | \$378 | \$280 | \$313 | \$99 | \$659 | \$331 | \$263 | - | \$300 | \$328 | - |
| Ridgecrest | \$2,342 | \$46 | \$171 | \$221 | - | - | \$1,064 | \$215 | - | - | \$676 | \$878 |
| Subarea Total | \$2,342 | \$424 | \$451 | \$534 | \$99 | \$659 | \$1,394 | \$478 | - | \$300 | \$743 | \$878 |
| Kern County Total | \$48,934 | \$37,508 | \$20,083 | \$12,056 | \$31,806 | \$19,774 | \$40,478 | \$29,995 | \$19,375 | \$56,119 | \$31,613 | \$73,249 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$39,708 | \$23,715 | \$33,138 | \$14,119 | \$28,270 | \$27,331 | \$47,095 | \$36,542 | \$59,460 | \$68,737 | \$37,811 | \$22,070 |
| Three-County Total | \$363,012 | \$393,516 | \$399,934 | \$382,538 | \$463,071 | \$436,325 | \$569,015 | \$634,061 | \$610,262 | \$681,011 | \$493,274 | \$517,253 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-33

**RETAIL BUILDING PERMIT VALUATION AS A PERCENT OF COUNTY
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | - | - | - | 0.2% | 2.9% | 0.3% | 0.9% | 0.6% | 4.2% | 1.1% | 1.5% | 1.2% |
| Apple Valley | 0.6% | 0.4% | 4.1% | - | 4.5% | 0.7% | 2.1% | 1.4% | 0.2% | 1.9% | 1.8% | 1.1% |
| Barstow | 13.3% | 5.9% | 5.8% | 0.1% | 0.9% | 0.2% | 0.8% | 2.0% | 0.8% | 1.0% | - | 0.2% |
| Hesperia | 0.6% | 1.3% | 2.4% | 1.0% | 11.7% | 0.9% | 2.1% | 0.4% | 1.2% | 1.8% | 2.3% | - |
| Twentynine Palms | 0.7% | 0.0% | - | - | 0.0% | - | - | 0.1% | 0.6% | - | - | - |
| Victorville | 13.3% | 9.3% | 5.2% | 2.8% | 4.8% | 4.1% | 0.7% | 1.7% | 24.5% | 12.6% | 7.9% | 5.8% |
| Yucca Valley | - | - | - | 0.2% | 0.2% | 0.6% | 0.2% | 0.2% | - | - | - | - |
| Subarea Total | 28.5% | 17.0% | 17.5% | 4.3% | 25.0% | 6.7% | 6.9% | 6.4% | 31.5% | 18.4% | 16.2% | 8.3% |
| San Bernardino County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 1.6% | 0.6% | 2.0% | 2.8% | 0.2% | 5.5% | 9.1% | 0.3% | 2.3% | 5.1% | 2.9% | 3.0% |
| Palmdale | 4.4% | 2.1% | 3.5% | 0.5% | 0.6% | 0.7% | 0.4% | 5.5% | 1.5% | 2.7% | 2.2% | 1.0% |
| Subarea Total | 6.0% | 2.8% | 5.5% | 3.3% | 0.8% | 6.3% | 9.4% | 5.8% | 3.8% | 7.8% | 5.1% | 3.9% |
| Los Angeles County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | - | 1.0% | 1.4% | 2.6% | 0.3% | 3.3% | 0.8% | 0.9% | - | 0.5% | 1.4% | - |
| Ridgecrest | 4.8% | 0.1% | 0.9% | 1.8% | - | - | 2.6% | 0.7% | - | - | 1.8% | 1.2% |
| Subarea Total | 4.8% | 1.1% | 2.2% | 4.4% | 0.3% | 3.3% | 3.4% | 1.6% | - | 0.5% | 2.4% | 1.2% |
| Kern County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 10.9% | 6.0% | 8.3% | 3.7% | 6.1% | 6.3% | 8.3% | 5.8% | 9.7% | 10.1% | 7.5% | 4.3% |
| Three-County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-34

**RETAIL BUILDING PERMIT VALUATION AS SHARE OF SELECTED LOCATIONS
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | - | - | - | 2.1% | 10.5% | 1.3% | 3.3% | 2.8% | 9.5% | 3.0% | 4.6% | 4.5% |
| Apple Valley | 1.2% | 1.7% | 12.3% | - | 16.3% | 2.7% | 7.2% | 6.9% | 0.5% | 5.0% | 6.0% | 4.2% |
| Barstow | 27.6% | 23.4% | 17.3% | 1.2% | 3.2% | 0.9% | 2.9% | 10.3% | 1.9% | 2.6% | - | 0.9% |
| Hesperia | 1.3% | 5.4% | 7.2% | 10.3% | 42.2% | 3.6% | 7.2% | 2.1% | 2.8% | 5.0% | 8.7% | - |
| Twentynine Palms | 1.5% | 0.2% | - | - | 0.1% | - | - | 0.7% | 1.3% | - | - | - |
| Victorville | 27.7% | 37.2% | 15.4% | 29.4% | 17.3% | 16.9% | 2.5% | 8.9% | 55.2% | 34.0% | 24.4% | 22.2% |
| Yucca Valley | - | - | - | 2.1% | 0.6% | 2.3% | 0.8% | 0.8% | - | - | - | - |
| Subarea Total | 59.3% | 67.9% | 52.1% | 45.2% | 90.1% | 27.7% | 23.9% | 32.6% | 71.2% | 49.5% | 51.9% | 31.7% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 9.1% | 7.1% | 16.6% | 43.4% | 2.2% | 61.7% | 70.4% | 3.2% | 17.6% | 32.5% | 26.4% | 48.4% |
| Palmdale | 25.7% | 23.3% | 30.0% | 7.6% | 7.3% | 8.2% | 2.8% | 62.9% | 11.2% | 17.5% | 19.7% | 15.9% |
| Subarea Total | 34.8% | 30.4% | 46.5% | 51.1% | 9.5% | 69.9% | 73.2% | 66.1% | 28.8% | 50.0% | 46.0% | 64.3% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | - | 1.6% | 0.8% | 2.2% | 0.4% | 2.4% | 0.7% | 0.7% | - | 0.4% | 1.2% | - |
| Ridgecrest | 5.9% | 0.2% | 0.5% | 1.6% | - | - | 2.3% | 0.6% | - | - | 1.8% | 4.0% |
| Subarea Total | 5.9% | 1.8% | 1.4% | 3.8% | 0.4% | 2.4% | 3.0% | 1.3% | - | 0.4% | 2.3% | 4.0% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-35

**OFFICE BUILDING PERMIT VALUATION (IN THOUSANDS)
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | \$34 | - | - | - | - | \$157 | - | - | - | \$624 | \$272 | - |
| Apple Valley | - | \$1,364 | \$324 | \$179 | - | - | - | - | - | - | \$622 | - |
| Barstow | - | - | - | - | \$227 | \$259 | \$100 | \$301 | \$200 | \$352 | \$240 | - |
| Hesperia | \$2,039 | \$385 | \$2,128 | - | \$990 | - | \$215 | - | - | \$1,601 | \$1,226 | - |
| Twentynine Palms | - | - | - | - | \$20 | - | - | - | - | - | \$20 | - |
| Victorville | \$4,913 | \$46 | \$1,143 | \$240 | \$1,414 | \$1,708 | \$3,268 | \$1,728 | \$1,987 | \$480 | \$1,692 | \$1,753 |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Subarea Total | \$6,985 | \$1,795 | \$3,595 | \$419 | \$2,651 | \$2,124 | \$3,582 | \$2,028 | \$2,187 | \$3,057 | \$2,842 | \$1,753 |
| San Bernardino County Total | \$22,294 | \$16,080 | \$23,436 | \$31,789 | \$9,445 | \$12,414 | \$21,810 | \$15,838 | \$15,369 | \$20,208 | \$18,868 | \$18,232 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$1,835 | \$389 | \$1,393 | \$612 | \$624 | \$3,421 | \$149 | \$2,006 | \$1,558 | \$15,237 | \$2,722 | - |
| Palmdale | \$1,780 | \$14,893 | - | - | - | \$735 | \$696 | \$2,795 | \$2,627 | \$2,247 | \$3,682 | \$3,879 |
| Subarea Total | \$3,615 | \$15,282 | \$1,393 | \$612 | \$624 | \$4,156 | \$845 | \$4,801 | \$4,185 | \$17,484 | \$5,300 | \$3,879 |
| Los Angeles County Total | \$134,721 | \$153,822 | \$117,264 | \$87,910 | \$132,518 | \$161,409 | \$285,397 | \$393,158 | \$273,639 | \$546,580 | \$228,642 | \$118,876 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | \$71 | \$75 | - | - | - | - | \$141 | - | - | - | \$96 | - |
| Ridgecrest | - | \$232 | \$182 | \$262 | - | - | - | - | - | - | \$225 | \$400 |
| Subarea Total | \$71 | \$307 | \$182 | \$262 | - | - | \$141 | - | - | - | \$192 | \$400 |
| Kern County Total | \$9,123 | \$58,739 | \$10,335 | \$7,712 | \$7,963 | \$8,856 | \$32,922 | \$11,612 | \$18,265 | \$47,118 | \$21,265 | \$17,050 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$10,670 | \$17,384 | \$5,169 | \$1,293 | \$3,275 | \$6,280 | \$4,569 | \$6,829 | \$6,372 | \$20,541 | \$8,238 | \$6,032 |
| Three-County Total | \$166,137 | \$228,641 | \$151,034 | \$127,411 | \$149,927 | \$182,679 | \$340,130 | \$420,608 | \$307,274 | \$613,906 | \$268,775 | \$154,158 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-36

**OFFICE BUILDING PERMIT VALUATION AS A PERCENT OF COUNTY
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 0.2% | - | - | - | - | 1.3% | - | - | - | 3.1% | 1.5% | - |
| Apple Valley | - | 8.5% | 1.4% | 0.6% | - | - | - | - | - | - | 3.5% | - |
| Barstow | - | - | - | - | 2.4% | 2.1% | 0.5% | 1.9% | 1.3% | 1.7% | - | - |
| Hesperia | 9.1% | 2.4% | 9.1% | - | 10.5% | - | 1.0% | - | - | 7.9% | 6.7% | - |
| Twentynine Palms | - | - | - | - | 0.2% | - | - | - | - | - | - | - |
| Victorville | 22.0% | 0.3% | 4.9% | 0.8% | 15.0% | 13.8% | 15.0% | 10.9% | 12.9% | 2.4% | 9.8% | 9.6% |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Subarea Total | 31.3% | 11.2% | 15.3% | 1.3% | 28.1% | 17.1% | 16.4% | 12.8% | 14.2% | 15.1% | 16.3% | 9.6% |
| San Bernardino County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 1.4% | 0.3% | 1.2% | 0.7% | 0.5% | 2.1% | 0.1% | 0.5% | 0.6% | 2.8% | 1.0% | - |
| Palmdale | 1.3% | 9.7% | - | - | 0.0% | 0.5% | 0.2% | 0.7% | 1.0% | 0.4% | 1.7% | 3.3% |
| Subarea Total | 2.7% | 9.9% | 1.2% | 0.7% | 0.5% | 2.6% | 0.3% | 1.2% | 1.5% | 3.2% | 2.4% | 3.3% |
| Los Angeles County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 0.8% | 0.1% | - | - | - | - | 0.4% | - | - | - | 0.4% | - |
| Ridgecrest | - | 0.4% | 1.8% | 3.4% | - | - | - | - | - | - | 1.8% | 2.3% |
| Subarea Total | 0.8% | 0.5% | 1.8% | 3.4% | - | - | 0.4% | - | - | - | 1.4% | 2.3% |
| Kern County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 6.4% | 7.6% | 3.4% | 1.0% | 2.2% | 3.4% | 1.3% | 1.6% | 2.1% | 3.3% | 3.2% | 3.9% |
| Three-County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-37

**OFFICE BUILDING PERMIT VALUATION AS SHARE OF SELECTED LOCATIONS
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 0.3% | - | - | - | - | 2.5% | - | - | - | 3.0% | 2.0% | - |
| Apple Valley | - | 7.8% | 6.3% | 13.8% | - | - | - | - | - | - | 9.3% | - |
| Barstow | - | - | - | - | 6.9% | 4.1% | 2.2% | 4.4% | 3.1% | 1.7% | - | - |
| Hesperia | 19.1% | 2.2% | 41.2% | - | 30.2% | - | 4.7% | - | - | 7.8% | 17.5% | - |
| Twentynine Palms | - | - | - | - | 0.6% | - | - | - | - | - | - | - |
| Victorville | 46.0% | 0.3% | 22.1% | 18.6% | 43.2% | 27.2% | 71.5% | 25.3% | 31.2% | 2.3% | 28.8% | 29.1% |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Subarea Total | 65.5% | 10.3% | 69.5% | 32.4% | 80.9% | 33.8% | 78.4% | 29.7% | 34.3% | 14.9% | 45.0% | 29.1% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 17.2% | 2.2% | 27.0% | 47.3% | 19.1% | 54.5% | 3.3% | 29.4% | 24.5% | 74.2% | 29.9% | - |
| Palmdale | 16.7% | 85.7% | - | - | 0.0% | 11.7% | 15.2% | 40.9% | 41.2% | 10.9% | 27.8% | 64.3% |
| Subarea Total | 33.9% | 87.9% | 27.0% | 47.3% | 19.1% | 66.2% | 18.5% | 70.3% | 65.7% | 85.1% | 52.1% | 64.3% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | 0.7% | 0.4% | - | - | - | - | 3.1% | - | - | - | 1.4% | - |
| Ridgecrest | - | 1.3% | 3.5% | 20.3% | - | - | - | - | - | - | 8.4% | 6.6% |
| Subarea Total | 0.7% | 1.8% | 3.5% | 20.3% | - | - | 3.1% | - | - | - | 5.9% | 6.6% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-38

**INDUSTRIAL BUILDING PERMIT VALUATION (IN THOUSANDS)
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | \$6,213 | \$1,442 | \$4,445 | \$1,101 | - | \$1,844 | - | - | - | - | \$3,009 | - |
| Apple Valley | \$20 | - | - | - | - | - | - | - | - | - | \$20 | - |
| Barstow | - | - | \$1,152 | - | - | \$3,634 | \$2,427 | \$1,195 | - | \$760 | - | \$4,363 |
| Hesperia | - | \$1,684 | - | \$567 | \$214 | \$1,192 | \$889 | \$1,331 | \$1,952 | \$1,798 | \$1,204 | \$405 |
| Twentynine Palms | - | - | - | - | - | - | - | - | - | - | - | - |
| Victorville | - | - | \$59 | - | - | \$51 | \$1,798 | \$127 | - | \$643 | \$536 | - |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Subarea Total | \$6,233 | \$3,126 | \$5,656 | \$1,668 | \$214 | \$6,722 | \$5,114 | \$2,653 | \$1,952 | \$3,201 | \$3,654 | \$4,768 |
| San Bernardino County Total | \$38,522 | \$36,040 | \$71,848 | \$68,560 | \$86,707 | \$188,716 | \$209,002 | \$331,039 | \$404,568 | \$330,928 | \$176,593 | \$144,055 |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | \$5,442 | \$101 | \$2,709 | \$4,460 | \$524 | - | - | \$1,313 | \$3,124 | \$1,584 | \$2,407 | \$469 |
| Palmdale | \$20,167 | \$1,405 | - | \$339 | \$1,259 | \$7,246 | \$3,233 | \$400 | - | \$6,438 | \$5,061 | \$116 |
| Subarea Total | \$25,609 | \$1,506 | \$2,709 | \$4,799 | \$1,783 | \$7,246 | \$3,233 | \$1,713 | \$3,124 | \$8,022 | \$5,974 | \$584 |
| Los Angeles County Total | \$81,228 | \$49,260 | \$46,767 | \$74,076 | \$124,207 | \$108,726 | \$307,571 | \$361,114 | \$359,633 | \$201,927 | \$171,451 | \$112,214 |
| KERN COUNTY | | | | | | | | | | | | |
| California City | - | - | - | - | - | - | - | - | - | \$220 | \$220 | \$1,932 |
| Ridgecrest | - | - | \$177 | - | - | - | - | - | - | - | \$177 | - |
| Subarea Total | - | - | \$177 | - | - | - | - | - | - | \$220 | \$198 | \$1,932 |
| Kern County Total | \$14,979 | \$13,328 | \$12,001 | \$1,813 | \$9,724 | \$21,680 | \$23,105 | \$13,087 | \$11,696 | \$18,251 | \$13,966 | \$11,798 |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | \$31,842 | \$4,632 | \$8,542 | \$6,467 | \$1,997 | \$13,968 | \$8,347 | \$4,366 | \$5,076 | \$11,443 | \$9,668 | \$7,284 |
| Three-County Total | \$134,729 | \$98,628 | \$130,617 | \$144,449 | \$220,638 | \$319,121 | \$539,678 | \$705,239 | \$775,897 | \$551,106 | \$362,010 | \$268,067 |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-39

INDUSTRIAL BUILDING PERMIT VALUATION AS A PERCENT OF COUNTY
WEST MOJAVE PLAN SUBAREA CITIES

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 16.1% | 4.0% | 6.2% | 1.6% | - | 1.0% | - | - | - | - | 5.8% | - |
| Apple Valley | 0.1% | - | - | - | - | - | - | - | - | - | 0.1% | - |
| Barstow | - | - | 1.6% | - | - | 1.9% | 1.2% | 0.4% | - | 0.2% | - | 3.0% |
| Hesperia | - | 4.7% | - | 0.8% | 0.2% | 0.6% | 0.4% | 0.4% | 0.5% | 0.5% | 1.0% | 0.3% |
| Twentynine Palms | - | - | - | - | - | - | - | - | - | - | - | - |
| Victorville | - | - | 0.1% | - | - | 0.0% | 0.9% | 0.0% | - | 0.2% | 0.2% | - |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Subarea Total | 16.2% | 8.7% | 7.9% | 2.4% | 0.2% | 3.6% | 2.4% | 0.8% | 0.5% | 1.0% | 4.4% | 3.3% |
| San Bernardino County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 6.7% | 0.2% | 5.8% | 6.0% | 0.4% | - | - | 0.4% | 0.9% | 0.8% | 2.6% | 0.4% |
| Palmdale | 24.8% | 2.9% | - | 0.5% | 1.0% | 6.7% | 1.1% | 0.1% | - | 3.2% | 5.0% | 0.1% |
| Subarea Total | 31.5% | 3.1% | 5.8% | 6.5% | 1.4% | 6.7% | 1.1% | 0.5% | 0.9% | 4.0% | 6.1% | 0.5% |
| Los Angeles County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | - | - | - | - | - | - | - | - | - | 1.2% | 1.2% | 16.4% |
| Ridgecrest | - | - | 1.5% | - | - | - | - | - | - | - | 1.5% | - |
| Subarea Total | - | - | 1.5% | - | - | - | - | - | - | 1.2% | 1.3% | 16.4% |
| Kern County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 23.6% | 4.7% | 6.5% | 4.5% | 0.9% | 4.4% | 1.5% | 0.6% | 0.7% | 2.1% | 5.0% | 2.7% |
| Three-County Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.

EXHIBIT E-40

**INDUSTRIAL BUILDING PERMIT VALUATION AS SHARE OF SELECTED LOCATIONS
WEST MOJAVE PLAN SUBAREA CITIES**

| Area | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | Average 1992-2001 | Jan 02- Aug 02 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------|-------------------|
| SAN BERNARDINO COUNTY | | | | | | | | | | | | |
| Adelanto | 19.5% | 31.1% | 52.0% | 17.0% | - | 13.2% | - | - | - | - | 26.6% | - |
| Apple Valley | 0.1% | - | - | - | - | - | - | - | - | - | 0.1% | - |
| Barstow | - | - | 13.5% | - | - | 26.0% | 29.1% | 27.4% | - | 6.6% | - | 59.9% |
| Hesperia | - | 36.4% | - | 8.8% | 10.7% | 8.5% | 10.7% | 30.5% | 38.5% | 15.7% | 20.0% | 5.6% |
| Twentynine Palms | - | - | - | - | - | - | - | - | - | - | - | - |
| Victorville | - | - | 0.7% | - | - | 0.4% | 21.5% | 2.9% | - | 5.6% | 6.2% | - |
| Yucca Valley | - | - | - | - | - | - | - | - | - | - | - | - |
| Subarea Total | 19.6% | 67.5% | 66.2% | 25.8% | 10.7% | 48.1% | 61.3% | 60.8% | 38.5% | 28.0% | 42.6% | 65.5% |
| LOS ANGELES COUNTY | | | | | | | | | | | | |
| Lancaster | 17.1% | 2.2% | 31.7% | 69.0% | 26.2% | - | - | 30.1% | 61.5% | 13.8% | 31.5% | 6.4% |
| Palmdale | 63.3% | 30.3% | - | 5.2% | 63.0% | 51.9% | 38.7% | 9.2% | - | 56.3% | 39.7% | 1.6% |
| Subarea Total | 80.4% | 32.5% | 31.7% | 74.2% | 89.3% | 51.9% | 38.7% | 39.2% | 61.5% | 70.1% | 57.0% | 8.0% |
| KERN COUNTY | | | | | | | | | | | | |
| California City | - | - | - | - | - | - | - | - | - | 1.9% | 1.9% | 26.5% |
| Ridgecrest | - | - | 2.1% | - | - | - | - | - | - | - | 2.1% | - |
| Subarea Total | - | - | 2.1% | - | - | - | - | - | - | 1.9% | 2.0% | 26.5% |
| TOTAL AREA | | | | | | | | | | | | |
| Subarea Total | 100.0% | 100.0% |

Source: Alfred Gobar Associates; U.S. Bureau of the Census - Construction Statistics; Construction Industry Research Board.