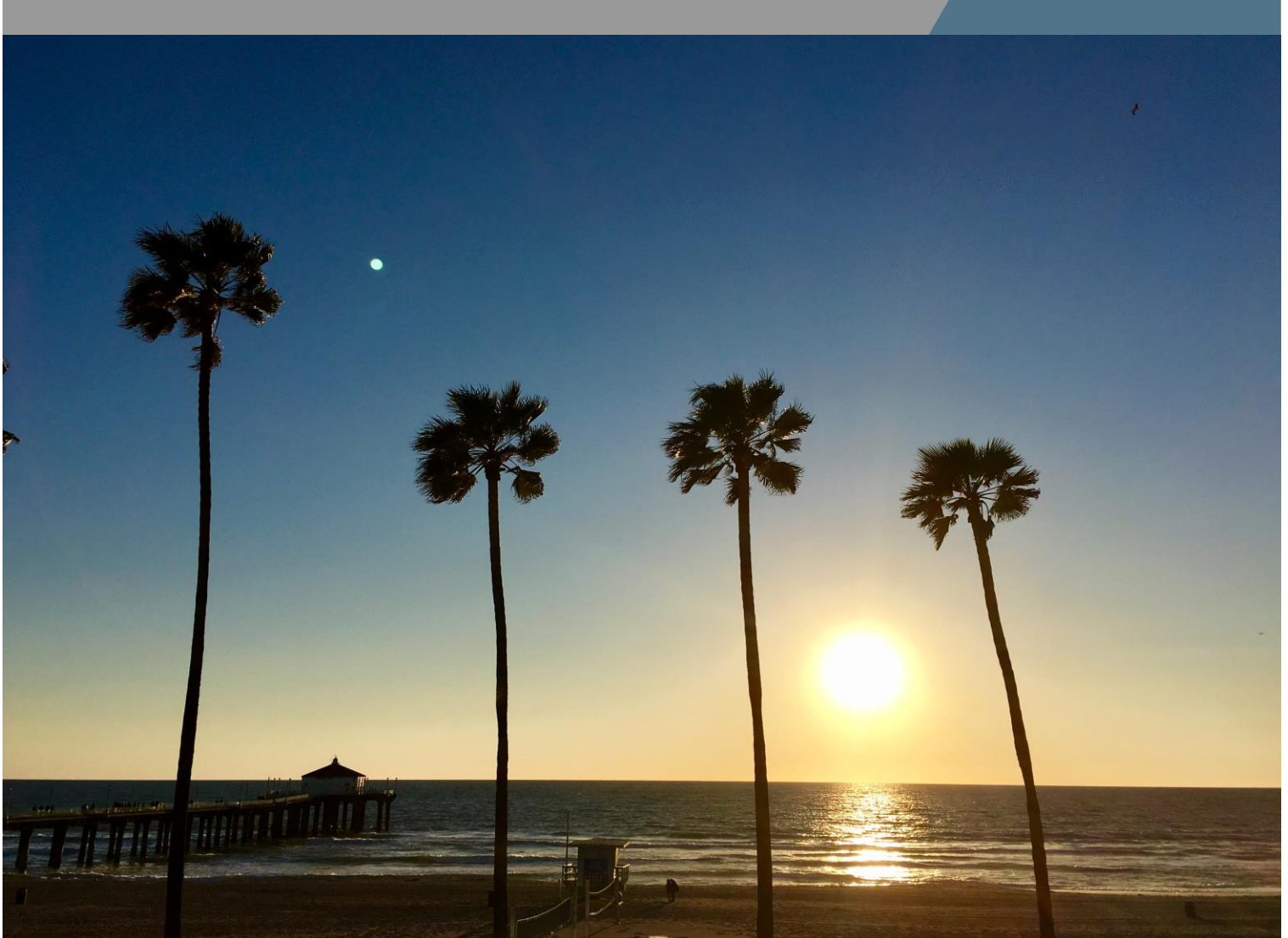




# Profile of the City of Manhattan Beach

Southern California Association of Governments' (SCAG) Regional Council includes 69 districts which represent 191 cities in the SCAG region

SCAG Regional Council District 40 includes El Segundo, Hermosa Beach, Lawndale, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, and Rolling Hills Estates  
Represented by: Hon. Judy Mitchell



## LOCAL PROFILES REPORT 2017

This profile report was prepared by the Southern California Association of Governments and shared with the City of Manhattan Beach. SCAG provides local governments with a variety of benefits and services including, for example, data and information, GIS training, planning and technical assistance, and sustainability planning grants.

May 2017

Southern California Association of Governments

# SCAG REGIONAL COUNCIL DISTRICT 40



Source: 2016 SCAG city boundary data, provided by the county Local Agency Formation Commissions.

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

## **Table of Contents**

<b>I. INTRODUCTION .....</b>	<b>1</b>
<b>II. POPULATION .....</b>	<b>4</b>
<b>III. HOUSEHOLDS.....</b>	<b>9</b>
<b>IV. HOUSING .....</b>	<b>12</b>
<b>V. TRANSPORTATION .....</b>	<b>18</b>
<b>VI. ACTIVE TRANSPORTATION .....</b>	<b>20</b>
<b>VII. EMPLOYMENT .....</b>	<b>21</b>
<b>VIII. RETAIL SALES .....</b>	<b>29</b>
<b>IX. EDUCATION.....</b>	<b>30</b>
<b>X. PUBLIC HEALTH.....</b>	<b>33</b>
<b>XI. SCAG REGIONAL HIGHLIGHTS .....</b>	<b>34</b>
<b>XII. DATA SOURCES.....</b>	<b>35</b>
<b>XIII. METHODOLOGY .....</b>	<b>36</b>
<b>XIV. ACKNOWLEDGMENTS .....</b>	<b>41</b>

**This Page Intentionally Left Blank**

## **I. Introduction**

### **The Southern California Association of Governments**

The Southern California Association of Governments (SCAG) is the largest Metropolitan Planning Organization (MPO) in the nation, with nearly 19 million residents. The SCAG region includes six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 incorporated cities. In addition, the SCAG region is a major hub of global economic activity, representing the 16<sup>th</sup> largest economy in the world and is considered the nation's gateway for international trade, with two of the largest ports in the nation. SCAG is also the most culturally diverse region in the nation, with no single ethnic group comprising a majority of the population. With a robust, diversified economy and a growing population substantially fueled by international immigration, the SCAG region is poised to continue its role as a primary metropolitan center on the Pacific Rim.

### **SCAG Activities**

As the designated MPO, SCAG is mandated by federal law to research and develop a Regional Transportation Plan (RTP), which incorporates a Sustainable Communities Strategy (SCS) per California state law. Additionally, SCAG is pursuing a variety of innovative planning and policy initiatives to foster a more sustainable Southern California. In addition to conducting the formal planning activities required of an MPO, SCAG provides local governments with a wide variety of benefits and services including, for example, data and information, GIS training, planning and technical assistance, and support for sustainability planning grants.

### **The Local Profiles**

In 2008, SCAG initiated the Local Profiles project as a part of a larger initiative to provide a variety of new services to its member cities and counties. Through extensive input from member jurisdictions, the inaugural Local Profiles Reports were released at the SCAG General Assembly in May 2009. The Profiles have since been updated every two years.

The Local Profiles reports provide a variety of demographic, economic, education, housing, and transportation information about each member jurisdiction including, but not limited to, the following:

- How much growth in population has taken place since 2000?
- Has the local jurisdiction been growing faster or slower than the county or regional average?
- Have there been more or fewer school-age children?
- Have homeownership rates been increasing or decreasing?
- How and where do residents travel to work?
- How has the local economy been changing in terms of employment share by sector?

Answers to questions such as these provide a snapshot of the dynamic changes affecting each local jurisdiction.



The purpose of this report is to provide current information and data for the City of Manhattan Beach for planning and outreach efforts. Information on population, housing, transportation, employment, retail sales, and education can be utilized by the city to make well informed planning decisions. The report provides a portrait of the city and its changes since 2000, using average figures for Los Angeles County as a comparative baseline. In addition, the most current data available for the region is also included in the Statistical Summary (page 3). This profile demonstrates current trends occurring in the City of Manhattan Beach.

### **Factors Affecting Local Changes Reflected in the 2017 Report**

Overall, member jurisdictions since 2000 have been impacted by a variety of factors at the national, regional, and local levels. For example, the vast majority of member jurisdictions included in the 2017 Local Profiles reflect national demographic trends toward an older and more diverse population. Evidence of continued progress toward economic recovery is also apparent through gradual increases in employment, retail sales, building permits, and home prices. Work destinations and commute times correlate with regional development patterns and the geographical location of local jurisdictions, particularly in relation to the regional transportation system.

### **Uses of the Local Profiles**

Following release at the SCAG General Assembly, the Local Profiles are posted on the SCAG website and are used for a variety of purposes including, but not limited to, the following:

- Data and communication resource for elected officials, businesses, and residents
- Community planning and outreach
- Economic development
- Visioning initiatives
- Grant application support
- Performance monitoring

The primary user groups of the Local Profiles include member jurisdictions and state and federal legislative delegates of Southern California. This report is a SCAG member benefit and the use of the data contained within this report is voluntary.

### **Report Organization**

This report includes three sections. The first section presents a statistical summary for the City of Manhattan Beach. The second section provides detailed information organized by subject area and includes brief highlights of some of the trends identified by that information. The third section, Methodology, describes technical considerations related to data definitions, measurement, and sources.

## 2016 STATISTICAL SUMMARY

<i>Category</i>	<i>Manhattan Beach</i>	<i>Los Angeles County</i>	<i>Manhattan Beach Relative to Los Angeles County*</i>	<i>SCAG Region</i>
<b>2016 Total Population</b>	35,297	10,241,335	[0.3%]	18,954,083
<b>2016 Population Density (Persons per Square Mile)</b>	8,965	2,508	6,457	489
<b>2016 Median Age (Years)</b>	41.9	36.4	5.5	36.0
<b>2016 Hispanic</b>	7.4%	48.7%	-41.3%	46.8%
<b>2016 Non-Hispanic White</b>	76.4%	26.3%	50.1%	31.2%
<b>2016 Non-Hispanic Asian</b>	9.5%	14.1%	-4.6%	12.7%
<b>2016 Non-Hispanic Black</b>	1.0%	8.0%	-7.0%	6.3%
<b>2016 Non-Hispanic American Indian</b>	0.1%	0.2%	-0.1%	0.3%
<b>2016 All Other Non-Hispanic</b>	5.6%	2.7%	2.9%	2.7%
<b>2016 Number of Households</b>	13,786	3,308,022	[0.4%]	6,132,938
<b>2016 Average Household Size</b>	2.6	3.0	-0.4	3.1
<b>2016 Median Household Income</b>	\$141,727	\$57,864	\$83,863	\$61,792
<b>2016 Number of Housing Units</b>	14,920	3,504,061	[0.4%]	6,629,879
<b>2016 Homeownership Rate</b>	67.2%	54.3%	12.9%	54.3%
<b>2016 Median Existing Home Sales Price</b>	\$2,044,250	\$520,000	\$1,524,250	\$466,000
<b>2015 - 2016 Median Home Sales Price Change</b>	4.8%	7.0%	-2.2%	6.6%
<b>2016 Drive Alone to Work</b>	88.9%	76.5%	12.4%	78.8%
<b>2016 Mean Travel Time to Work (minutes)</b>	33.0	33.0	0.0	31.0
<b>2015 Number of Jobs</b>	18,584	4,424,056	[0.4%]	7,920,602
<b>2014 - 2015 Total Jobs Change</b>	109	25,840	[0%]	117,499
<b>2015 Average Salary per Job</b>	\$59,898	\$56,700	\$3,198	\$53,962
<b>2016 K-12 Public School Student Enrollment</b>	6,784	1,471,103	1%	2,961,726

Sources: U.S. Census Bureau American Community Survey, 2015; Nielsen Co.; California Department of Finance E-5, May 2016; CoreLogic/DataQuick; California Department of Education; and SCAG

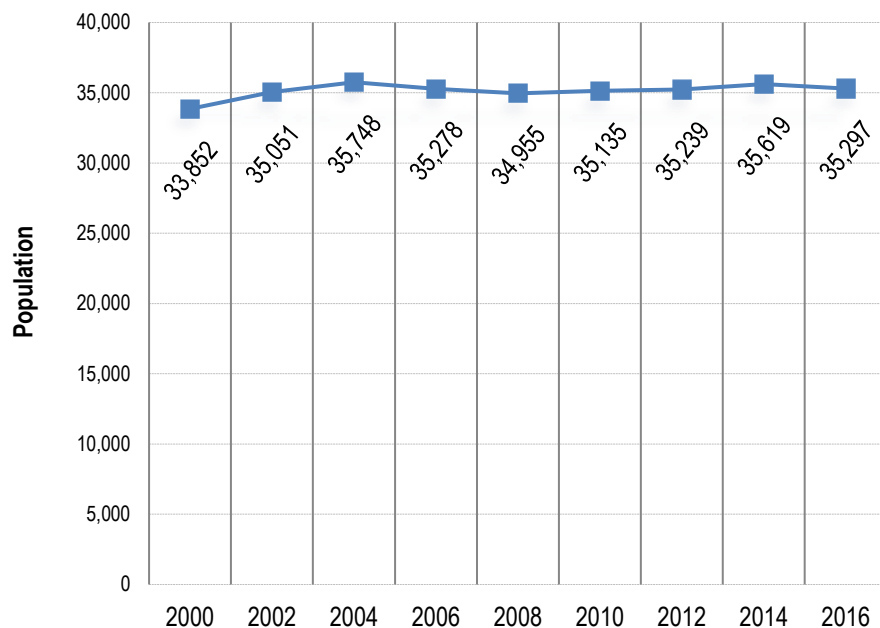
\* Numbers with [ ] represent Manhattan Beach's share of Los Angeles County. The other numbers represent the difference between Manhattan Beach and Los Angeles County.

Mapped jurisdictional boundaries are as of July 1, 2016 and are for visual purposes only. Report data, however, are updated according to their respective sources.

## II. Population

### *Population Growth*

**Population: 2000 - 2016**



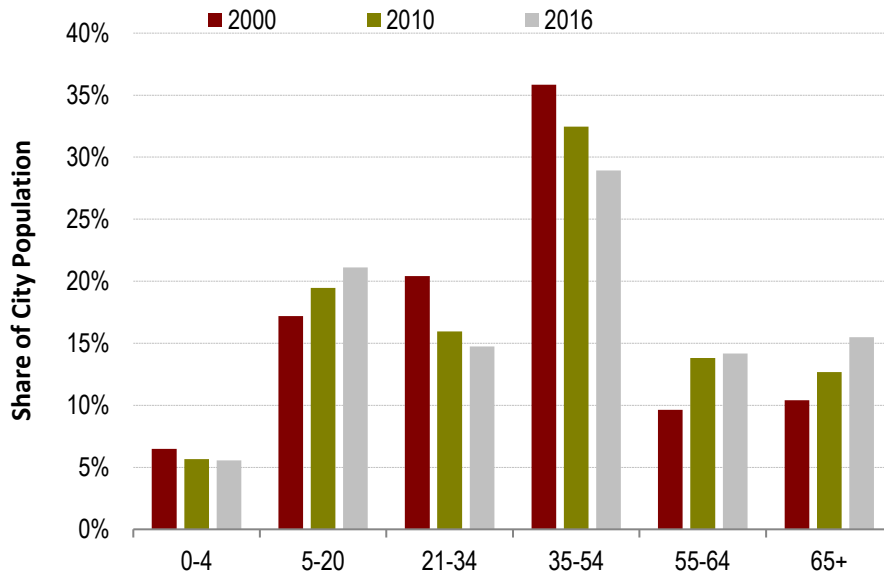
Source: California Department of Finance, E-5, 2016

- Between 2000 and 2016, the total population of the City of Manhattan Beach increased by 1,445 to 35,297 in 2016.
- During this 16-year period, the city's population growth rate of 4.3 percent was lower than the Los Angeles County rate of 7.6 percent.
- 0.3% of the total population of Los Angeles County is in the City of Manhattan Beach.



## Population by Age

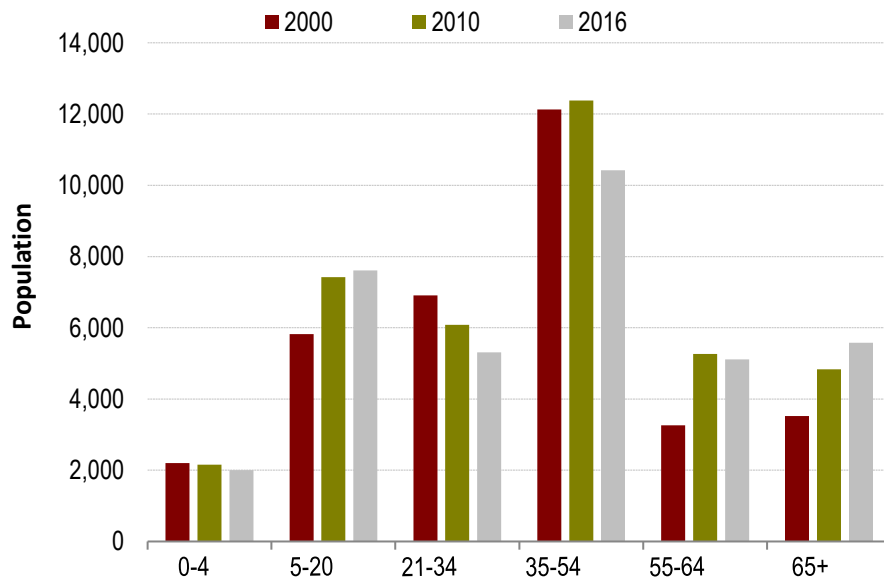
**Population Share by Age: 2000, 2010, and 2016**



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

- Between 2000 and 2016, the age group 65+ experienced the largest increase in share, growing from 10.4 to 15.5 percent.
- The age group that experienced the greatest decline, by share, was age group 35-54, decreasing from 35.8 to 28.9 percent.

**Population by Age: 2000, 2010, and 2016**

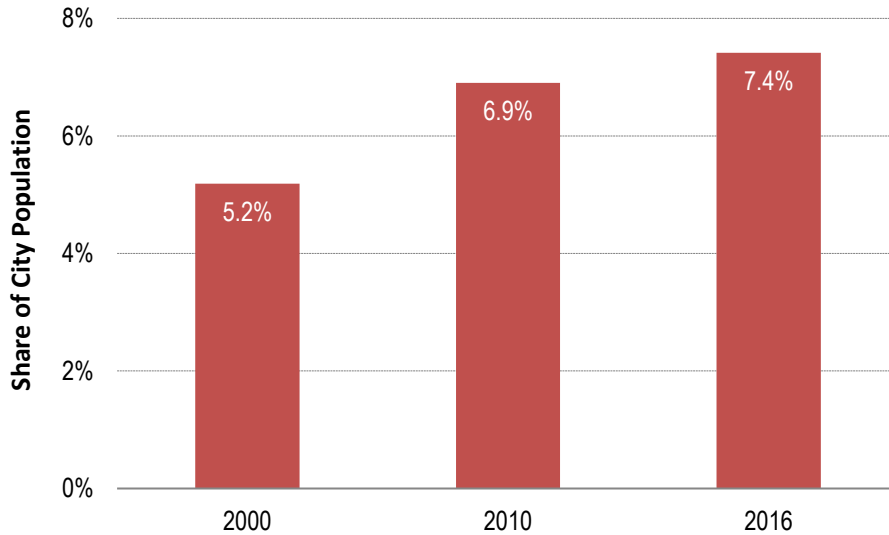


Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

- The age group 65+ added the most population, with an increase of 2,052 people between 2000 and 2016.

## ***Population by Race/Ethnicity***

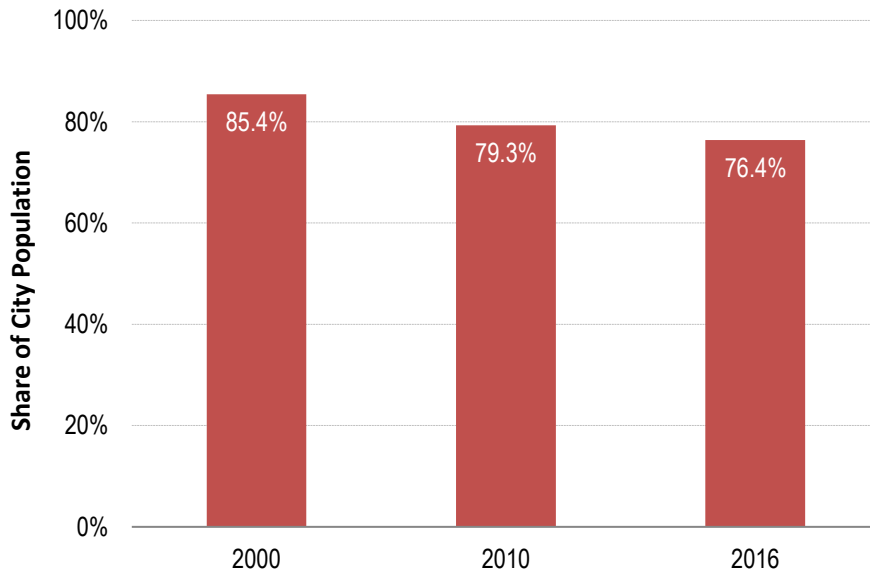
### **Hispanic or Latino of Any Race: 2000, 2010, and 2016**



Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

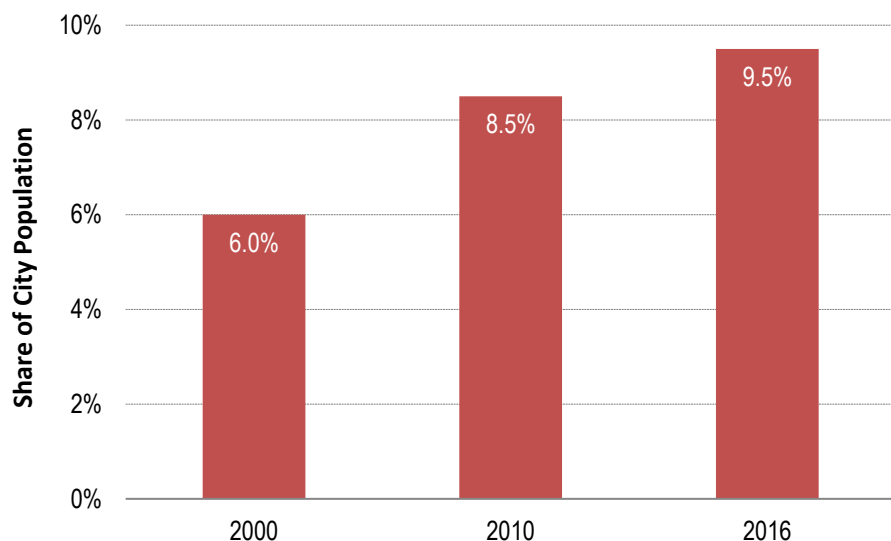
- Between 2000 and 2016, the share of Hispanic population in the city increased from 5.2 percent to 7.4 percent.

### **Non-Hispanic White: 2000, 2010, and 2016**



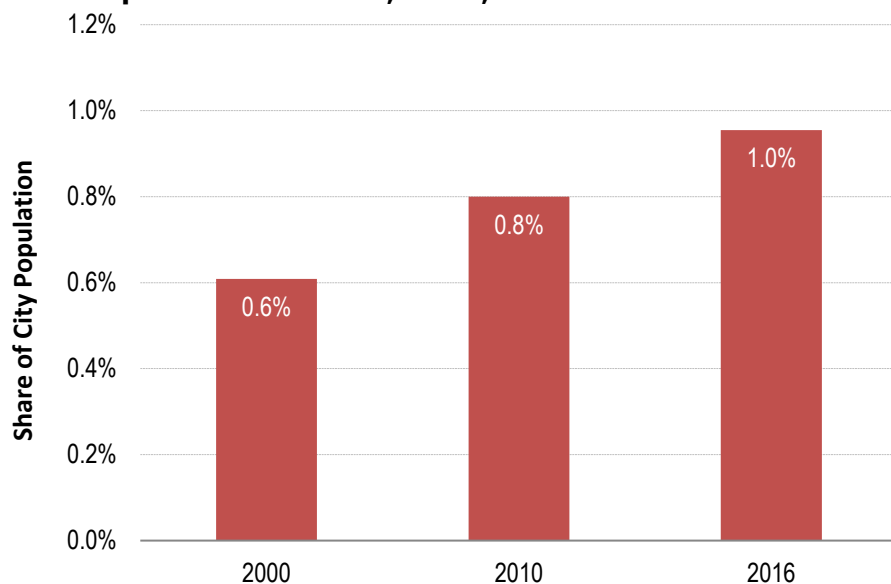
Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

- Between 2000 and 2016, the share of Non-Hispanic White population in the city decreased from 85.4 percent to 76.4 percent.
- Please refer to the Methodology section for definitions of the racial/ethnic categories.

**Non-Hispanic Asian: 2000, 2010, and 2016**

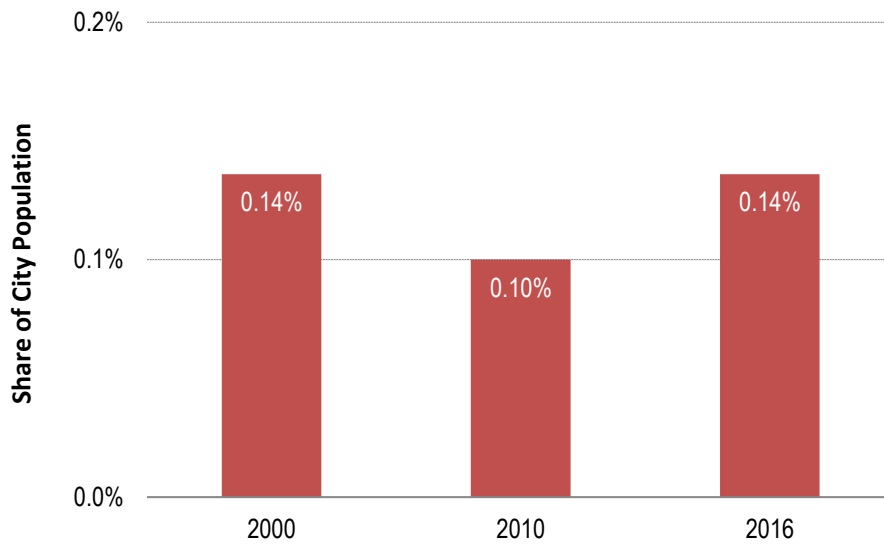
Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

- Between 2000 and 2016, the share of Non-Hispanic Asian population in the city increased from 6.0 percent to 9.5 percent.

**Non-Hispanic Black: 2000, 2010, and 2016**

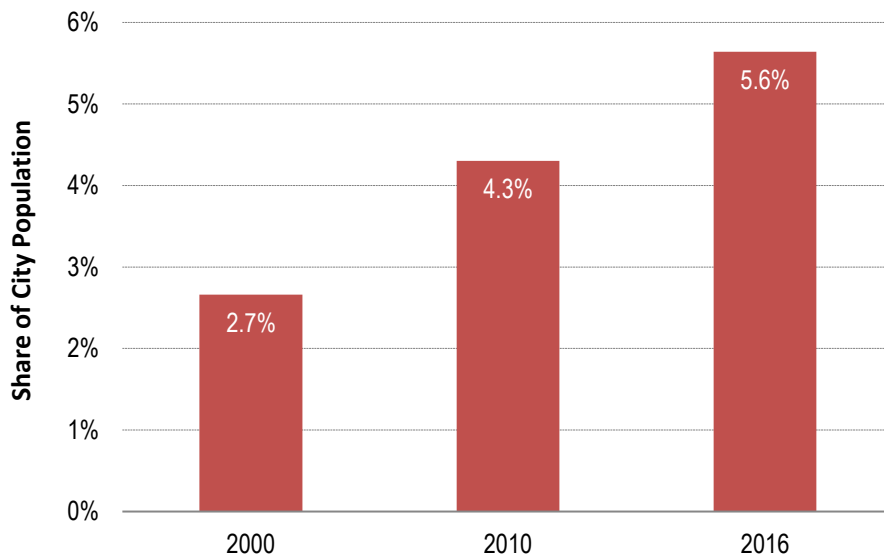
Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

- Between 2000 and 2016, the share of Non-Hispanic Black population in the city increased from 0.6 percent to 1.0 percent.

**Non-Hispanic American Indian: 2000, 2010, and 2016**

Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

- Between 2000 and 2016, the share of Non-Hispanic American Indian population in the city remained at 0.14 percent.

**All Other Non-Hispanic: 2000, 2010, and 2016**

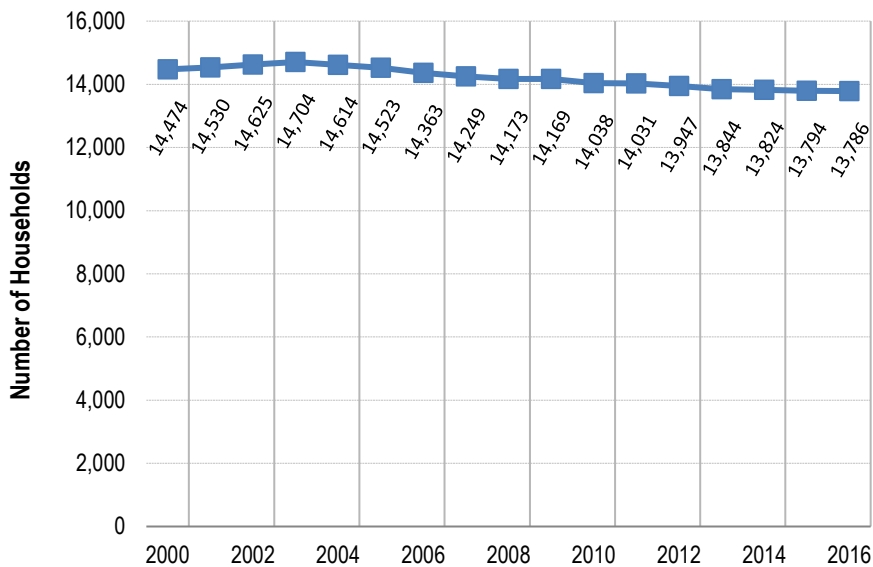
Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

- Between 2000 and 2016, the share of All Other Non-Hispanic population group in the city increased from 2.7 percent to 5.6 percent.

### III. Households

#### *Number of Households (Occupied Housing Units)*

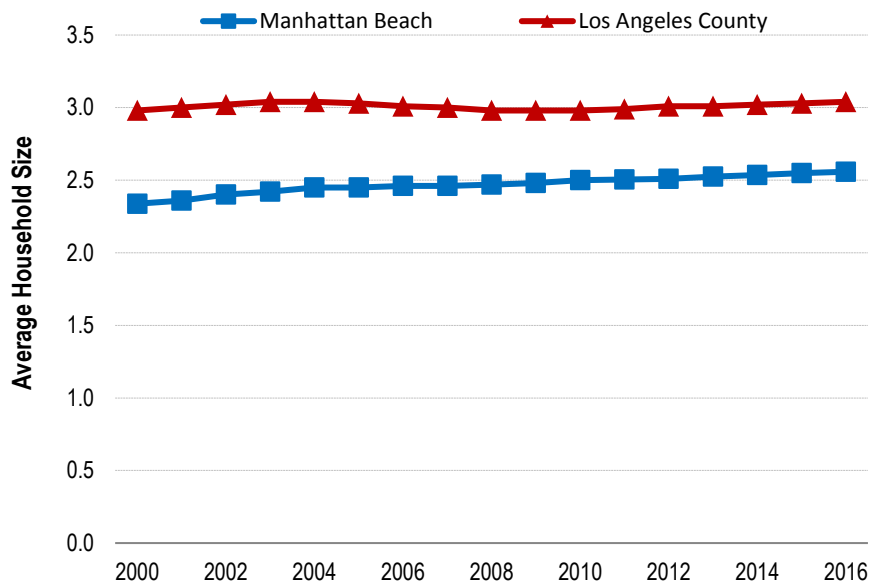
##### Number of Households: 2000 - 2016



Sources: 2000 and 2010 U.S. Decennial Census; California Department of Finance, E-5, 2016

- Between 2000 and 2016, the total number of households in the City of Manhattan Beach decreased by 688 units, or -4.8 percent.
- During this 16-year period, the city's household growth rate of -4.8 percent was lower than the county growth rate of 5.6 percent.
- 0.4 percent of Los Angeles County's total number of households are in the City of Manhattan Beach.
- In 2016, the city's average household size was 2.6, lower than the county average of 3.0.

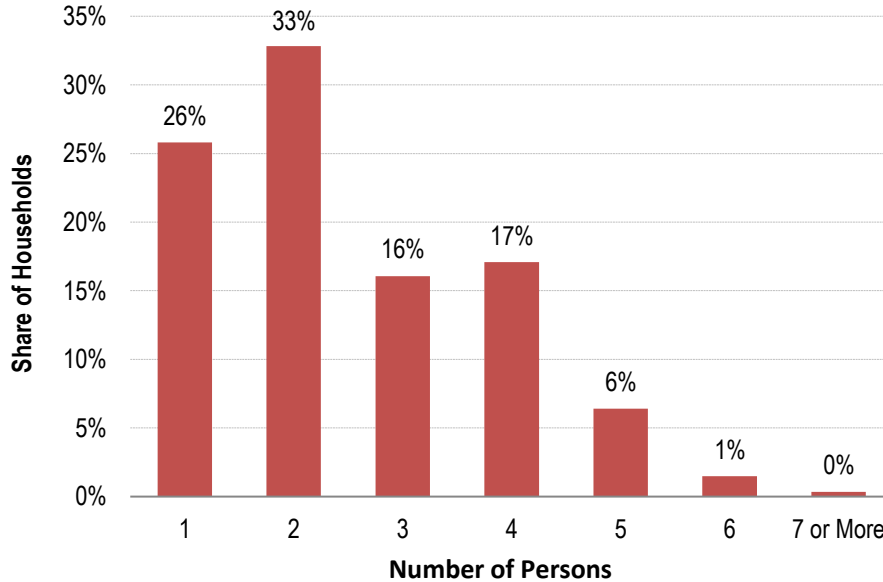
##### Average Household Size: 2000 - 2016



Source: California Department of Finance, E-5, 2016

## Households by Size

Percent of Households by Household Size: 2016

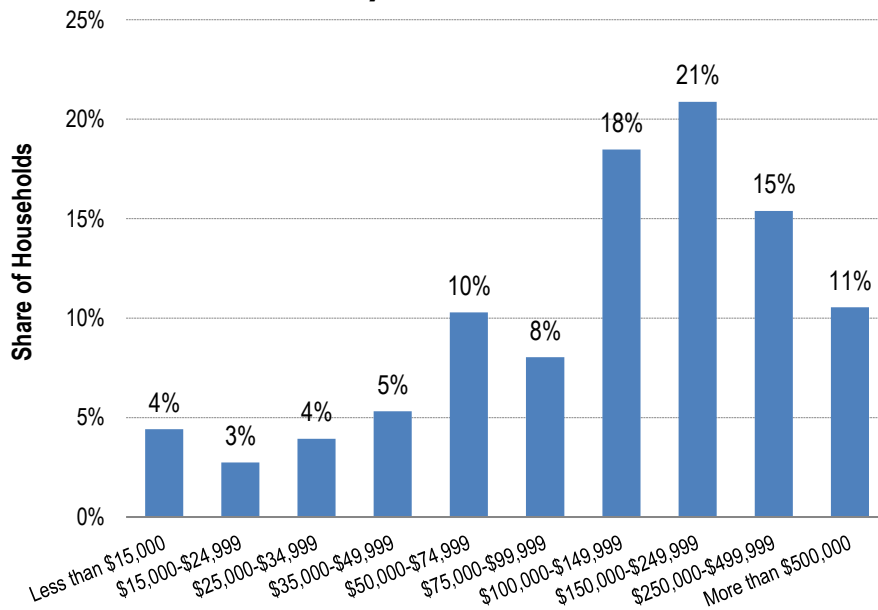


Source: Nielsen Co., 2016

- In 2016, 74.7 percent of all city households had 3 people or fewer.
- About 26 percent of the households were single-person households.
- Approximately 7 percent of all households in the city had 5 people or more.

## Households by Income

Percent of Households by Household Income: 2016



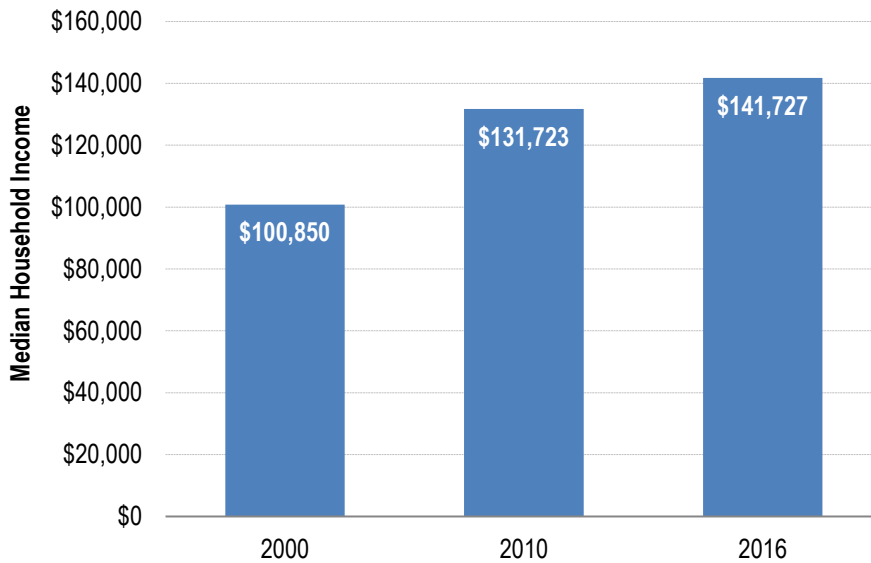
Source: Nielsen Co., 2016

- In 2016, about 16 percent of households earned less than \$50,000 annually.
- Approximately 65 percent of households earned \$100,000 or more.



## Household Income

### Median Household Income: 2000, 2010, and 2016

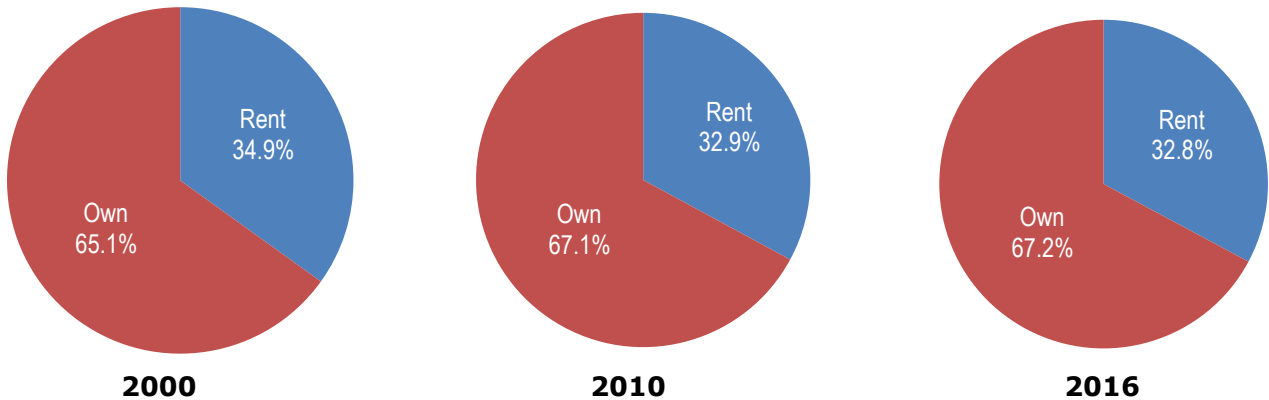


- From 2000 to 2016, median household income increased by \$40,877.
- Note: Dollars are not adjusted for annual inflation.

Source: Nielsen Co., 2016

## Renters and Homeowners

### Percentage of Renters and Homeowners: 2000, 2010, and 2016



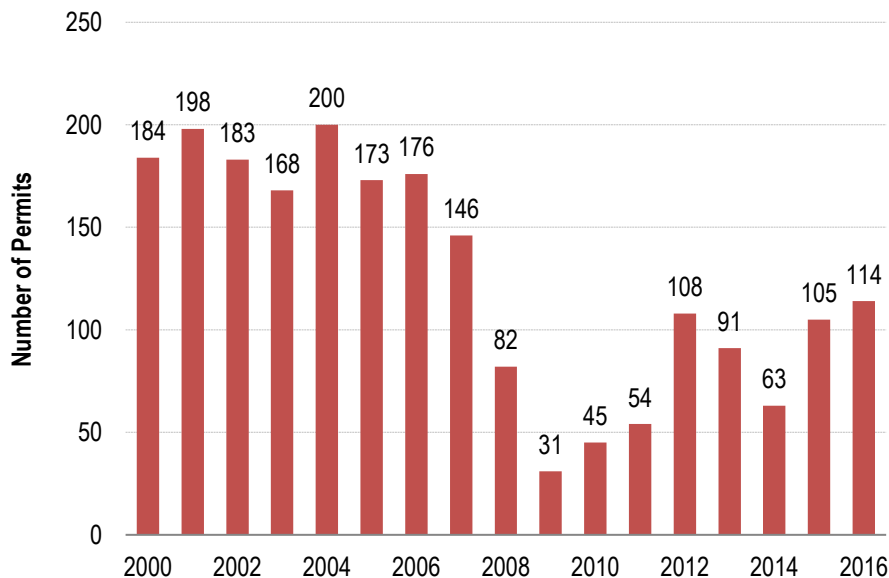
Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

Between 2000 and 2016, homeownership rates increased and the share of renters decreased.

## IV. Housing

### Total Housing Production

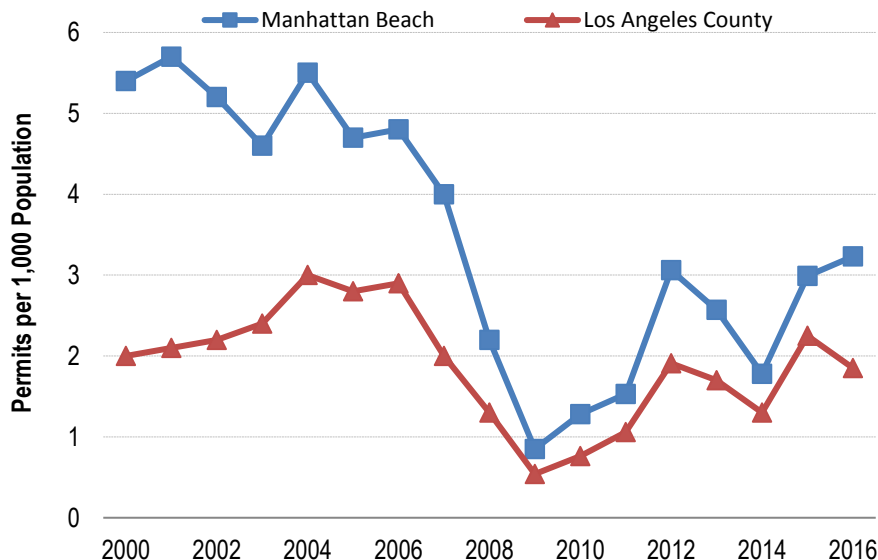
#### Total Permits Issued for all Residential Units: 2000 - 2016



Source: Construction Industry Research Board, 2000 - 2016

- Between 2000 and 2016, permits were issued for 2,121 residential units.

#### Permits Issued for all Residential Units per 1,000 Residents: 2000 - 2016

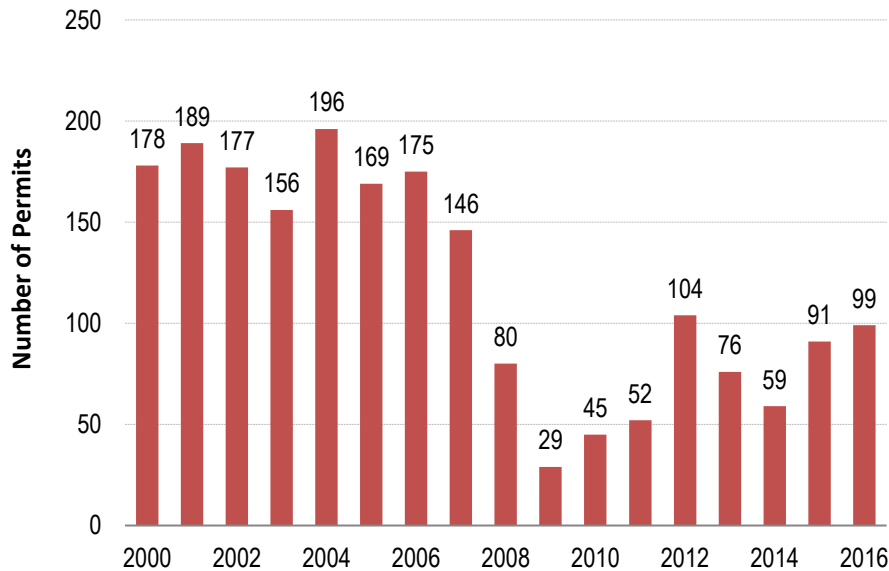


Source: Construction Industry Research Board, 2000 - 2016

- In 2000, the City of Manhattan Beach had 5.4 permits per 1,000 residents compared to the overall county figure of 2 permits per 1,000 residents.
- For the city in 2016, the number of permits per 1,000 residents decreased to 3.2 permits. For the county overall, it decreased to 1.8 permits per 1,000 residents.

## Single-Family Housing Production

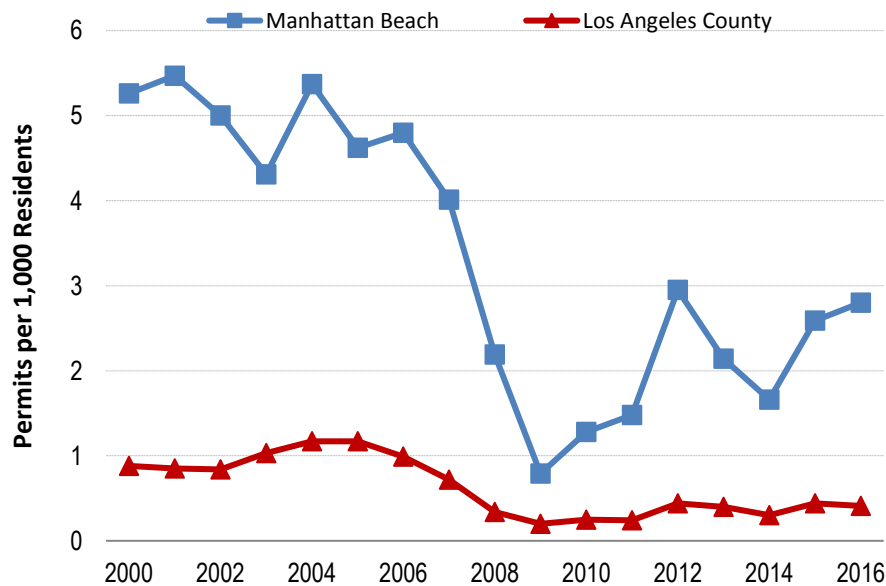
### Permits Issued for Single-Family Units: 2000 - 2016



Source: Construction Industry Research Board, 2000 - 2016

- Between 2000 and 2016, permits were issued for 2,021 single family homes.
- 12.3 percent of these were issued in the last 3 years.

### Single-Family Permits Issued per 1,000 Residents: 2000 - 2016

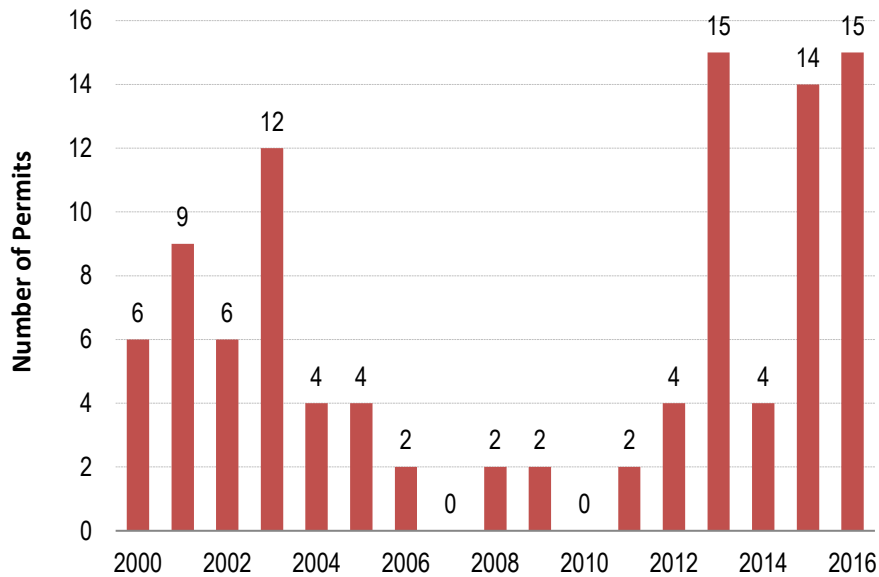


Source: Construction Industry Research Board, 2000 - 2016

- In 2000, the City of Manhattan Beach issued 5.3 permits per 1,000 residents compared to the overall county figure of 0.9 permits per 1,000 residents.
- For the city in 2016, the number of permits issued per 1,000 residents decreased to 2.8 permits. For the county overall, it decreased to 0.4 permits per 1,000 residents.

## Multi-Family Housing Production

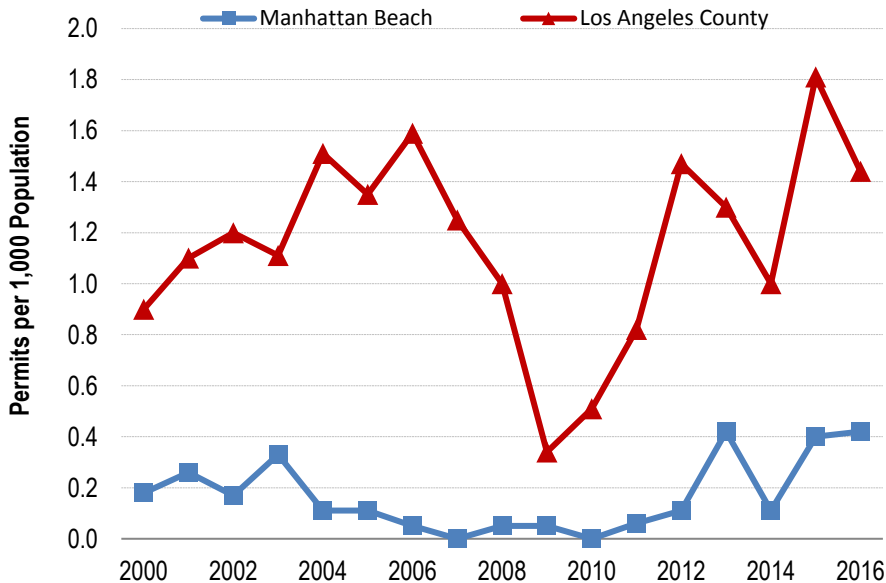
### Permits Issued for Multi-Family Units: 2000 - 2016



Source: Construction Industry Research Board, 2000-2016

- Between 2000 and 2016, there were permits issued for 101 multi-family residential units.

### Multi-Family Permits Issued per 1,000 Residents: 2000 - 2016

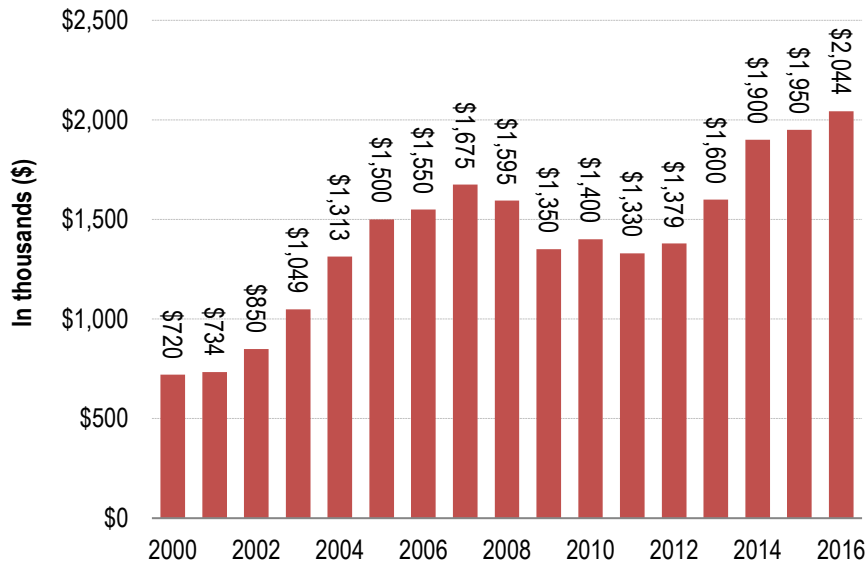


Source: Construction Industry Research Board, 2000-2016

- For the city in 2016, the number of permits per 1,000 residents increased to 0.4 permits. For the county overall, it increased to 1.4 permits per 1,000 residents.

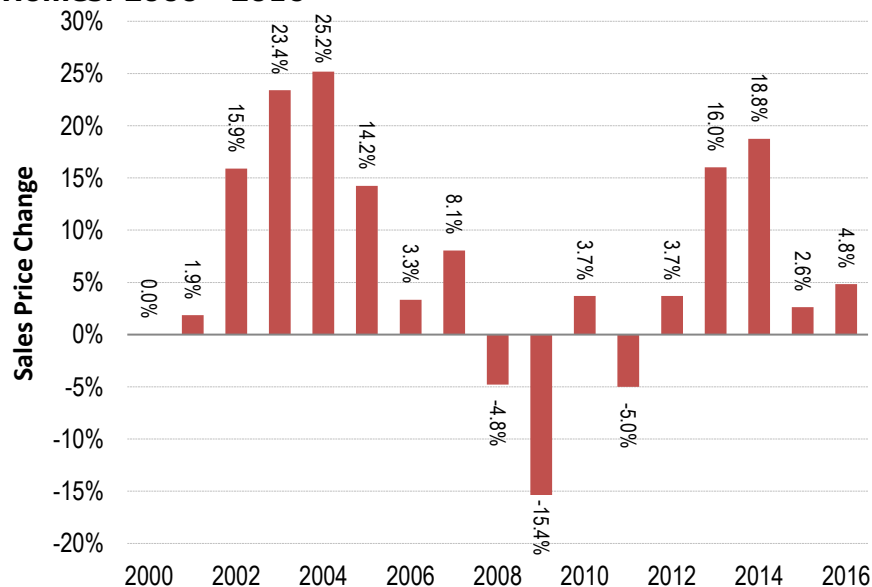
## Home Sales Prices

### Median Home Sales Price for Existing Homes: 2000 - 2016 (in \$ thousands)



Source: CoreLogic/DataQuick, 2000-2016

### Annual Median Home Sales Price Change for Existing Homes: 2000 - 2016



Source: CoreLogic/DataQuick, 2000-2016

- Between 2000 and 2016, the median home sales price of existing homes increased 184 percent from \$720,000 to \$2,044,250.
- Median home sales price increased by 46 percent between 2010 and 2016.
- In 2016, the median home sales price in the city was \$2,044,250, \$1,524,250 higher than that in the county overall.
- Note: Median home sales price reflects resale of existing homes, which varies due to type of units sold.
- Between 2000 and 2016, the largest single year increase was 25.2 percent.

## Housing Type

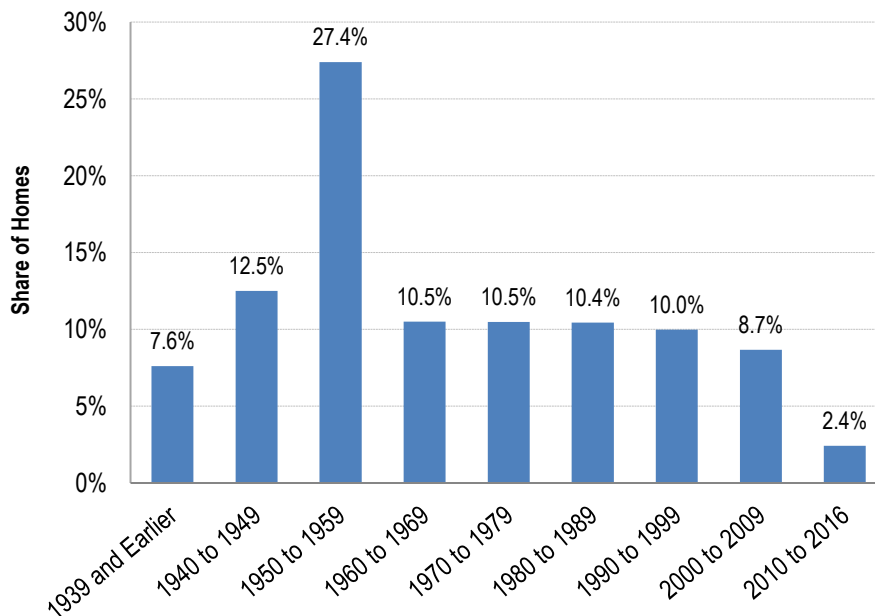
### Housing Type by Units: 2016

Housing Type	Number of Units	Percent of Total Units
Single Family Detached	10,344	69.4 %
Single Family Attached	1,176	7.9 %
Multi-family: 2 to 4 units	2,424	16.2 %
Multi-family: 5 units plus	976	6.5 %
Mobile Home	0	0.0 %
<b>Total</b>	<b>14,920</b>	<b>100 %</b>

- The most common housing type is Single Family Detached.
- Approximately 77 percent were single family homes and 23 percent were multi-family homes.

Source: California Department of Finance, E-5, 2016

### Age of Housing Stock: 2016



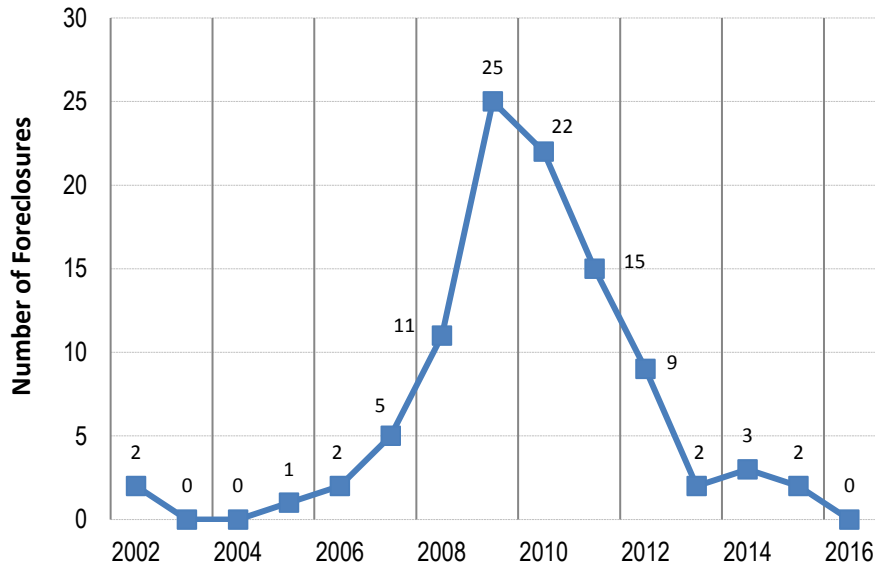
Source: Nielsen Co., 2016

- 58 percent of the housing stock was built before 1970.
- 42 percent of the housing stock was built after 1970.



## Foreclosures

### Number of Foreclosures: 2016

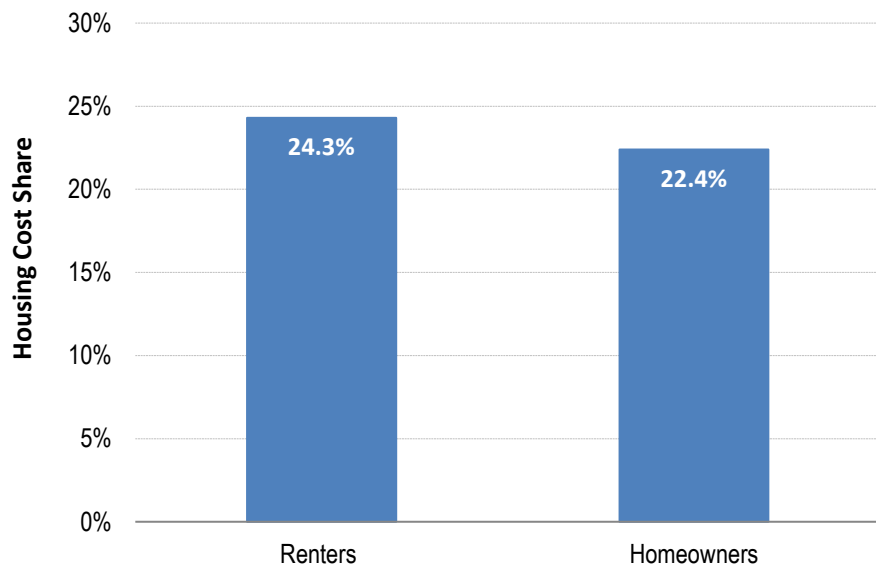


Source: CoreLogic/DataQuick, 2002-2016

- There were no foreclosures in 2016.
- Between 2007 and 2016, there were 94 foreclosures.

## Housing Cost Share

### Percentage of Housing Cost for Renters and Homeowners: 2014



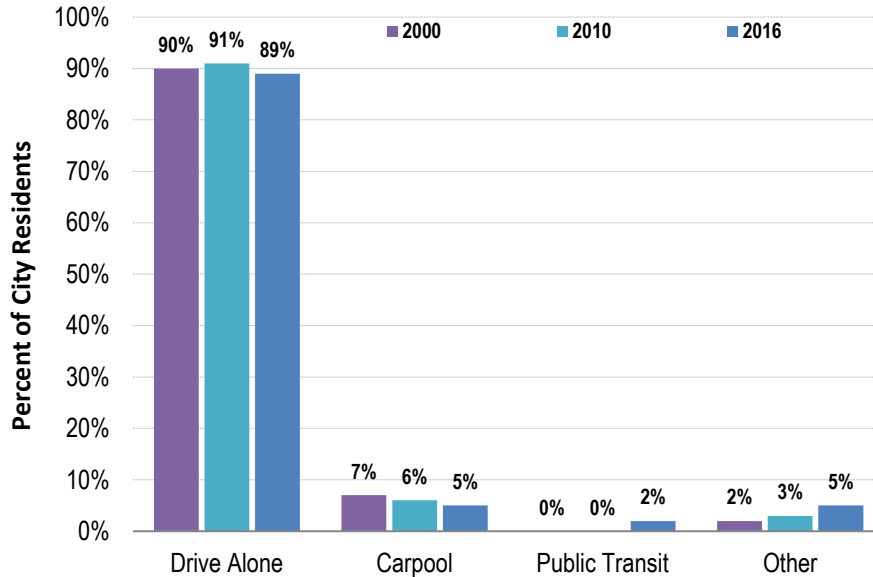
Source: U.S. Census American Community Survey, 2015

- Housing costs accounted for an average of 24.3 percent of total household income for renters.
- Housing costs accounted for an average of 22.4 percent of total household income for homeowners.

## V. Transportation

### *Journey to Work for Residents*

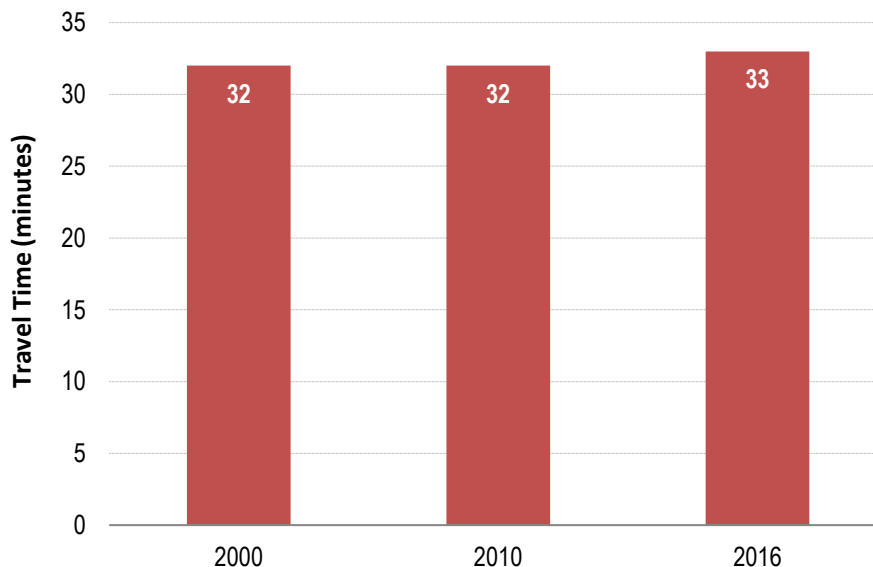
**Transportation Mode Choice: 2000, 2010, and 2016**



Sources: 2000 U.S. Decennial Census; 2010 U.S. Census American Community Survey; and Nielsen Co., 2016

- Between 2000 and 2016, the greatest change occurred in the percentage of individuals who traveled to work by carpool; this share decreased by 2.6 percentage points.
- 'Other' refers to bicycle, pedestrian, and home-based employment.

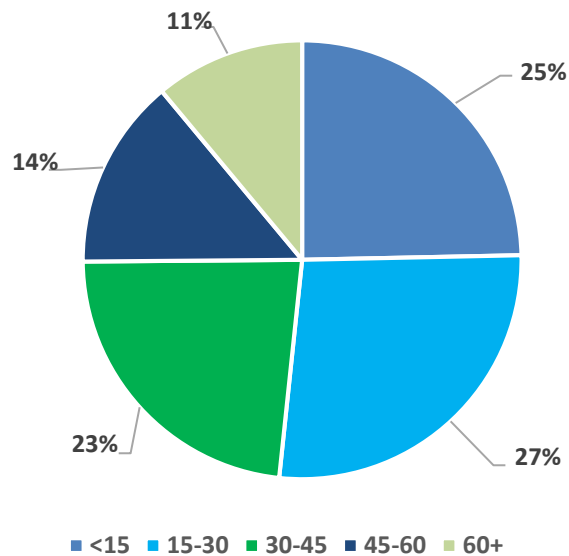
**Average Travel Time (minutes): 2000, 2010, and 2016**



Sources: 2000 U.S. Decennial Census; 2010 U.S. Census American Community Survey; and Nielsen Co., 2016

- Between 2000 and 2016, the average travel time to work increased by approximately 1 minute.

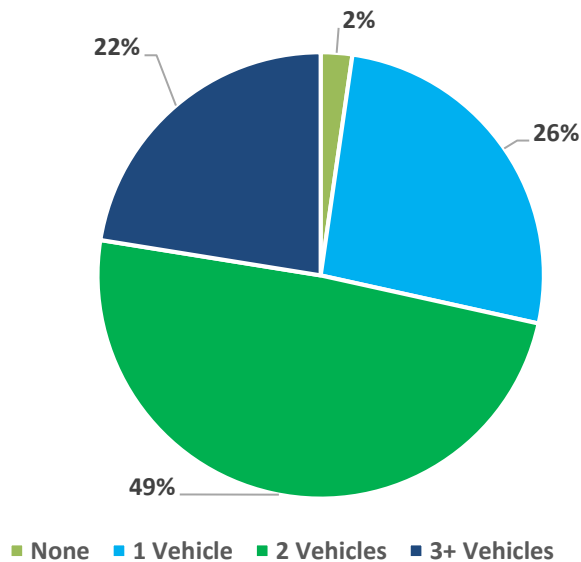
**Travel Time to Work (Range of Minutes): 2016**



Source: Nielsen Co., 2016

- In 2016, 48.3 percent of Manhattan Beach commuters spent more than 30 minutes to travel to work.
- Travel time to work figures reflect average one-way commute travel times, not round trip.

**Household Vehicle Ownership: 2016**



Source: Nielsen Co., 2016

- 28.5 percent of Manhattan Beach households own one or no vehicles, while 71.5 percent of households own two or more vehicles.

## VI. Active Transportation

Over the course of the next 25 years, population growth and demographic shifts will continue to transform the character of the SCAG region and the demands placed on it for livability, mobility, and overall quality of life. Our future will be shaped by our response to this growth and the demands it places on our systems.

SCAG is responding to these challenges by embracing sustainable mobility options, including support for enhanced active transportation infrastructure. Providing appropriate facilities to help make walking and biking more attractive and safe transportation options will serve our region through reduction of traffic congestion, decreasing greenhouse gas emissions, improving public health, and enhancing community cohesion.

Beginning with the 2017 Local Profiles, SCAG will be providing information on the active transportation resources being implemented throughout our region. The 2017 Local Profiles initiates this enhanced active transportation element with a compilation of bicycle lane mileage by facility type at the county level. This data, provided by our County Transportation Commissions for the year 2012, will serve as a baseline to measure regional progress over subsequent years. It is expected that with each cycle of the Local Profiles, additional active transportation data resources will become available for inclusion in these reports at the local jurisdictional level. Information on rates of physical activity (walking) is available in the Public Health section of this report.

### Bike Lane Mileage by Class: 2012

County	Class 1	Class 2	Class 3	Class 4	Total Miles
Imperial	3	4	82	0	89
Los Angeles	302	659	519	2	1,482
Orange	259	706	87	0	1,052
Riverside	44	248	129	0	421
San Bernardino	77	276	150	0	503
Ventura	61	257	54	0	372
<b>SCAG Region</b>	<b>746</b>	<b>2,150</b>	<b>1,021</b>	<b>2</b>	<b>3,919</b>

Source: County Transportation Commissions, 2012

**Class 1 (Bike Path):** Separated off-road path for the exclusive use of bicycles and pedestrians.

**Class 2 (Bike Lane):** Striped on-road lane for bike travel along a roadway.

**Class 3 (Bike Route):** Roadway dedicated for shared use by pedestrians, bicyclists, and motor vehicles.

**Class 4 (Separated Bikeway):** Lane(s) separated from vehicle traffic by more than striping, with physical barriers such as grade separation, landscaping, or parking.

## VII. Employment

### *Employment Centers*

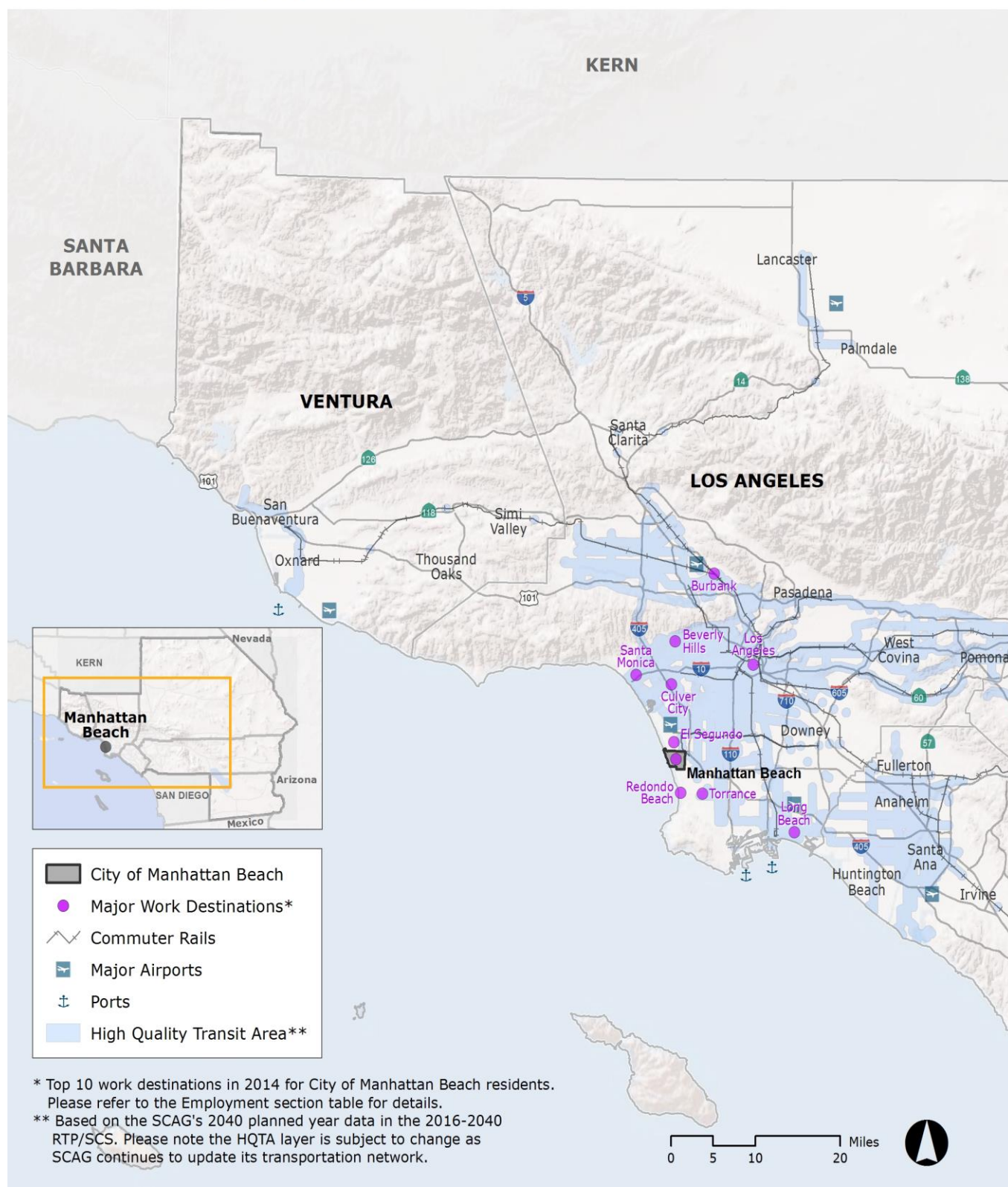
#### Top 10 Places Where Manhattan Beach Residents Commute to Work: 2014

Local Jurisdiction		Number of Commuters	Percent of Total Commuters
1.	Los Angeles	4,061	30.0 %
2.	Manhattan Beach	1,632	12.1 %
3.	El Segundo	1,114	8.2 %
4.	Torrance	637	4.7 %
5.	Santa Monica	465	3.4 %
6.	Redondo Beach	365	2.7 %
7.	Burbank	340	2.5 %
8.	Long Beach	285	2.1 %
9.	Culver City	259	1.9 %
10.	Beverly Hills	239	1.8 %
All Other Destinations		4,125	30.5 %

Source: U.S. Census Bureau, 2017, LODES Data; Longitudinal-Employer Household Dynamics Program, <https://lehd.ces.census.gov/data/loides/>

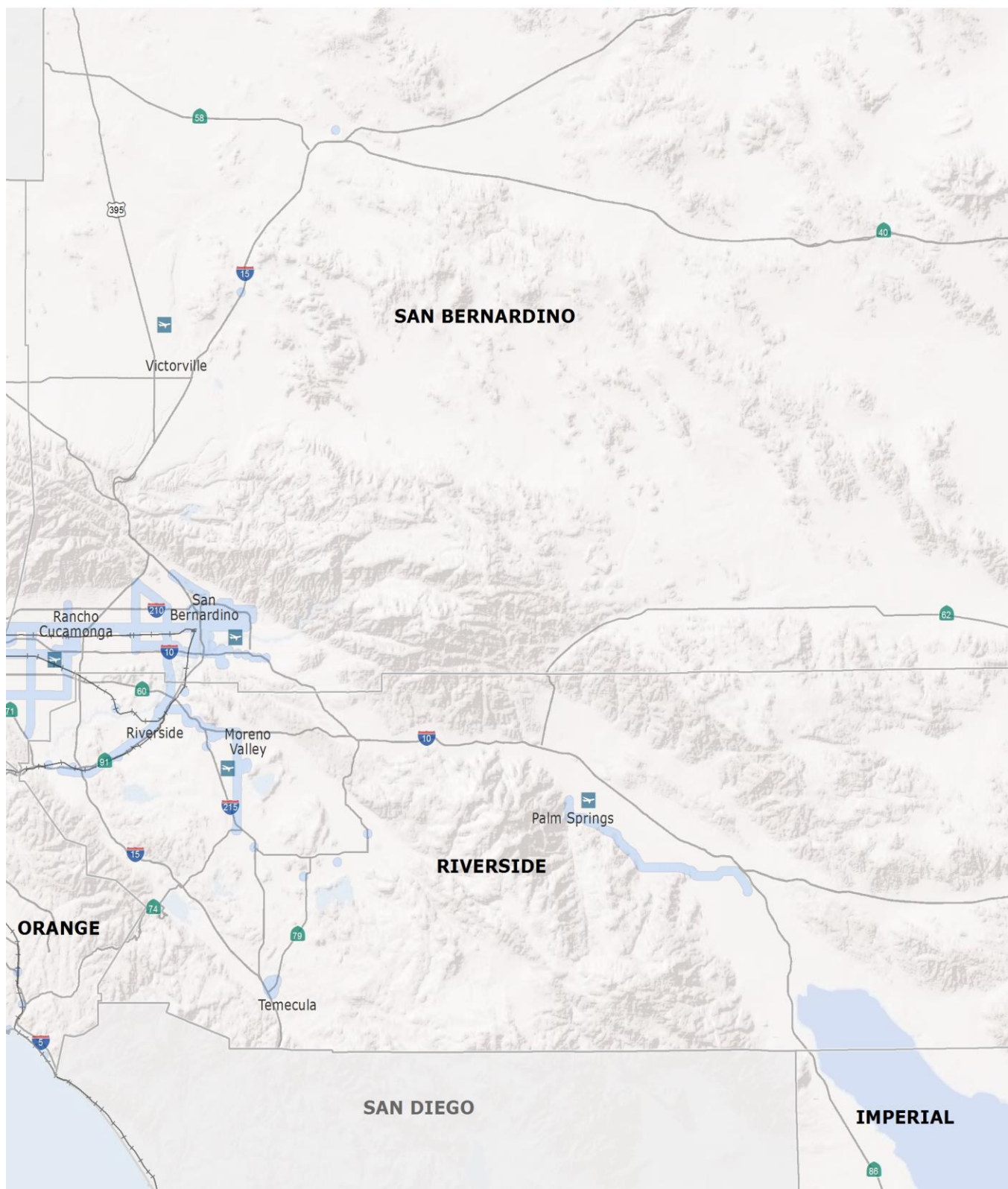
- This table identifies the top 10 locations where residents from the City of Manhattan Beach commute to work.
- 12.1% work and live in Manhattan Beach, while 87.9% commute to other places.

## MAJOR WORK DESTINATIONS



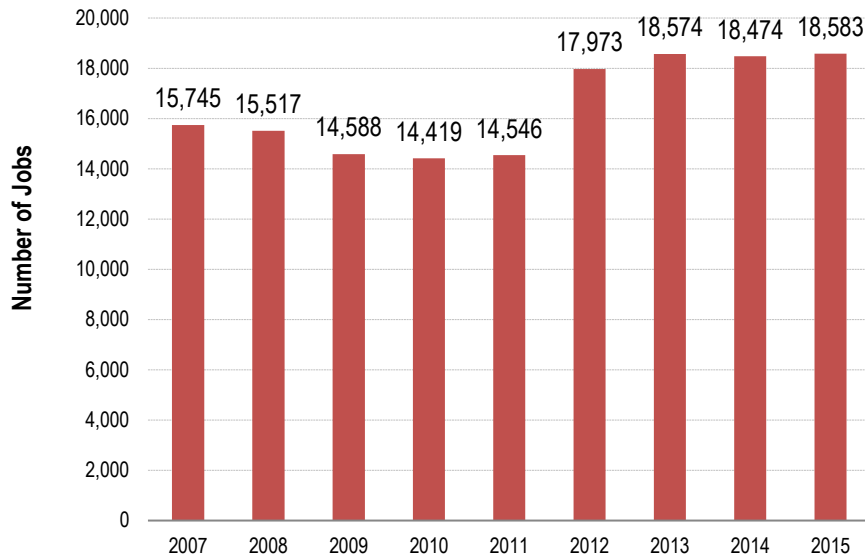
Source: SCAG, U.S. Census Bureau, 2017, LODES Dataset Version 7.2





## Total Jobs

### Total Jobs: 2007 - 2015

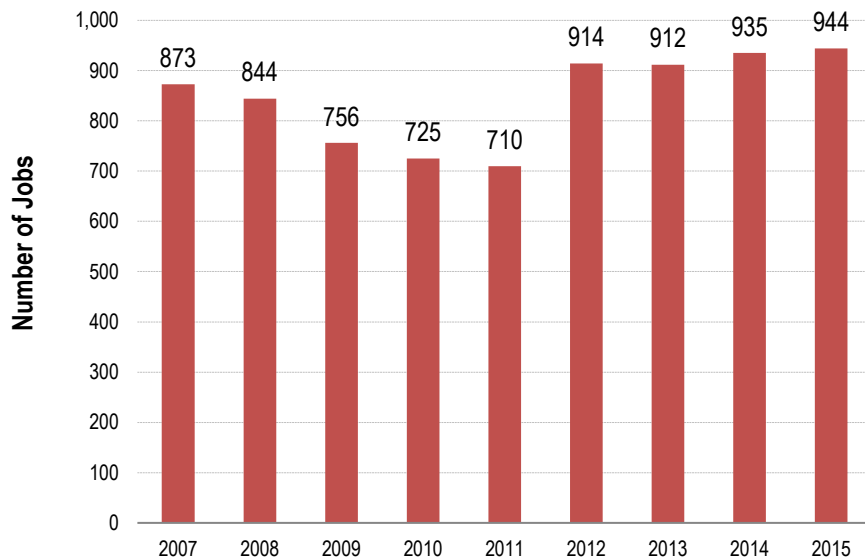


Sources: California Employment Development Department, 2007 - 2015; InfoGroup; and SCAG

- Total jobs include wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.
- In 2015, total jobs in the City of Manhattan Beach numbered 18,584, an increase of 18 percent from 2007.

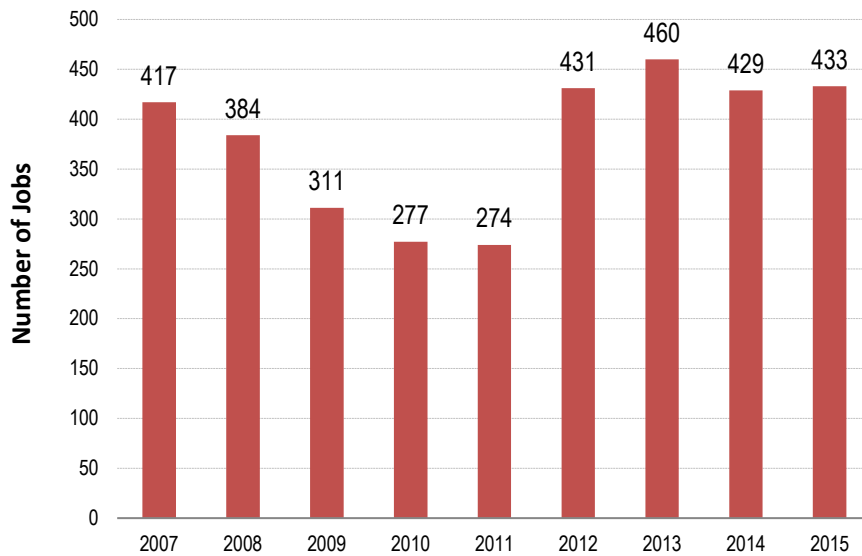
## Jobs by Sector

### Jobs in Manufacturing: 2007 - 2015



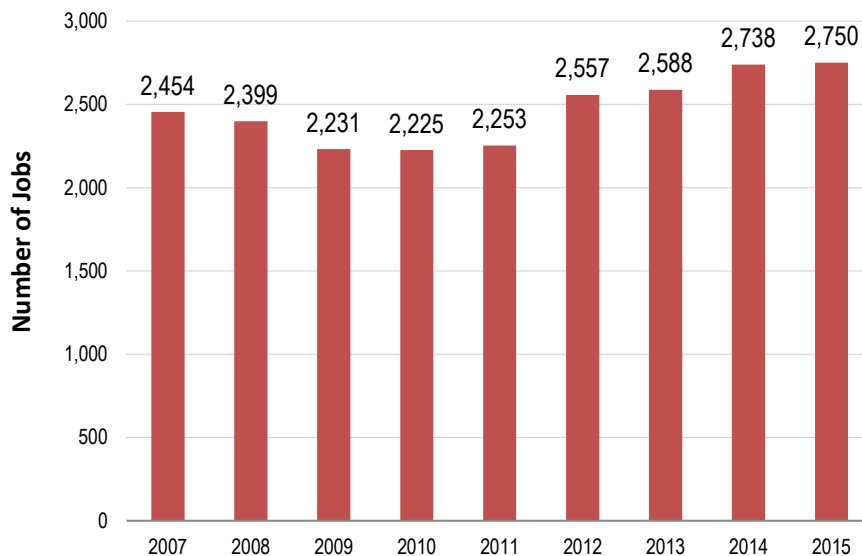
Sources: California Employment Development Department, 2007 - 2015; InfoGroup; and SCAG

- Manufacturing jobs include those employed in various sectors including food; apparel; metal; petroleum and coal; machinery; computer and electronic products; and transportation equipment.
- Between 2007 and 2015, the number of manufacturing jobs in the city increased by 8.2 percent.

**Jobs in Construction: 2007 - 2015**

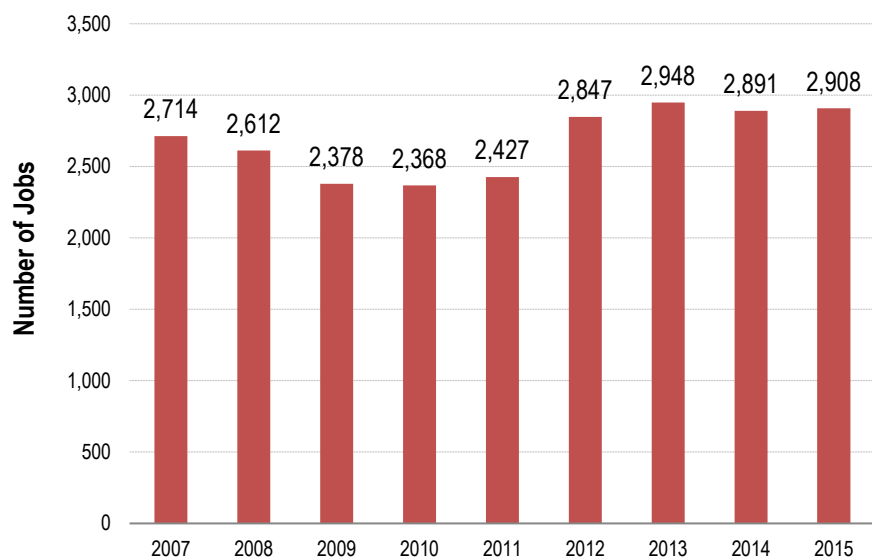
Sources: California Employment Development Department, 2007 - 2015; InfoGroup; and SCAG

- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2007 and 2015, construction jobs in the city increased by 3.8 percent.

**Jobs in Retail Trade: 2007 - 2015**

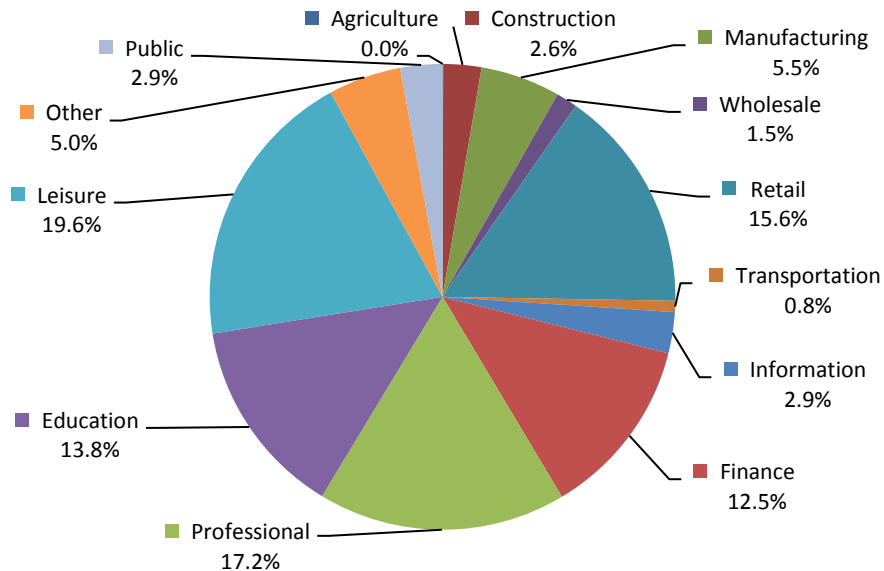
Sources: California Employment Development Department, 2007 - 2015; InfoGroup; and SCAG

- Retail trade jobs include those at various retailers including motor vehicle and parts dealers, furniture, electronics and appliances, building materials, food and beverage, clothing, sporting goods, books, and office supplies.
- Between 2007 and 2015, the number of retail trade jobs in the city increased by 12.1 percent.

**Jobs in Professional and Management: 2007 - 2015**

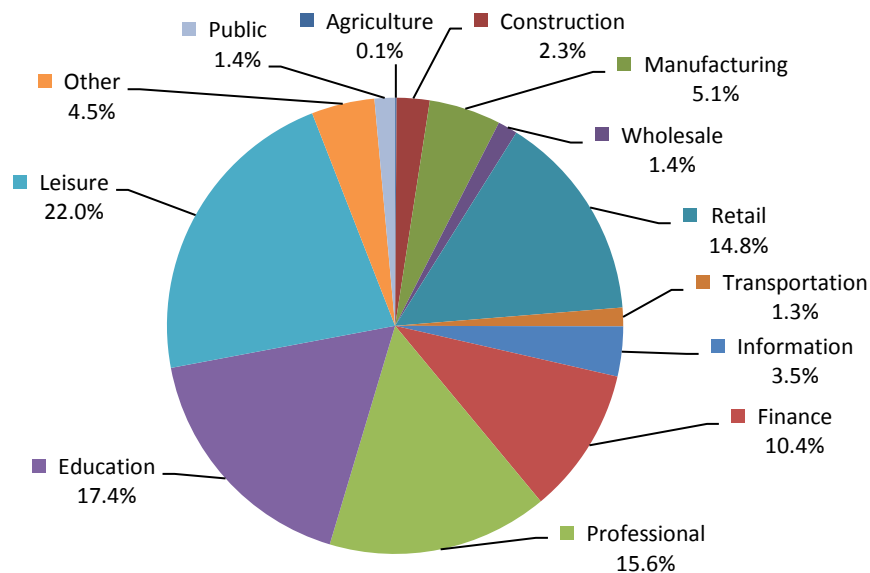
Sources: California Employment Development Department, 2007 - 2015; InfoGroup; and SCAG

- Jobs in the professional and management sector include those employed in professional and technical services, management of companies, and administration and support.
- Between 2007 and 2015, the number of professional and management jobs in the city increased by 7.2 percent.

**Jobs by Sector: 2007**

Sources: California Employment Development Department, 2007; InfoGroup; and SCAG

- From 2007 to 2015, the share of Education jobs increased from 13.8 percent to 17.4 percent.
- See Methodology Section for industry sector definitions.

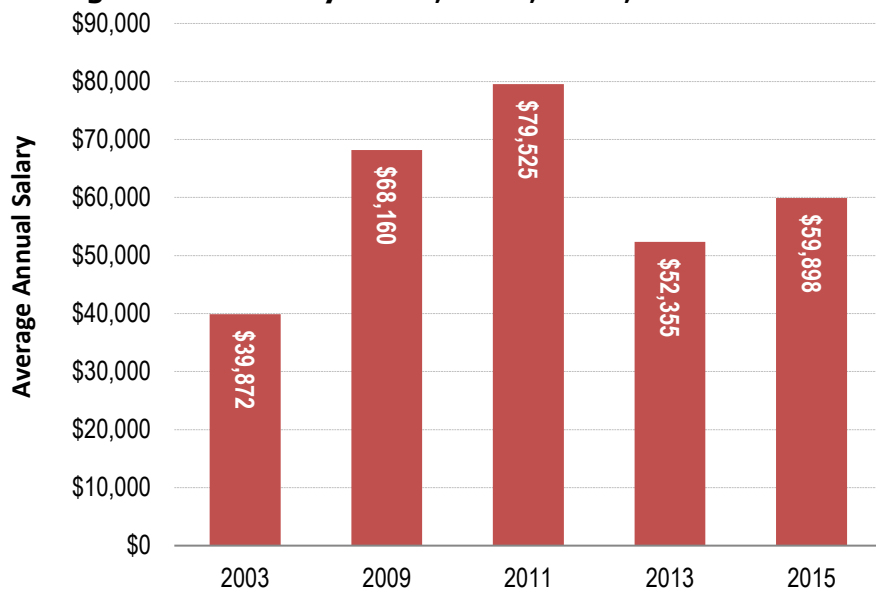
**Jobs by Sector: 2015**

Sources: California Employment Development Department, 2016; InfoGroup; and SCAG

- In 2015, the Leisure sector was the largest job sector, accounting for 22 percent of total jobs in the city.
- Other large sectors included Education (17.4 percent), Professional (15.6 percent), and Retail (14.8 percent).

## Average Salaries

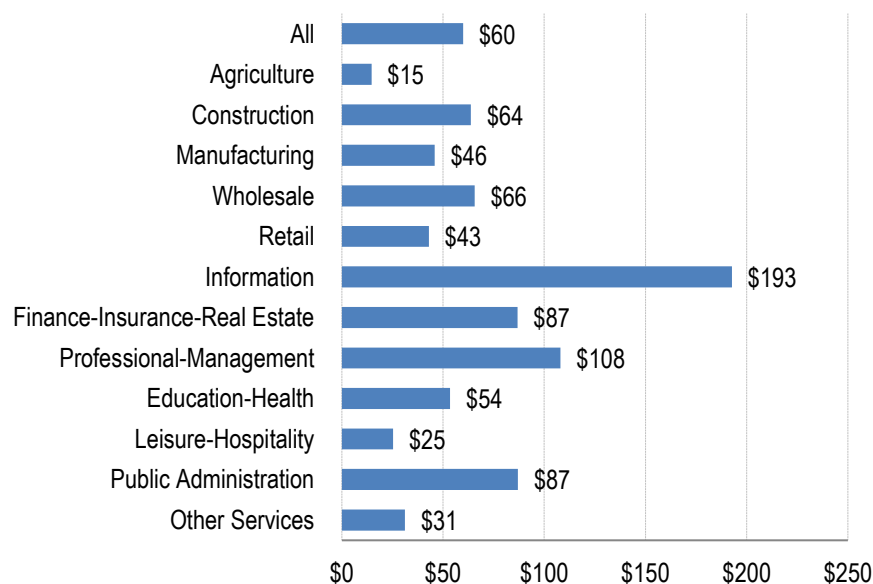
### Average Annual Salary: 2003, 2009, 2011, and 2015



Source: California Employment Development Department, 2003 - 2015

- Average salaries for jobs located in the city increased from \$39,872 in 2003 to \$59,898 in 2015, a 50.2 percent change.
- Note: Dollars are not adjusted for annual inflation.

### Average Annual Salary by Sector: 2015 (\$ thousands)



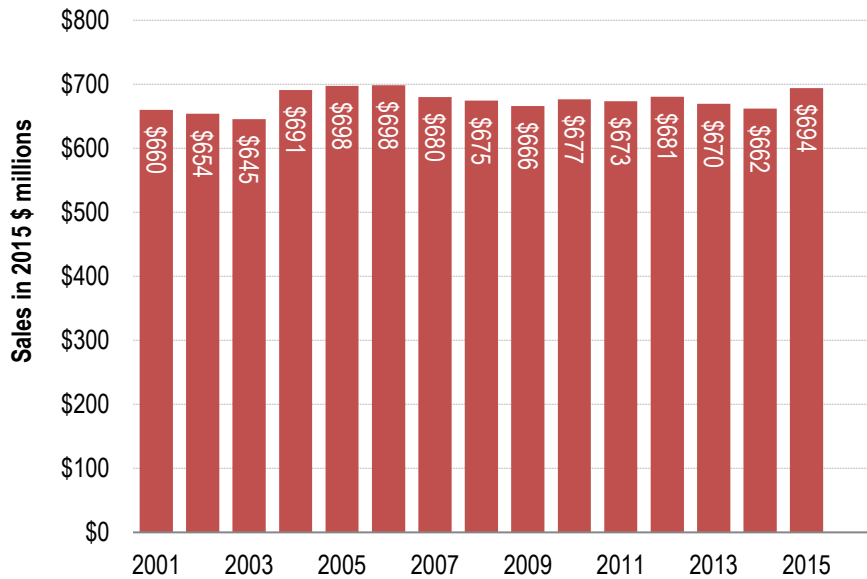
Source: California Employment Development Department, 2015

- In 2015, the employment sector providing the highest salary per job in the city was Information (\$192,659).
- The Agriculture sector provided the lowest annual salary per job (\$14,687).

## VIII. Retail Sales

### *Real Retail Sales*

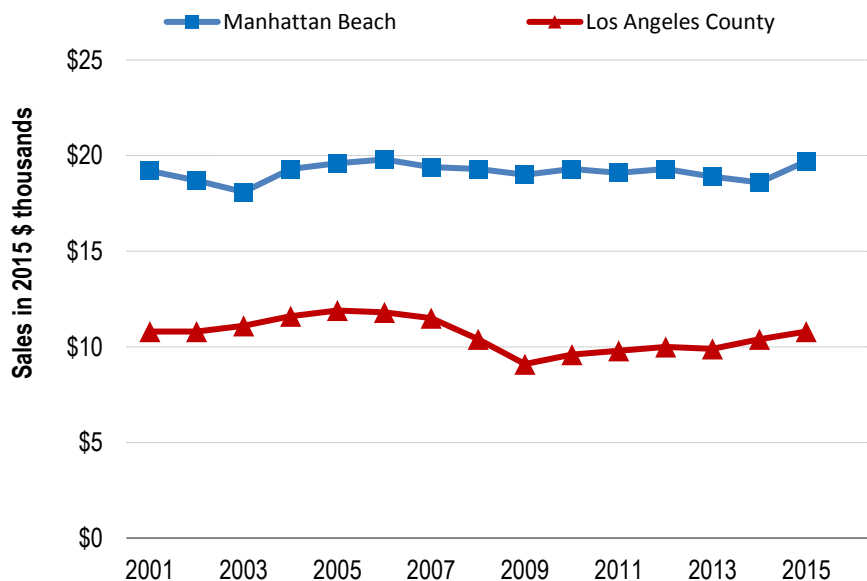
**Retail Sales (in 2015 \$ millions): 2001 - 2015**



Source: California Board of Equalization, 2001-2015

- Real retail sales decreased by 0.6 percent between 2005 and 2015.

**Retail Sales per Person (in 2015 \$ thousands): 2001 - 2015**



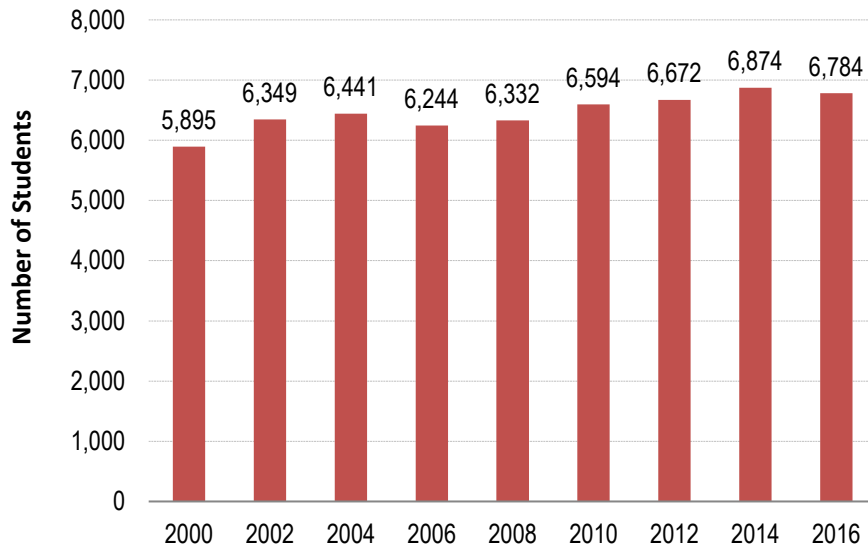
Source: California Board of Equalization, 2001-2015

- Between 2001 and 2015, retail sales per person for the city increased from \$18,123 to \$19,735.

## IX. Education

### ***Total Student Enrollment***

#### **K-12 Public School Student Enrollment: 2000 - 2016**

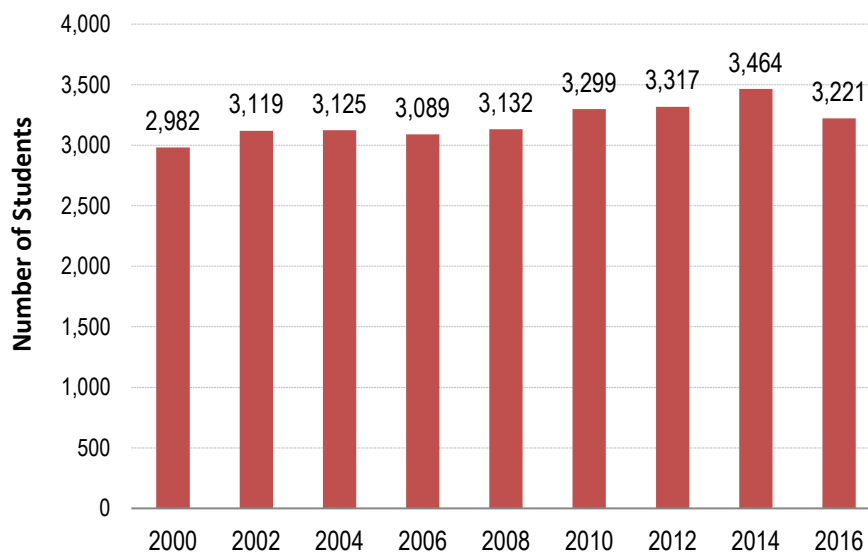


Source: California Department of Education, 2000 - 2016

- Between 2000 and 2016, total K-12 public school enrollment for schools within the City of Manhattan Beach increased by 889 students, or about 15.1 percent.

### ***Student Enrollment by Grade***

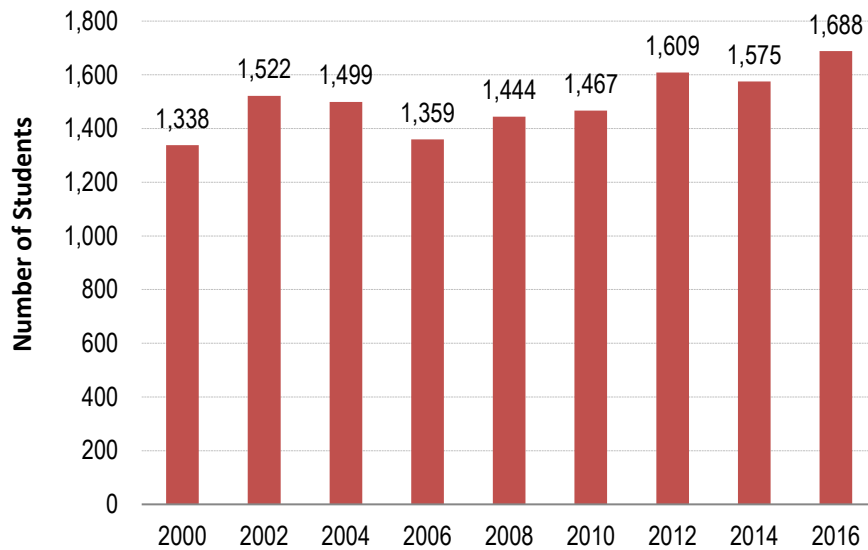
#### **K-6 Public School Student Enrollment: 2000 - 2016**



Source: California Department of Education, 2000 - 2016

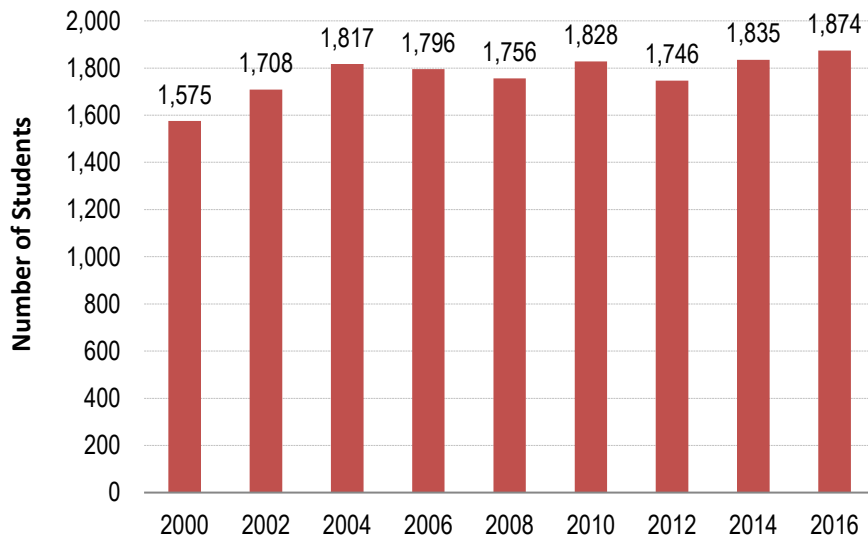
- Between 2000 and 2016, total public elementary school enrollment increased by 239 students or 8 percent.



**Grades 7-9 Public School Student Enrollment: 2000 - 2016**

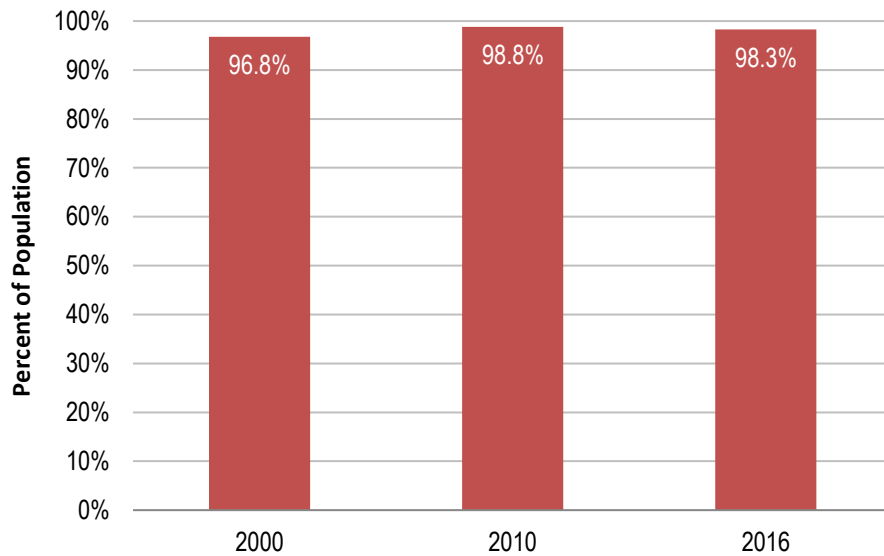
Source: California Department of Education, 2000 - 2016

- Between 2000 and 2016, total public school enrollment for grades 7-9 increased by 350 students or 26.2 percent.

**Grades 10-12 Public School Student Enrollment: 2000 - 2016**

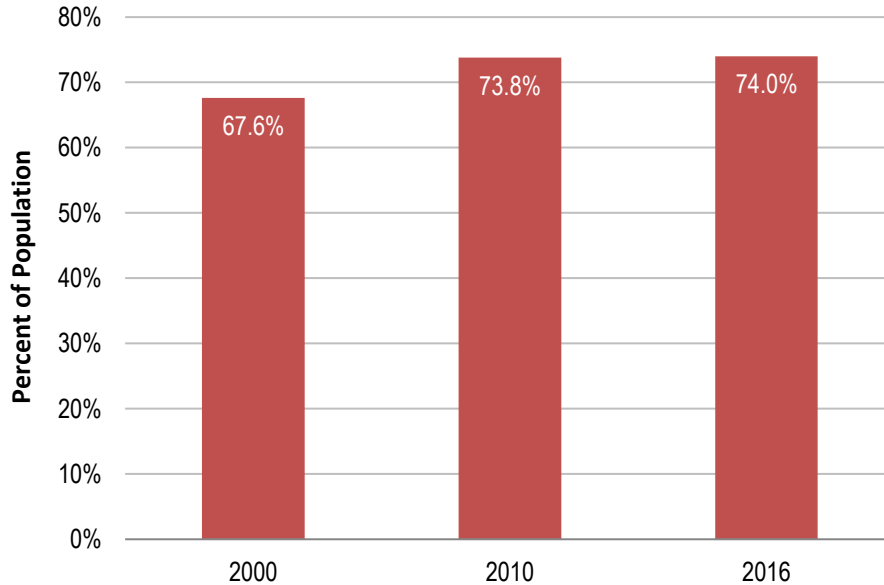
Source: California Department of Education, 2000 - 2016

- Between 2000 and 2016, total public school enrollment for grades 10-12 increased by 299 students, about 19 percent.

**Percent of City Population 25 Years & Over Completing High School or Higher**

Sources: 2000 and 2010 Census; Nielsen Co., 2016

- In 2016, 98.3 percent of the population 25 years and over completed high school or higher, which is higher than the 2000 level.

**Percent of City Population 25 Years & Over Completing a Bachelor's Degree or Higher**

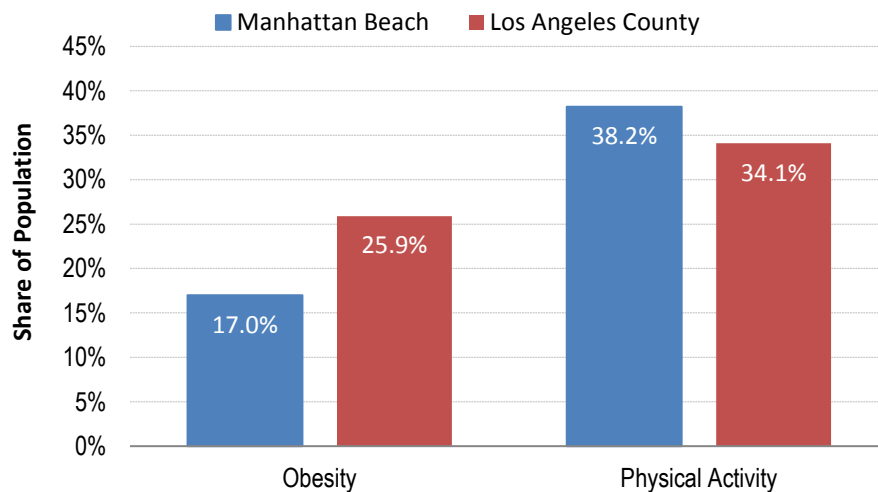
Sources: 2000 and 2010 Census; Nielsen Co., 2016

- In 2016, 74 percent of the population 25 years and over completed a Bachelor's degree or higher, which is higher than the 2000 level.

## X. Public Health

Beginning with the 2017 edition, the Local Profiles will be providing information on public health performance at the local jurisdictional level. Many adverse public health outcomes related to obesity and poor air quality may be reduced through the implementation of a more sustainable and integrated program of community and transportation planning at the regional and local levels. Evidence has shown that built environment factors play an important role in supporting healthy behavior and reducing rates of chronic diseases and obesity. For example, improved active transportation infrastructure, better accessibility to recreational open space, and the development of more walkable communities enhance opportunities for physical exercise and thereby result in a reduction of obesity rates, along with the chronic diseases associated with physical inactivity.

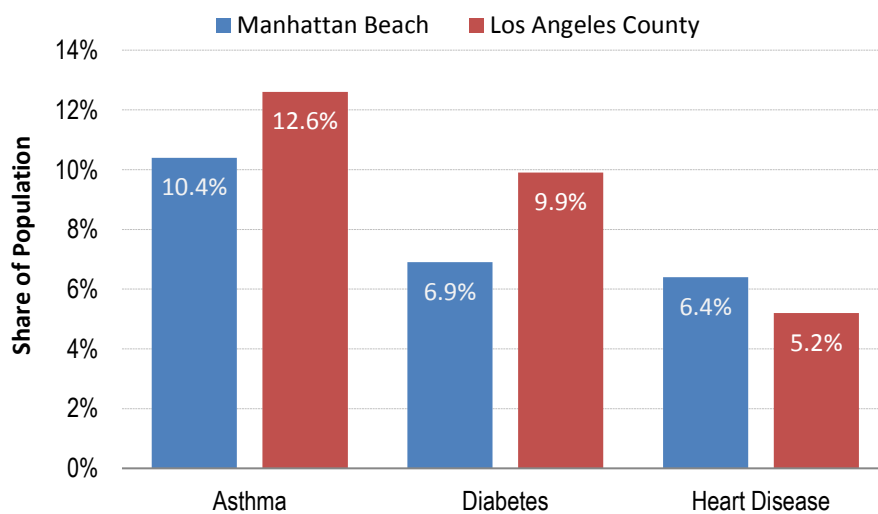
### Obesity/Physical Activity Rates (18 & Over): 2014



Source: California Health Interview Survey, 2016

- The obesity rate in the City of Manhattan Beach was 17.0 percent in 2014, which was lower than the County rate.
- 'Obesity' is defined as a Body Mass Index (BMI) of 30 or higher.
- 'Physical Activity' refers to walking a minimum of 150 minutes per week.

### Chronic Disease Rate (18 Years & Over): 2014

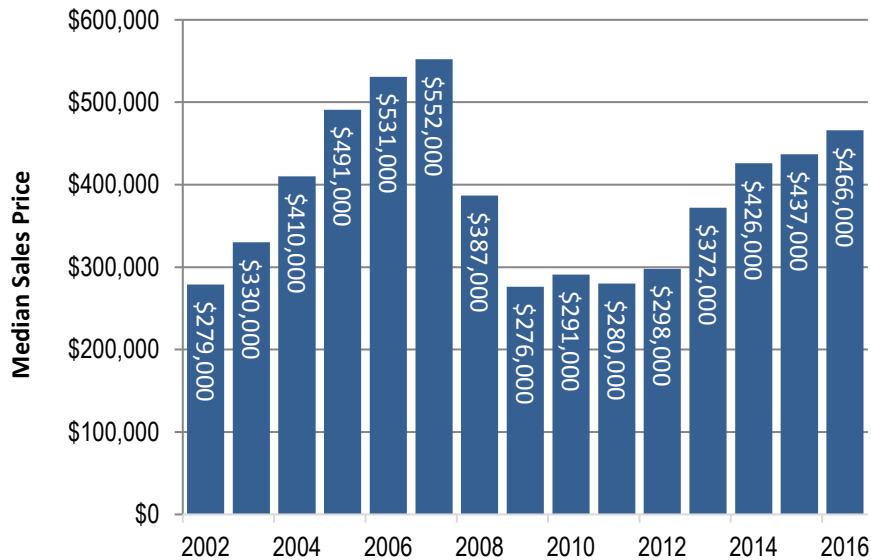


Source: California Health Interview Survey, 2016

- The share of population in the City of Manhattan Beach who were ever diagnosed with asthma was 10.4 percent in 2014; for diabetes the rate was 6.9 percent; and for heart disease 6.4 percent.

## XI. SCAG Regional Highlights

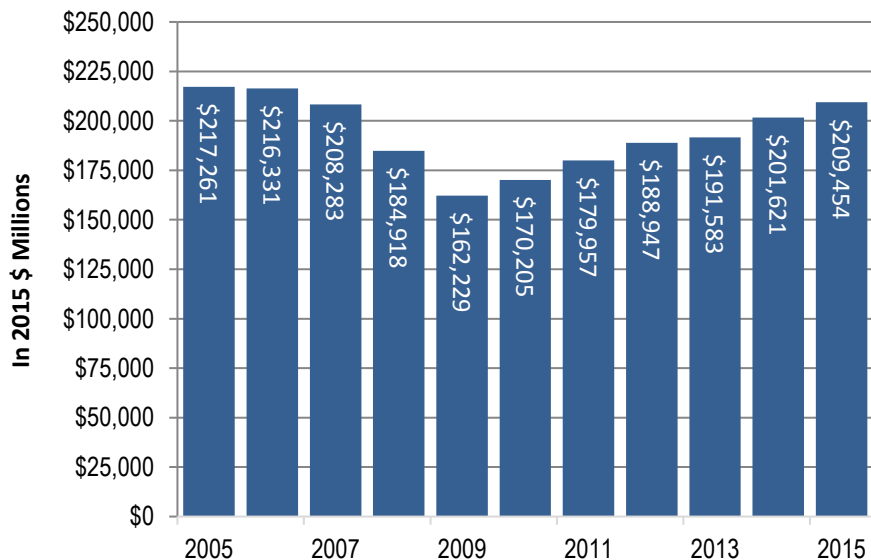
### Regional Median Sales Price for Existing Homes: 2002 - 2016



Source: CoreLogic/DataQuick, 2002-2016

- After reaching its peak in 2007, the median sales price for existing homes in the SCAG region dropped by almost half by 2009.
- In 2016, the median sales price had rebounded by about 69 percent from the 2009 low to \$466,000.
- Median home sales price was calculated based on total existing home sales in the SCAG region.

### Regional Retail Sales: 2005 - 2015



Source: California Board of Equalization, 2005-2015

- Retail sales tend to follow closely with trends in personal income, employment rates, and consumer confidence.
- Before 2005, real (inflation adjusted) retail sales increased steadily by 11 percent before dropping by about 25 percent between 2005 and 2009.
- In 2015, total real retail sales in the SCAG region increased by about 29 percent since 2009.

## **XII. Data Sources**

California Department of Education

California Department of Finance, Demographic Research Unit

California Employment Development Department, Labor Market Information Division

California State Board of Equalization

Construction Industry Research Board

InfoGroup

CoreLogic/DataQuick

Nielsen Company

U.S. Census Bureau

California Health Interview Survey

### **XIII. Methodology**

SCAG's Local Profiles utilize the most up-to-date information from a number of publicly available sources, including the U.S. Census Bureau, California Department of Finance, and the California Department of Education. In the event that public information is not available or is not the most recent, SCAG contracts with a number of private entities to obtain regional data. The following sections describe how each data source was compiled to produce the information displayed in this report.

#### **Statistical Summary Table**

In the Statistical Summary Table (page 3), the values in the field 'Jurisdiction Relative to County/Region' represent the difference between the jurisdiction's value and the county/region value, except for the following categories which represent the jurisdiction's value as a share of the county (or in the case of an entire county as a share of the region): Population, Number of Households, Number of Housing Units, Number of Jobs, Total Jobs Change, and K-12 Student Enrollment.

Median Age, Homeownership Rate, and Median Household Income are based on Nielsen Company data. Number of Housing Units is based on the 2010 Census and estimates from the California Department of Finance. Data for all other categories are referenced throughout the report.

#### **Population Section**

Where referenced, data from 2000 to 2016 was taken from the California Department of Finance's (DOF) E-5 estimates, which were published in May 2016. This dataset was benchmarked to population figures from the 2000 and 2010 U.S. Decennial Censuses. Data relating to population by age group and by race/ethnicity was derived from the 2000 and 2010 U.S. Decennial Censuses, and Nielsen Co. The 2000 figure was based on U.S. Decennial Census figures for April 1, 2000 and the 2010 figure was based on U.S. Decennial Census figures for April 1, 2010.

Below are definitions for race and ethnicity, as provided by the U.S. Census Bureau.

The Hispanic or Latino origin category is:

- A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

The race categories are:

- American Indian or Alaska Native – A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
- Asian – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
- Black or African American – A person having origins in any of the black racial groups of Africa, including those who consider themselves to be "Haitian."

- White – A person having origins in any of the original peoples of Europe, North Africa, or the Middle East.
- Some other race – This category includes Native Hawaiian or Other Pacific Islander (a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands) and all other responses not included in the "American Indian or Alaska Native," "Asian," "Black or African American," and "White" race categories described above.

Charts for population based on age were tabulated using 2000 and 2010 U.S. Decennial Census data and Nielsen Company data for 2016. Charts for race/ethnicity were tabulated using 2000 and 2010 U.S. Decennial Census data and Nielsen Company data for 2016.

## **Households Section**

The 2000 figure was based on U.S. Decennial Census figures for April 1, 2000 and the 2010 figure was based on U.S. Decennial Census figures for April 1, 2010. Information for 2016 was supplied by the Nielsen Company. Average household size was developed using information from the California Department of Finance (DOF). Households by Size was calculated based on Nielsen Company data. Households refer to the number of occupied housing units.

## **Housing Section**

Housing units are the total number of both vacant and occupied units. Housing units by housing type information was developed using data from the California Department of Finance (DOF). Age of housing stock information was provided by the Nielsen Company.

The number of residential units with permits issued was obtained using Construction Industry Research Board data, which are collected by counties and are self-reported by individual jurisdictions. It represents both new single family and new multi-family housing units that were permitted to be built. Please note that SCAG opted to report the annual number of permits issued by each jurisdiction which may be different than the number of housing units completed or constructed annually. This was done using a single data source which provides consistent data for all jurisdictions. The Construction Industry Research Board defines "multi-family housing" to include duplexes, apartments, and condominiums in structures of more than one living unit.

The median home sales price, compiled from CoreLogic/DataQuick, was calculated based on total resales of existing homes in the jurisdiction, including single family units and condominiums. The median price does not reflect the entire universe of housing in the jurisdiction, only those that were sold within the calendar year.

Housing Cost Share refers to the percentage of household income that is devoted to housing expenses. Housing cost share information for homeowners and renters is provided by the U.S. Census American Community Survey.

## Transportation Section

The journey to work data for the year 2000 was obtained by using the 2000 U.S. Decennial Census Summary File 3. Data for 2010 is based on the 2010 U.S. Census American Community Survey. Information for 2016 was provided by the Nielsen Company.

## Active Transportation Section

Data sources for county bike lane mileage by facility classification was provided by the six County Transportation Commissions in the SCAG region.

## Employment Section

Data sources for estimating jurisdiction employment and wage information include the 2010 U.S. Census Bureau Local Employment Dynamics Survey, and information from the California Employment Development Department, InfoGroup, and SCAG for years 2007-2015. In many instances, employment totals from individual businesses were geocoded and aggregated to the jurisdictional level.

Employment information by industry type is defined by the North American Industry Classification System (NAICS). Although the NAICS provides a great level of detail on industry definitions for all types of businesses in North America, for the purposes of this report, this list of industries has been summarized into the following major areas: agriculture, construction, manufacturing, wholesale, retail, information, finance/insurance/real estate, professional/management, education/health, leisure/hospitality, public administration, other services, and non-classified industries.

A brief description of each major industry area is provided below:

- **Agriculture:** Includes crop production, animal production and aquaculture, forestry and logging, fishing hunting and trapping, and support activities for agriculture and forestry.
- **Construction:** Includes activities involving the construction of buildings, heavy and civil engineering construction, and specialty trade contractors.
- **Manufacturing:** Includes the processing of raw material into products for trade, such as food manufacturing, apparel manufacturing, wood product manufacturing, petroleum and coal products manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing and primary metal manufacturing.
- **Wholesale:** Includes activities that conduct business in the trade of raw materials and durable goods.
- **Retail:** Includes activities engaged in the sale of durable goods directly to consumers.
- **Information:** Includes activities that specialize in the distribution of content through a means of sources, including newspaper, internet, periodicals, books, software, motion pictures, sound recording, radio and television broadcasting, cable or



subscription programming, telecommunications, data processing/hosting, and other information mediums.

- **Finance/Insurance/Real Estate:** Includes businesses associated with banking, consumer lending, credit intermediation, securities brokerage, commodities exchanges, health/life/medical/title/property/casualty insurance agencies and brokerages, and real estate rental/leasing/sales.
- **Professional/Management:** Includes activities that specialize in professional/scientific/technical services, management of companies and enterprises, and administrative and support services. Establishment types may include law offices, accounting services, architectural/engineering firms, specialized design services, computer systems design and related services, management consulting firms, scientific research and development services, advertising firms, office administrative services, and facilities support services.
- **Education/Health:** Organizations include elementary and secondary schools, junior colleges, universities, professional schools, technical and trade schools, medical offices, dental offices, outpatient care centers, medical and diagnostic laboratories, hospitals, nursing and residential care facilities, social assistance services, emergency relief services, vocational rehabilitation services, and child day care services.
- **Leisure/Hospitality:** Includes activities involved in the performing arts, spectator sports, museums, amusement/recreation industries, traveler accommodations, and food and drink services.
- **Public Administration:** Includes public sector organizations, such as legislative bodies, public finance institutions, executive and legislative offices, courts, police protection, parole offices, fire protection, correctional institutions, administration of governmental programs, space research and technology, and national security.
- **Other Services:** Includes, for example, automotive repair and maintenance, personal and household goods repair and maintenance, personal laundry services, dry-cleaning and laundry services, religious services, social advocacy organizations, professional organizations, and private households
- **Non-Classified:** All other work activities that are not included in the North American Industry Classification System.

## Retail Sales Section

Retail sales data is obtained from the California Board of Equalization, which does not publish individual point-of-sale data. All data is adjusted for inflation.

## Education Section

Student enrollment data is based on public school campuses that are located within each jurisdiction's respective boundary. Enrollment numbers by grade within a given jurisdiction are tabulated based upon data obtained from the California Department of Education.

Enrollment year is based on the end date of the school year; for example, enrollment data for the year 2000 refers to the 1999-2000 school year. City boundaries used in the dataset for all years is based on data provided by the Local Agency Formation Commission for each county in the region.

## **Public Health Section**

Data sources for city and county obesity rates (share of population with a BMI of 30 or higher) and rates of physical activity (share of population that walked a minimum of 150 minutes each day) for the year 2014 was obtained through the California Health Interview Survey (AskCHIS: Neighborhood Edition). Chronic disease incidence rates for 2014 were also obtained through the California Health Interview Survey.

## **Regional Highlights**

Information for this section was developed through data from CoreLogic/DataQuick and the California Board of Equalization.

## **Data Sources Section**

In choosing data sources for use in this report, the following factors were considered:

- Availability for all jurisdictions in the SCAG region
- The most recognized source on the subject
- Data sources available within the public domain
- Data available on an annual basis

The same data sources are used for all Local Profiles (except where noted) to maintain overall reporting consistency. The jurisdictions are not constrained from using other data sources for their planning activities.

The preparation of this report has been financed in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the Metropolitan Planning Program, Section 104(f) of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation. Additional assistance was provided by the California Department of Transportation.

## **XIV. Acknowledgments**

### **SCAG Management**

Hasan Ikhata, Executive Director  
Darin Chidsey, Chief Operating Officer  
Debbie Dillon, Deputy Executive Director, Administration  
Joann Africa, Chief Counsel/Director, Legal Services  
Frank Wen, Acting Director, Land Use & Environmental Planning  
Naresh Amatya, Acting Director, Transportation Planning  
Basil Panas, Chief Financial Officer  
Catherine Kirschbaum, Chief Information Officer

### **Department Manager**

Ping Chang, Acting Manager, Compliance & Performance Monitoring

### **Project Manager**

Michael Gainor, Senior Regional Planner

### **Project Core Team**

Anita Au, Assistant Regional Planner  
John Cho, Associate Regional Planner  
Jung Seo, Regional Planner Specialist  
Manish Upadhyay, Senior Application Developer

### **Reproduction**

Pat Camacho, Office Services Specialist

### **Assistance from the following SCAG staff members is also recognized:**

Rye Baerg, Senior Regional Planner  
Deshawn Brown, SCAG Intern  
Diana Chamberlain, Senior Graphics Designer  
John Chen, SCAG Intern  
Xi Chen, SCAG Intern  
Regemralph Corpuz, SCAG Intern  
Oceann Hai, SCAG Intern  
Carolyn Hart, Lead Graphics Designer  
Sarah Jepson, Manager, Active Transportation  
Matt Kaufman, SCAG Intern  
Gurpreet Kaur, Programmer Analyst  
Dylan Lawrence, SCAG Intern  
Cheol-Ho Lee, Senior Regional Planner  
Jeff Liu, Manager, Media & Public Affairs  
Geneive Mendoza, SCAG Intern  
Tess Rey-Chaput, Clerk of the Board  
Arnold San Miguel, Public Affairs Officer IV  
Alan Thompson, Senior Regional Planner  
Tom Vo, Associate Regional Planner  
Qiaoyi Yu, SCAG Intern  
Feiyang Zhang, SCAG Intern  
Yue Zhau, SCAG Intern  
Ying Zhou, Program Manager II

**Southern California Association of Governments**  
**Regional Council Roster**  
May 2017

<b>President</b>	<b>1. Hon. Michele Martinez</b>	<b><i>Santa Ana</i></b>	<b>District 16</b>
<b>1st Vice-President</b>	<b>2. Hon. Margaret E. Finlay</b>	<b><i>Duarte</i></b>	<b>District 35</b>
<b>2nd Vice-President</b>	<b>3. Hon. Alan Wapner</b>	<b><i>Ontario</i></b>	<b>SBCTA/SBCOG</b>
<b>Imm. Past President</b>	<b>4. Hon. Cheryl Viegas-Walker</b>	<b><i>El Centro</i></b>	<b>District 1</b>
	5. Hon. Luis Plancarte		Imperial County
	6. Hon. Mark Ridley-Thomas		Los Angeles County
	7. Hon. Janice Hahn		Los Angeles County
	8. Hon. Shawn Nelson		Orange County
	9. Hon. Curt Hagman		San Bernardino County
	10. Hon. Linda Parks		Ventura County
	11. Hon. Chuck Washington		Riverside County
	12. Hon. Richard D. Murphy	<i>Los Alamitos</i>	OCTA
	13. Hon. Jan Harnik	<i>Palm Desert</i>	RCTC
	14. Hon. Mike T. Judge	<i>Simi Valley</i>	VCTC
	15. Hon. Gregory Pettis	<i>Cathedral City</i>	District 2
	16. Hon. Jim Hyatt	<i>Calimesa</i>	District 3
	17. Hon. Clint Lorimore	<i>Eastvale</i>	District 4
	18. Hon. Randon Lane	<i>Murrieta</i>	District 5
	19. Hon. Frank Navarro	<i>Colton</i>	District 6
	20. Hon. Larry McCallon	<i>Highland</i>	District 7
	21. Hon. Deborah Robertson	<i>Rialto</i>	District 8
	22. Hon. L. Dennis Michael	<i>Rancho Cucamonga</i>	District 9
	23. Hon. Ray Marquez	<i>Chino Hills</i>	District 10
	24. Hon. Bill Jahn	<i>Big Bear Lake</i>	District 11
	25. Hon. Fred Minagar	<i>Laguna Niguel</i>	District 12
	26. Hon. Barbara Kogerman	<i>Laguna Hills</i>	District 13
	27. Hon. Donald P. Wagner	<i>Irvine</i>	District 14
	28. Hon. Steve Nagel	<i>Fountain Valley</i>	District 15
	29. Hon. Charles Puckett	<i>Tustin</i>	District 17
	30. Hon. Steve Hwangbo	<i>La Palma</i>	District 18
	31. Hon. Kris Murray	<i>Anaheim</i>	District 19
	32. Hon. Tri Ta	<i>Westminster</i>	District 20
	33. Hon. Art Brown	<i>Buena Park</i>	District 21
	34. Hon. Marty Simonoff	<i>Brea</i>	District 22
	35. Hon. Victor Manalo	<i>Artesia</i>	District 23
	36. VACANT		District 24
	37. Hon. Sean Ashton	<i>Downey</i>	District 25
	38. Hon. José Luis Solache	<i>Lynwood</i>	District 26
	39. Hon. Ali Saleh	<i>Bell</i>	District 27
	40. Hon. Dan Medina	<i>Gardena</i>	District 28

**Southern California Association of Governments**  
**Regional Council Roster**  
May 2017

41. Hon. Rex Richardson	<i>Long Beach</i>	District 29
42. Hon. Lena Gonzalez	<i>Long Beach</i>	District 30
43. Hon. Andrew Sarega	<i>La Mirada</i>	District 31
44. Hon. Margaret Clark	<i>Rosemead</i>	District 32
45. Hon. Peggy Delach	<i>Covina</i>	District 33
46. Hon. Barbara Messina	<i>Alhambra</i>	District 34
47. Hon. Jonathan Curtis	<i>La Cañada/Flintridge</i>	District 36
48. Hon. Carol Herrera	<i>Diamond Bar</i>	District 37
49. Hon. Sam Pedroza	<i>Claremont</i>	District 38
50. Hon. James Gazeley	<i>Lomita</i>	District 39
51. Hon. Judy Mitchell	<i>Rolling Hills Estates</i>	District 40
52. Hon. Pam O'Connor	<i>Santa Monica</i>	District 41
53. Hon. Vartan Gharpetian	<i>Glendale</i>	District 42
54. Hon. Steven Hofbauer	<i>Palmdale</i>	District 43
55. Hon. Laura Rosenthal	<i>Malibu</i>	District 44
56. Hon. Carmen Ramirez	<i>Oxnard</i>	District 45
57. Hon. Glen Becerra	<i>Simi Valley</i>	District 46
58. Hon. John Procter	<i>Santa Paula</i>	District 47
59. Hon. Gilbert Cedillo	<i>Los Angeles</i>	District 48
60. Hon. Paul Krekorian	<i>Los Angeles</i>	District 49
61. Hon. Bob Blumenfield	<i>Los Angeles</i>	District 50
62. Hon. David Ryu	<i>Los Angeles</i>	District 51
63. Hon. Paul Koretz	<i>Los Angeles</i>	District 52
64. Hon. Nury Martinez	<i>Los Angeles</i>	District 53
65. VACANT	<i>Los Angeles</i>	District 54
66. Hon. Marqueece Harris-Dawson	<i>Los Angeles</i>	District 55
67. Hon. Curren D. Price, Jr.	<i>Los Angeles</i>	District 56
68. Hon. Herb J. Wesson, Jr.	<i>Los Angeles</i>	District 57
69. Hon. Mike Bonin	<i>Los Angeles</i>	District 58
70. Hon. Mitchell Englander	<i>Los Angeles</i>	District 59
71. Hon. Mitch O'Farrell	<i>Los Angeles</i>	District 60
72. Hon. José Huizar	<i>Los Angeles</i>	District 61
73. Hon. Joe Buscaino	<i>Los Angeles</i>	District 62
74. Hon. Karen Spiegel	<i>Corona</i>	District 63
75. Hon. Erik Peterson	<i>Huntington Beach</i>	District 64
76. Hon. Barb Stanton	<i>Apple Valley</i>	District 65
77. Hon. Michael Wilson	<i>Indio</i>	District 66
78. Hon. Antonio Lopez	<i>San Fernando</i>	District 67
79. Hon. Rusty Bailey	<i>Riverside</i>	District 68
80. Hon. Jeffrey Giba	<i>Moreno Valley</i>	District 69

**Southern California Association of Governments**  
**Regional Council Roster**  
May 2017

81. Hon. Ben Benoit	<i>Wildomar</i>	Air District Representative
82. Hon. Ross Chun	<i>Aliso Viejo</i>	TCA Representative
83. Hon. Sabrina LeRoy	<i>San Manuel Band of Mission Indians</i>	Tribal Government Representative
84. Mr. Randall Lewis	<i>Lewis Group of Companies</i>	Business Representative
85. Hon. Eric Garcetti	<i>Los Angeles</i>	(Member at Large)

***Notes:***



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
818 West 7th Street, 12th Floor  
Los Angeles, CA 90017  
**T:** (213) 236-1800  
**F:** (213) 236-1825  
[www.scag.ca.gov](http://www.scag.ca.gov)

---

#### REGIONAL OFFICES

Imperial County  
1405 North Imperial Avenue, Suite 1  
El Centro, CA 92243  
**T:** (760) 353-7800  
**F:** (760) 353-1877

Orange County  
OCTA Building  
600 South Main Street, Suite 1233  
Orange, CA 92868  
**T:** (714) 542-3687  
**F:** (714) 560-5089

Riverside County  
3403 10th Street, Suite 805  
Riverside, CA 92501  
**T:** (951) 784-1513  
**F:** (951) 784-3925

San Bernardino County  
Santa Fe Depot  
1170 West 3rd Street, Suite 140  
San Bernardino, CA 92418  
**T:** (909) 806-3556  
**F:** (909) 806-3572

Ventura County  
950 County Square Drive, Suite 101  
Ventura, CA 93003  
**T:** (805) 642-2800  
**F:** (805) 642-2260