

MEMORANDUM

City of Canyon Lake

31516 Railroad Canyon Road
Canyon Lake, California 92587

Date: March 22, 2010

To: Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

From: Lori Charpentier, Planning Director
(951) 244-2955
(951) 787-9222
lcharpentier@hogleireland.com

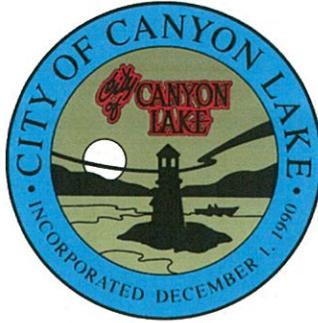
HOUSING POLICY
DEVELOPMENT, HCD

MAR 25 2011

Subject: 2010 ANNUAL HOUSING ELEMENT PROGRESS REPORT

The following report addresses a requirement by the State of California for each City to prepare and submit to the State an annual progress report on the status of the City's Housing Element, along with the City's progress in its implementation. The Department of Housing and Community Development encourages all jurisdictions to submit an annual report on the status of its housing element as the report is a useful tool in meeting the review and revise requirement of subsequent housing element revisions per Government Code Section 65588. In recognition of the value of preparing an annual review on the status of the housing element and the general plan, the City of Canyon Lake has prepared the 2010 Annual Housing Element Progress Report. This report reflects projects that the City adopted, commenced implementation on, or completed during the 2010 calendar year.

The City of Canyon Lake 2010 Annual General Plan Progress Report was presented to City Council on January 5, 2011. The City is sending the final report to both the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).



CITY OF CANYON LAKE 2010 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared for:
City of Canyon Lake
31516 Railroad Canyon Road
Canyon Lake, CA 92587

Prepared by:
Hogle-Ireland, Inc.
1500 Iowa Avenue, Suite 110
Riverside, CA 92507



February 2011

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CITY OF CANYON LAKE

2010 GENERAL PLAN ANNUAL PROGRESS REPORT

INTRODUCTION

On October 2, 1996, the Canyon Lake City Council adopted the City's current General Plan for implementation. The General Plan contains seven elements: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. Each element includes a general discussion, identifies relevant issues and provides objectives and policies to address these issues. Implementation policies are identified to provide direction for carrying out each element's objectives. In order to create greater awareness in the departments' efforts in implementation of the Plan, this report has been structured in a format that provides individual implementation measures undertaken in response to the objectives, goals and policies set forth within each General Plan Element. Comprehensively, the report reviews the status of each of the elements comprising the General Plan for the City of Canyon Lake.

PURPOSE

A General Plan is intended to provide a future vision for, and to guide the growth and development of a city. A General Plan is a comprehensive document that provides goals, policies, objectives and actions for developing and preserving our community. General Plans typically contain goals, objectives, policies and programs all intended to support the City's desire to develop in a particular manner and to attain the vision of the plan. A General Plan is intended to be a statement of how citizens view their community, how they want it to be in the future, and how they intend to deal with the planning and development issues facing the community.

The General Plan identifies policies and programs that address the development and redevelopment of the City, preservation of parks and open space, provision of housing to meet future needs, and improvement of the circulation system. The programs and policies are aimed towards addressing the changing needs of the city and to serve as a map for the future that will guide the development and growth in the City.

LEGAL FRAMEWORK REQUIREMENTS

As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c (3) of the California Government Code. The annual report explains how land use decisions relate to adopted goals, policies and implementation measures of the General Plan.

This General Plan Annual Progress Report covers the period from January 1, 2009 to December 31, 2009.

GENERAL PLAN ELEMENTS	
General Plan Elements	Adopted
Land Use Element	October, 1996
Circulation Element	October, 1996
Open Space Element	October, 1996
Conservation Element	October, 1996
Safety Element	October, 1996
Housing Element	October, 1996
Noise Element	October, 1996

The Canyon Lake City Council reviewed and accepted this document at their November 23, 2010, City Council meeting.

ANNUAL PROGRESS REPORT ANALYSIS

LAND USE ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Land Use Element.

- Adoption: October, 1996
- Amendments: General Plan Land Use map and Mixed Use designation update,
- Pending Amendments: None
- Pending Zone Changes: None
- Annexations Pending: None
- 2009 Ordinance Amendments: Hillside Development Regulations, Medical Marijuana Dispensaries, Zoning Consistency with General Plan, Landscape Water Conservation, Massage Business Licensing, Foreclosed Residence Registration and Inspection Ordinance
- Pending Ordinance Amendments: Helmet requirement for non-motorized vehicles

The Land Use Element establishes the type and density of land uses and guides growth and development by presenting a plan that reflects the community's desire to maintain and enhance an enjoyable, balanced quality of life while enhancing recreational, cultural and economic opportunities for residents.

Goal LUG-1: Provide an adequate inventory of designated land uses to contain the future build out population of the community consistent with the community character, as a recreational and social community, and provide for a stable fiscal base.

Method of Implementation: Periodically evaluate demographic changes; Ensure programs respond to needs; Coordinate with public agencies/special districts/other to ensure public facilities and services are responsive to changing needs and values; Develop plans/programs/facilities which allow flexibility

Progress: Landscape/Water Conservation Ordinance adopted November, 2009; Zoning Consistency Ordinance adopted November, 2009; Staff review of projects; City is working with CA Dept of Fish and Game for protection of species

Future Action: Create a matrix of all city programs and city demographics that can be reviewed and updated (every 10 years whenever the Housing Element is updated) to ensure all programs are relevant to the demographic changes

Next Review: On-going

Goal LUG-2: To create an integrated balance of land uses that provides and preserves a high quality of life, is regionally and locally responsive and minimizes adverse impacts within the sub-regional planning area.

Method of Implementation: Provide flexible and diverse inventory of land uses; Require development plans to provide recreational areas; Coordinate land plans with local/regional/state/federal agencies to avoid conflict; Consolidate urban

uses to minimize intrusion into natural areas; Ensure land use patterns continue to buffer adjacent communities-enhancing the integrity and individuality of the City; Evaluate distribution/intensity of retail/service uses to meet community needs

Progress: Public Works tracks and reviews Utility Feasibility Studies, Staff review of projects; Prohibit Medical Marijuana Dispensaries; Regulate Massage Businesses; Safe Routes to School; Foreclosed Residence registration and inspection Ordinance

Future Action: Continue Review of Projects as Required

Next Review: On-going

Goal LUG-3: Retain open space land to preserve scenic and natural resources such as hillside views, habitat, species, and cultural resources.

Method of Implementation: Identify and preserve open space resources; Consolidate urban uses to minimize intrusion into natural areas; Comply with Riverside County MSHCP, require biological studies in area of biological significance

Progress: Hillside Development Ordinance adopted March, 2009; Implementation of development standards and project review of development proposals is on-going

Future Action: Continue to implement regulations and development standards with emphasis on preserving open space resources, biological habitat and species, and cultural resources

Next Review: On-going

Goal LUG-4: Set aside natural reserves to preserve endangered species and provide recreational resources integrated with regional plans.

Method of Implementation: Consolidate urban uses to minimize intrusion into natural areas; Identify and preserve open space resources; Monitor activities of agencies with respect to impacts to the City; Comply with Riverside County MSHCP; Require biological studies in area of biological significance

Progress: Zoning Consistency Ordinance adopted November, 2009; Implementation of development standards and project review of development proposals is on-going

Future Action: Continue to implement regulations with emphasis on preserving open space resources; Continue to review proposed projects as required

Next Review: On-going

Goal LUG-5: Take actions intended to achieve a fiscally balance and stable community commercial district.

Method of Implementation: Develop incentives for redevelopment and intensification of retail tax generating uses within commercial districts; Provide for housing opportunities and develop stable fiscal base; Evaluate distribution and intensity of retail and service uses to insure optimum mixture to meet residents' needs

Progress: Zoning Consistency Ordinance adopted November, 2009; Project review of development proposals is on-going
Future Action: Continue promotion of this goal; Consider adding an Economic Development Element to the General Plan to provide greater direction to this effort, or update the existing Land Use Element with a greater emphasis on increasing the City's sales tax
Next Review: On-going

Goal LUG-6: Work with LAFCO, WRCOG, Riverside County, and adjacent communities to coordinate land use decisions which may affect Canyon Lake.

Method of Implementation: Coordinate land use plans with local/regional/state and federal agencies; Review and comment on all plans for development within the area of interest prior to adoption/approval by regional/subregional entities; Maintain active participation in WRCOG PDTAC

Progress: Expansion and improvement of Railroad Canyon Road; Actively working with other cities and counties; Capital Improvement Project Railroad Canyon Road Median; Project review of development proposals is on-going which involves multiple departments, agencies, and associations

Future Action: Continue cooperation with associated agencies

Next Review: On going

CIRCULATION ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Circulation Element.

- Adoption: October, 1996
- Amendments: None
- Pending Amendments: None
- Pending Zone Changes: None
- Annexations Pending: None
- 2009 Ordinance Amendments: None
- Pending Ordinance Amendments: Helmet requirement for non-motorized vehicles

The purpose of the Circulation Element is to designate an efficient system of streets and highways that will provide adequate linkages between land uses in the City.

Goal CEG-1: Provide a system of streets, highways and transportation systems to support anticipated growth within Canyon Lake and the Subregional planning area and to support recreational opportunities

Method of Implementation: Maintain active participation on Riverside County Transportation Commission and other committees; Define and maintain a level of service that is compatible with regional goals; Develop a master plan of trails; Identify and utilize available transportation funds for development of multipurpose trails; Participate in development of a local transit plan; Define and implement transportation measure to reduce trip generation and provide alternative transportation options

Progress: Conditions of Approval for projects require extensions/improvements of adjacent roads; Capital Improvement Project Railroad Canyon Road Median; The City collaborated in on the Riverside County Non-Transportation Plan

Future Action: Continue participation with the Riverside County Transportation Commission; Continue to plan for a local transit plan; Develop a master plan of trails; Develop a master plan strategy for reducing trip generation

Next Review: On-going

Goal CEG-2: Provide adequate transit services to community meeting work, shopping, medical recreational needs of the local ridership.

Method of Implementation: Participate in development of a local transit plan; Define and implement transportation measure to reduce trip generation and provide alternative transportation options

Progress: The City works with MTA in providing bus services to and from Canyon Lake

Future Action: Continue to implement transportation measures and provide transportation options; Continue to participate in a local transit plan

Next Review: On-going

OPEN SPACE ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Open Space Element.

- Adoption: October, 1996
- Amendments: None
- Pending Amendments: None
- Pending Zone Changes: None
- Annexations Pending: None
- 2009 Ordinance Amendments: None
- Pending Ordinance Amendments: None

The Open Space Element permits the City to assess the existing community open space profile. This assessment helps the City to determine the amount and quality of open space present in the community. Further, the City can determine if there is a need for, and the ability to obtain, greater amounts and/or different types of open space to serve the residents of the City. Open Space services to improve the quality of life in communities, by providing aesthetic, ecological and recreational diversity. These attributes contribute to a unique diversity that has established the City of Canyon Lake as a recreation oriented community.

Goal OS-1: Maintain an open space system that conserves remaining natural resource, enhances aesthetic values, and promotes the health, safety and general welfare.

Method of Implementation: Develop a master park and trail plan; Coordinate with special districts, US Bureau of Land Management and water agency to assure the lake is stable environmentally and physically; Require sensitive ecological areas/steep slopes/special land form features to be preserved as open space; Develop a recreation improvement plan

Progress: Biological reports are required as part of the project review process for identification of potential impacts and mitigation; Hillside Development Ordinance adopted November, 2009

Future Action: Continue implementation of a recreation master plan/master park and trails plan; Continue coordination with agencies to upkeep the Lake; Continue to preserve sensitive ecological areas/special land forms/steep slopes as open space

Next Review: On-going

Goal OS-2: Develop, preserve and maintain open space to serve community recreation, cultural and aesthetic needs.

Method of Implementation: Develop a master park and trail plan; Coordinate with special districts, US Bureau of Land Management and water agency to assure the lake is stable environmentally and physically; Require sensitive ecological areas/steep slopes/special land form features to be preserved as open space; Develop a recreation improvement plan

Progress: Implementation of Parks Master Plan has been slow due to minimal funding resources
Future Action: Continue implementation of a recreation master plan/master park and trails plan; Continue coordination with agencies to upkeep the lake; Continue to preserve sensitive ecological areas/special land forms/steep slopes as open space
Next Review: On-going

Goal OS-3: Preserve the recreational lifestyle of the community.

Method of Implementation: Complete R&PP application process for BLM land to allow managed recreational use; Develop master parks and trail plan; coordinate with special districts, US Bureau of Land Management and water agency to assure the lake is stable environmentally and physically; develop a recreation master improvement plan
Progress: City is delayed on implementation of Parks Master Plan due to limited resources; Zoning Consistency with General Plan Ordinance adopted November, 2009; Re-designated parcels to Open Space Park for recreational uses
Future Action: Continue implementation of a recreation master plan/master park and trails plan; Continue coordination with agencies to upkeep the lake
Next Review: On-going

Goal OS-4: Provide landscape buffers between land uses and to enhance the community image.

Method of Implementation: Institute system of landscaping and natural open space to buffer developments and adjacent communities
Progress: Landscape Water Conservation Ordinance November, 2009; Project review of development proposals are on-going and incorporate landscape design principles and standards
Future Action: Utilize Landscape Water Conservation design guidelines on all projects
Next Review: On-going

Goal OS-5: Enhance property values throughout the community by ensuring integrity of the existing and proposed open space system.

Method of Implementation: Preserve Open Space; Coordination with agencies to upkeep the lake; Complete R&PP application process to allow managed recreational use on BLM land; Develop master parks and trail plan/recreation master plan
Progress: Zoning Consistency with General Plan Ordinance adopted November, 2009, re-designated parcels to Open Space Park for recreational uses; Foreclosed Residence registration and inspection Ordinance
Future Action: Develop and implement a Trails Master Plan.
Next Review: On-going

CONSERVATION ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Conservation Element.

- Adoption: October, 1996
- Amendments: None
- Pending Amendments: None
- Pending Zone Changes: None
- Annexations Pending: None
- 2009 Ordinance Amendments: None
- Pending Ordinance Amendments: None

Canyon Lake has a variety of natural resources that have local and regional significance such as wetlands and riparian areas. The City policies support the preservation and conservation of environmental and biological resources to maintain the quality of the environment and the character of the community. The City has adopted policies that provide for clean air, water and soil; adequate protection of plant and animal habitats; maintenance of visual resources; and preservation and enhancement of special resources including beaches, recreation areas, trails, marshland, creek ways and agricultural lands.

Goal CSEG-1: Preserve natural resources within the jurisdiction of Canyon Lake and its Area of Interest.

Method of Implementation: Provide development incentives for open space and preservation; Ensure implementation of waste reduction programs; Ensure new development meet/exceed state conservation requirements; Support recycling plan and program; Work with regional/subregional/local agencies to establish regulations on preserving species; work with EVMWD to provide information on water conservation; Provide policy and procedures consistent with SMARA; Comply with Riverside County MSHCP

Progress: Biological reports are required as part of the project review process for identification of potential impacts and mitigation

Future Action: Continue to implement preservation of species; Continue consistency with SMARA; Continue environmental assessment of impacts from development projects and implement mitigation measures to minimize any negative impacts.; Continue to promote/implement/develop waste reduction programs, and collaboration with EVMWD

Next Review: On-going

Goal CSEG-2: Promote efficient use and conservation of energy resources throughout the General Plan area.

Method of Implementation: Ensure implementation of waste reduction programs; Ensure new development meet/exceed state conservation requirements; Support recycling plan and program; Work with regional/subregional/local agencies

to establish regulations on preserving species; Work with EVMWD to provide information on water conservation; Provide policy and procedures consistent with SMARA

Progress: Landscape Water Conservation Ordinance adopted November, 2009; Contractual Finance Assessment Program for General of Renewable Energy Sources and Energy Efficiency

Future Action: Continue environmental assessment of impacts from development projects and implement mitigation measures to minimize any negative impacts; Continue to promote/implement/develop waste reduction programs, and collaboration with EVMWD

Next Review: On-going

Goal CSEG-3: Preserve critical biological resources in place and work to maintain habitat values and biological diversity within the planning area.

Method of Implementation: Provide development incentives for opens space preservation; Work with regional/subregional/local agencies to establish guidelines designation dedication and preservation of species; Comply with Riverside County MSHCP

Progress: Biological reports are required as part of the project review process for identification of potential impacts and mitigation

Future Action: Continue environmental assessment of impacts from development projects and implement mitigation measures to minimize any negative impacts

Next Review: On-going

Goal CSEG-4: To provide recreational and open space facilities to meet the needs of all segments of the community for both active and passive recreational uses.

Method of Implementation: Provide development incentives for open space values and preservation; Develop a master park and trail plan; Coordinate with special districts, US Bureau of Land Management and water agency to assure the lake is stable environmentally and physically; Develop a recreation improvement plan

Progress: Zoning Consistency with General Plan Ordinance adopted November, 2009, re-designated parcels to Open Space Park for recreational uses

Future Action: Continue to offer development incentives; Continue to develop and implement trails/recreation master plan

Next Review: On-going

Goal CSEG-5: Encourage compliance with State policies regarding protection and extraction of mineral resources.

Method of Implementation: Provide policy and procedures to address surface mining/reclamation consistent with SMARA requirements

Progress: On-going

Future Action: Continue to address surface mining and reclamation consistent with SMARA requirements*

Next Review: On-going

* The California Surface Mining and Reclamation Act of 1975 (SMARA) requires local governments to address mineral recovery activities through the direct regulation of mining operations, and through planning policies balancing state mineral resources needs with environmental quality. SMARA requires cities and counties to adopt ordinances, conforming with state policy for the review and approval of reclamation plans and permits. The regulations recognize the local jurisdictional right to determine not to permit mining of these resources when the interest of the community in preserving health, safety and general welfare is better served by such policy.

SMARA has three primary goals:

- Ensure adverse environmental effects of mining is prevented or minimized and that mined lands are reclaimed to a usable end use;
- Encourage the production and conservation of minerals; and
- Eliminate residual hazards to the public health and safety.

The southwest region of Riverside County has diverse mineral deposits of value to the region. Many mines and quarries continue to operate throughout the region. The City of Canyon Lake currently has no active mining or quarry sites. The majority of the land within the City of Canyon Lake is residential and recreational open space with a small amount of commercial land. The current use profile of the City is not consistent with the promotion of mineral extraction. Extraction activities would be inconsistent with the goals and strategies set forth in other elements of the City's General Plan, therefore, the preservation of the mineral deposits in place within the City better serve the community and region. This policy is consistent with regional planning concepts and SMARA guidelines.

The City also approved Ordinance No. 112 regulating development on hillsides and ridgelines. This ordinance determined the need to preserve the City's natural hillsides and ridgelines as a local and regional view corridor, and strictly regulate development located in these proximities. Any proposed mining operation in the City would in all likelihood be regulated by the hillside ordinance.

Safety Element

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Safety Element.

- Adoption: October, 1996
- Amendments: None
- Pending Amendments: Safety Element Update
- Pending Zone Changes: None
- Annexations Pending: None
- 2009 Ordinance Amendments: Hillside Development Ordinance adopted November, 2009; Foreclosed Residence registration and inspection Ordinance
- Pending Ordinance Amendments: Helmet requirement for non-motorized vehicles

The Safety Element contains a description of those natural and human-induced environmental issues that may constitute certain levels of safety hazards to the public. The City of Canyon Lake policies minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from natural hazards. The element identifies several issues related to natural hazards including seismically induced hazards, slope stability hazards, soil hazards, flood hazards, fire hazards and hazardous materials. The City has established an emergency operations plan which includes Standardized Emergency Management System and multi-hazard function plan.

Goal SEG-1: Maintain a safe, secure living environment where citizens can live, work, shop, play and enjoy a higher quality of life relatively free from safety impacts.

Method of Implementation: Utilize hillside development standards; Provide information to assist owners to modify structures to withstand greater amounts of ground shaking; Monitor and periodically evaluate community flood protection and evacuation plan; encourage neighborhood watch programs; Maintain police visibility; Require commercial/industrial business plans to address storage/transport/disposal of hazardous waste; Amendment to building regulations to consider installation of fire protection devices; Continue to limit points of access; Utilize the City's Emergency Operations Plan

Progress: Hillside Development Ordinance adopted November, 2009; Safe Routes to School; Foreclosed Residence registration and inspection Ordinance, Helmet requirement for non-motorized vehicles

Future Action: Continue to implement hillside development standards; Continue to provide information to property owners regarding earthquake safety and options of modification to structures; Continue to periodically update flood protection and evacuation plan; Continue to encourage neighborhood watch program; Continue to maintain police visibility; Continue to require commercial/industrial business plans that address hazardous waste; Continue to require installation of fire protection devices

Next Review: On-going

NOISE ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Noise Element.

- Adoption: October, 1996
- Amendments: None
- Pending Amendments: None
- Pending Zone Changes: None
- Annexations Pending: None
- 2009 Ordinance Amendments: None
- Pending Ordinance Amendments: None

The City of Canyon Lake is affected by several different sources of noise, including automobile, wind, construction, businesses and residential events. The Noise Element is intended to identify these sources and provide goals and policies that ensure that noise from these sources does not create an unacceptable noise environment. The City believes that controlling noise sources can substantially improve the quality of life for residents as well as visitors to Canyon Lake.

Goal NEG-1: Create an environment that protects noise sensitive land uses through siting and construction techniques.

Method of Implementation: Require new structures to comply with established sound attenuation standards/laws; Require intensive used to provide wound barriers; Establish noise ordinance; administer CA Noise Insulation Standards; When necessary require new development to submit a noise evaluation report

Progress: City reviews all proposed projects in accordance with applicable Building and Zoning Codes and periodically monitors and updates emergency plans and response capabilities

Future Action: Continue environmental assessment of noise impacts from development projects and implement mitigation measures to minimize any negative impacts

Next Review: On-going

Goal NEG-2: Provide for identification, evaluation and control of noise sources.

Method of Implementation: Require new structures to comply with established sound attenuation standards/laws; Require intensive used to provide wound barriers; Establish noise ordinance; Administer CA Noise Insulation Standards; When necessary require new development to submit a noise evaluation report;

Progress: On-going

Future Action: Continue environmental assessment of noise impacts from development projects and implement mitigation measures to minimize any negative impacts

Next Review: On-going

HOUSING ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the policies and programs of the Housing Element.

- Adoption: October, 1996
- Amendments: None
- Pending Amendments: Housing Element update
- Pending Zone Changes: None
- Annexations Pending: None
- 2009 Ordinance Amendments: None
- Pending Ordinance Amendments: None

The City of Canyon Lake's Housing Element seeks to provide adequate housing for families and individuals of all economic levels. The Element identifies housing needs for the City and provides programs designed to achieve those needs. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for the City is a priority. Analysis of the implementation of the Housing Element programs is discussed in Attachment 1.

Goal HEG-1: Adequate housing opportunities regardless of age, sex, economic situation, origin, religion, family size, martial status, disability or other factors.

Goal HEG-2: Foster housing opportunities to serve all segments of the community and enhance the quality of life.

Although no affordable units (as defined by the Regional Housing Needs Assessment) were built during the APR period, the City does have an existing inventory of low income residences such as rental units, Section 8 housing, mobile homes and such. Most of the City's low-income affordable housing units are located in the mobile home estates, totaling 3.2% of all housing units located in the City (see Table 1).

Table 1: Housing Stock by Type of Unit, January 1, 2010

Type of Unit*	Number of Units	Percent
1 unit, detached	4,031	91.1%
1 unit, attached	164	3.7%
2 to 4 units	6	0.1%
5+ units	84	1.9%
Mobile home	142	3.2%
Total Housing Units	4,427	100.0%

Source: California Department of Finance, Demographic Research Unit

*In addition, there are two Section 8 Housing Units in the City, and there are no units under any First Time home Buyer Program (HOME) or Redevelopment Homeownership Program

When identifying units that are affordable, it is important to look at the gross amount spent on the housing unit (rent or owners cost) as a percentage of the household income (see Table 2). In general, affordable units for housing units with mortgages are below 40% of household income, and occupied units paying rent are below 30% of household income. Approximately 36% of housing units with a mortgage, and 59% of units paying rent are above what would be considered affordable. The remainder percentages for both categories would fall under the distinction of affordable units.

Table 2: Rent and Owner Costs as a Percentage of Household Income

Type of Unit	Number	Percent
Housing units with mortgage	2,497	-
Less than 20.0%	376	15.1%
20.0 to 24.9%	471	18.9%
25.0 to 29.9%	411	16.5%
30.0 to 34.9%	339	13.5%
35.0% or more	900	36.0%
Occupied units paying rent	619	-
Less than 15.0%	110	17.8%
15.0 to 19.9%	81	13.1%
20.0 to 24.9%	16	2.6%
25.0 to 29.9%	46	7.4%
30.0 to 34.9%	20	3.2%
35.0% or more	346	55.9%

Source: American Community Survey 2005-2009, U.S. Census Bureau

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Canyon Lake

Mailing Address: 31516 Railroad Canyon Road, Canyon Lake, CA 92587

Contact Person: Lori Charpentier Title: Planning Director

Phone: 951-244-2955 FAX: 951-781-6014 E-mail: lcharpentier@hogleireland.com

Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Canyon Lake
Reporting Period 1-Jan-09 - 31-Dec-09

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							
No. of Units Permitted for Above Moderate	2					2	2

* Note: This field is voluntary

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Canyon Lake
 Reporting Period 1-Jan-09 - 31-Dec-09

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	2006		2007		2008		2009		2010		2011		2012		2013		2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year* 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15			
Extremely Low																				
Very Low	Deed Restricted																			
	Non-deed restricted																			
Low	Deed Restricted																			
	Non-deed restricted																			
Moderate	Deed Restricted																			
	Non-deed restricted			1															1	
Above Moderate			27	24	9	2													62	
Total RHNA by COG. Enter allocation number.			27	25	9	2													63	
Total Units																				
Remaining Need for RHNA Period																				

*Note: Because Canyon Lake did not adopt an updated Housing Element for 2000-2008, the housing needs for that planning period must be included in the 2008-2014 housing needs. However, any housing units built since the previous adopted Housing Element (1989-1998) can be counted towards fulfillment of the City's RHNA obligation for 2008-2014 and are such reflected cumulatively for 2008.

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Canyon Lake
Reporting Period 1-Jan-09 - 31-Dec-09

Table C
Program Implementation Status

Objective (Per 1996 Housing Element)	Timeframe in H.E.	Status of Program Implementation
		<p align="center">Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>
Compile and maintain up to date statistics on housing and population for the City.	1996-2008*	Accomplished. Data and statistics are published on the City's website. Additional data compiled as part of the Housing Element Update.
Consider effects of new data and programs during annual general plan reviews.	1996-2008*	Data and programs have been reviewed as part of Zoning Consistency Program, Annexation Studies, and Redevelopment Project Area studies.
Coordinate with County Housing Authority to maintain lists of owners interested in housing program participation.	1996-2008*	Not accomplished. However, few rental properties can qualify for the program. The City's housing stock is primarily single-family dwellings.
Make Housing Authority literature available at public counter.	1996-2008*	Not accomplished. However, information flyer will be made available during the current planning period.
Designate two employees to be responsible for referrals to County housing programs.	1996-2008*	City Manager and contract planner can refer residents to County housing programs.
Work with SCAG and WRCOG to identify realistic housing allocations for the city.	1996-2008*	City cooperated with WRCOG during the Draft RHNA phase. City appealed RHNA allocation.
Develop incentive for provision of affordable housing such as a density bonus program as established by state law.	1996-2008*	Density bonus procedures pursuant to SB 1818 have not been adopted. A density bonus ordinance will be adopted during the current planning period.
Adopt fast track services for permit issuance.	1996-2008*	Accomplished. Residential development requires few discretionary approvals.

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Jurisdiction	Reporting Period		1996-2008*	
City of Canyon Lake	1-Jan-09 - 31-Dec-09	Consider mixed use projects which incorporate a housing component on a priority basis.	1996-2008*	Not accomplished. Will be accomplished during the current planning period.
		Allow development of "granny units" or second unit housing within low density single family zones as required by State law.	1996-2008*	Second units are permitted on single family lots of 7,200 SF or greater in the R-R and R-1 Zones.
		Provide timely review of discretionary and non-discretionary residential development requests	1996-2008*	Accomplished. Recent development has consisted of single family homes on R-1 lots.
		Review fees and assessments to insure they are designed to cover but not exceed actual costs to process residential housing requests.	1996-2008*	Accomplished. New fee schedule adopted in September 2007.
		Encourage state and federal funding increases for housing assistance programs.	1996-2008*	Not accomplished.
		Leverage City funding sources with state and federal funding to facilitate provision of affordable housing stock.	1996-2008*	Not accomplished. Will be accomplished during the current planning period.
		Cooperate with Riverside County Housing Authority to administer Section 8 voucher programs and public housing programs within the City.	1996-2008*	Accomplished. two extremely low and very low income households are assisted by this program.
		Discourage conversion of affordable housing units to nonresidential uses.	1996-2008*	City has no rental housing complexes at risk of conversion to market rate housing.
		Establish agreements with Riverside County Housing Authority to operate cooperative programs for housing assistance.	1996-2008*	Accomplished. Agreements are approved through 2012.
		Utilize, to the extent necessary, all federal state and alternative funding sources to preserve affordable housing.	1996-2008*	City has no existing rental housing at risk of conversion to market rate housing.

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Jurisdiction	Reporting Period	1996-2008*	1996-2008*
City of Canyon Lake	1-Jan-09 - 31-Dec-09	As part of General Plan annual review, monitor existing programs to preserve assisted housing as required by Government Code Section 65583(D).	City has no existing housing at risk of conversion to market rate housing.
		Continue to cooperate with the POA to maintain high quality property maintenance.	Accomplished. City continues to cooperate with the POA to maintain housing quality.
		Identify property improvement programs to assist property owners in preserving existing housing stock in an effort to meet affordability standards.	Accomplished. The County's Economic Development Agency and Office on Aging administer programs that help the City's homeowners to preserve existing housing.
		Develop local maintenance advisory service to assist residents in determining sound maintenance practices to preserve housing.	Not accomplished.
		Continue to enforce adopted codes and abate code violations and nuisances.	Accomplished. City implements a code enforcement program.
		Work with State Franchise Tax Board to enforce provisions of Revenue and Taxation code section 17299 and 24436.5 to prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest and property tax reductions on state income tax.	Not accomplished. Substandard rental housing is not a problem in the City.
		Promote development and rehabilitation of housing for the elderly	Accomplished. City cooperates with County rehabilitation programs that serve the needs of the elderly.
		Promote development and rehabilitation of housing for the disabled.	Accomplished. City cooperates with County rehabilitation programs that serve the needs of the disabled.

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Jurisdiction	Reporting Period	
City of Canyon Lake	1-Jan-09 - 31-Dec-09	
Participate with regional or sub-regional efforts to provide adequate shelter for the homeless or those threatened with homelessness.	1996-2008*	Not accomplished. City works with non-profit groups that assist the homeless and needy.
Work with the County Housing Authority and private organizations to develop a home sharing program to match people in need of housing with homeowners that need assistance.	1996-2008*	Not accomplished.
Coordinate with the County to obtain emergency shelter grants for the homeless from HUD to provide shelter to homeless in time of emergency.	1996-2008*	Not accomplished.
Support increased federal and state funding for homeless shelter programs.	1996-2008*	Not accomplished.
Consider developing programs to assist, by grant or loan, provisions for access for the disabled to existing residential units.	1996-2008*	Not accomplished. Housing programs for the disabled are administered by the County. Disabled homeowners living in the City are eligible for these programs.
Utilize services of the county to operate a fair housing program to include investigation of complaints and public information.	1996-2008*	Accomplished. Fair Housing Council of Riverside County continues to provide fair housing services.
Insure that local lenders comply with the intent of the Community Reinvestment Act of 1977 with regard to anti-redlining. Review City deposit practices insuring that funds do not remain on deposit in an institution that practices redlining.	1996-2008*	Not accomplished.

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Jurisdiction	City of Canyon Lake
Reporting Period	1-Jan-09 - 31-Dec-09

General Comments:

*Canyon Lake did not adopt an updated Housing Element for the 2006-2008 planning period. As such, the 1996 Housing Element programs and policies were continued during the 2006-2008 planning period. Implementation status includes progress from 1996-2008.

