

5.13 POPULATION AND HOUSING

This section of the Draft Environmental Impact Report (DEIR) examines the potential for socioeconomic impacts of the proposed Menifee General Plan on the City of Menifee and its planning area, including changes in population, employment, and demand for housing, particularly housing cost/rent ranges defined as “affordable.”

Methodology

The project area’s demographics are examined in the context of existing and projected populations and housing units for the Riverside County region and the City of Menifee. Information on population, housing, and employment for the project area is available from several sources:

- **California Department of Finance.** The CDF prepares and administers California’s annual budget. Other duties include estimating population demographics and enrollment projections. CDF’s Table E-5, “City/County Population and Housing Estimates,” reports on population and housing estimates for the state, counties, and cities, benchmarked to base year 2010.
- **Southern California Association of Governments.** Policies, programs, and employment, housing, and population projections adopted by SCAG to achieve regional objectives are expressed in its 2012 RTP/SCS.
- **United States Census Bureau.** The official United States Census is described in Article I, Section 2 of the Constitution of the United States. It calls for an actual enumeration of the people every 10 years, to be used for apportionment among the states of seats in the House of Representatives. The United States Census Bureau publishes population and household data gathered in the decennial census.
- **American Community Survey.** The American Community Survey is facilitated by the U.S. Census Bureau and provides estimates of population, housing, household, economic, and transportation trends between decennial censuses.



5.13.1 Environmental Setting

This section considers population trends, housing trends (housing tenure, and current and future housing needs), and employment trends.

Population Trends

According to the U.S. Census, the City of Menifee had a population of 77,519 in 2010. The City population was estimated to be 80,589 as of January 2012 by the CDF. Population forecasts for the City of Menifee and for Western Riverside County are shown in Table 5.13-1. Western Riverside County—that is, the Western Riverside Council of Governments (WRCOG) Region—extends from the west county boundary east to the San Jacinto Mountains. Western Riverside County was chosen as the region for forecasts in this section rather than Riverside County because Riverside County extends east–west across most of southern California, and population and housing conditions in eastern Riverside County, nearly 150 miles east of Menifee do not reflect Menifee’s regional setting. The WRCOG region includes 17 cities and unincorporated areas of Riverside County.

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**Table 5.13-1
Population Forecasts**

	2010 Count¹	2013 Estimate²	2020 Forecast³	2035 Forecast³	Increase, 2010–2035	Percent Increase, 2010–2035
City of Menifee	77,519	82,292	93,157	119,332	41,813	53.9%
Western Riverside County	1,733,694	Not available	1,987,151	2,408,200	674,506	38.9%

¹ Source: 2010 US Census

² Source: CDF 2013

³ Source: SCAG 2012

As shown in Table 5.13-1, the City of Menifee's population is forecast to increase by 41,831, or 53.9 percent of its 2010 population, by 2035. The population of Western Riverside County is forecast to increase by 674,506, or 38.9 percent of its 2010 population, by 2035.

Housing Trends

Housing units and households as counted in the 2010 Census, 2013 CDF estimate for the City of Menifee are shown in Tables 5.13-2.

**Table 5.13-2
Existing Housing Units and Households**

	2010 Count¹	2013 Estimate²
Housing Units	30,269	31,518
Households	27,461	28,594

¹ Source: 2010 US Census

² Source: CDF 2013

The 2010 Census for households and SCAG forecasts for 2020 and 2035 for the City of Menifee and Western Riverside County are shown in Table 5.13-3.

**Table 5.13-3
Households Forecasts**

	2010 Count¹	2020 Forecast²	2035 Forecast²	Increase, 2010–2035	Percent Increase, 2010–2035
City of Menifee	27,461	36,292	46,681	19,220	41.2%
Western Riverside County	525,018	646,292	792,540	267,522	33.8%

¹ Source: 2010 US Census

² Source: SCAG 2012

As shown above, the number of households is forecast to increase from 2010 to 2035 by 41.2 percent in the City of Menifee and by 33.8 percent in Western Riverside County.

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Vacancy Rate

The housing vacancy rate in the City of Menifee was 7.64 percent in 2009 as estimated by the CDF. This was consistent with the nearby jurisdictions of Moreno Valley, Perris, Canyon Lake, Lake Elsinore, Wildomar, Murrieta, and Temecula from 2002 to 2009.

Housing Tenure

Tenure refers to whether a household owns or rents a home. In the City of Menifee, 77 percent (21,104) of households own a home and 23 percent (6,357) rent a home (Census, 2010). Menifee's rate of homeownership is significantly higher than the average for the region. The average homeownership rate in several surrounding cities—Temecula, Murrieta, Lake Elsinore, Perris, Wildomar, and Moreno Valley—is 68 percent, with 32 percent of households renting homes.

Housing Unit Types

Housing units in Menifee are classified by unit type in Table 5.13-4.

**Table 5.13-4
Housing Units in Menifee by Unit Type**

	<i>Number of Units</i>	<i>Percent of Units</i>
Single-Family Detached	26,463	84%
Single-Family Attached	942	3%
Multifamily (2 to 4 Units)	481	2%
Multifamily (5+ units)	1,060	3%
Mobile Homes	2,572	8%
Total Units	31,518	100%

Source: CDF 2013

Household Size

The average household size was reported at 2.8 persons in Menifee and 3.3 persons in Western Riverside County by the 2010 US Census.

Existing Residential Land Uses

Currently about 9,977 acres in the City are developed with residential land uses: 9,613 with single-family units, 199 acres with multifamily units, 160 acres with mobile homes and trailer parks, and 5 acres with a single-room-occupancy or transitional living facility.

Current and Future Housing Needs

The City of Menifee Housing Element, included as part of the General Plan, provides a thorough discussion as well as goals and policies to address issues of housing affordability.

Government Code Section 65863 restricts cities' ability to reduce the maximum allowable density in areas already designated or zoned for residential uses to a level below the density used by the State of California Housing and Community Development Department (HCD) when determining whether a city's

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housing element complies with state law. It is immaterial under the statute whether the reduction is initiated by a city or by a member of the public. A city may not require nor permit the reduction of density of any such residentially designated parcel unless the city finds the proposed reduction in density is consistent with the General Plan and that the remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing needs.

If a city cannot make the second finding, it may still make the reduction in density if it determines there are sufficient "additional, adequate, and available" sites with equal or greater residential capacity in the jurisdiction so that there is no net loss of residential unit capacity. In some instances it may be necessary for the city to "up-zone" some other areas of the city in order to legally accomplish a down zoning (Government Code Section 65863).

Regional Housing Needs Allocation

The Regional Housing Needs Assessment (RHNA) is mandated by state housing law as part of the periodic process of updating housing elements of local general plans. State law requires that housing elements identify RHNA targets set by HCD to encourage each jurisdiction in the state to provide its fair share of very low, low, moderate, and upper income housing. The RHNA does not encourage or promote growth, but provides a long-term outline for housing within the context of local and regional trends and housing production goals.

SCAG determines total housing need for each community in southern California based on three general factors: 1) the number of housing units needed to accommodate future population and employment growth; 2) the number of additional units needed to allow for housing vacancies; and 3) the number of very low, low, moderate, and above moderate income households needed in the community. Additional factors used to determine the RHNA include tenure, the average rate of units needed to replace housing units demolished, and other factors.

In 2006, SCAG prepared a RHNA for the entire County of Riverside, which included the unincorporated area now comprising the City of Menifee. Part of the County of Riverside's RHNA allocation was transferred to the City of Menifee upon Menifee's incorporation. The City's RHNA is shown below in Table 5.13-5. The City is required to ensure that sufficient sites that are general planned and zoned for housing are available to accommodate its need and to implement proactive programs to facilitate and encourage the production of housing commensurate with its housing needs.

**Table 5.13-5
Menifee Regional Housing Needs Allocation, 2006–2014**

<i>Income Category</i>	<i>Definition</i>	<i>RHNA</i>	
		<i>Number of Units</i>	<i>Percentage</i>
Very Low	50% or Less of MFI1	648	24%
Low	51–80% of MFI	448	16%
Moderate	81–120% of MFI	506	19%
Above Moderate	above 120% of MFI	1,132	41%
Total		2,734	100%

Source: City of Menifee Housing Element 2008–2014, July 2012.

Employment Trends

Existing Employment

Employment in the City of Menifee is centered on three business sectors, and 83 percent of all jobs in Menifee are in these three sectors—goods producing, knowledge-based, and health and education employment in Menifee and employment of Menifee residents are described in Table 5.13-6. Among employed Menifee residents, 70 percent work in the three aforementioned business sectors. Total employment in the City in 2011 estimated by the US Census Bureau was 8,980 (USCB 2013).

**Table 5.13-6
Existing Employment by Business Sector, 2009**

	<i>Jobs of Menifee Residents</i>		<i>Jobs in Menifee</i>	
Goods Production	4,587	20%	1,226	16%
Utilities & Distribution	2,001	9%	165	2%
Retail, Services, Entertain.	2,629	11%	538	7%
Knowledge-Based	5,101	22%	2,626	35%
Health and Education	6,568	28%	2,374	32%
All Other Sectors	2,389	10%	595	8%
Total	23,275	100%	7,524	100%

Source: USCB 2009.

Employment Forecasts

As of 2006, the area within Menifee’s current city boundaries provided 11,556 total jobs (Community Profile 2010). Employment forecasts for Menifee and for Western Riverside County are shown below in Table 5.13-7.

**Table 5.13-7
Employment Forecasts**

	<i>2008 Estimate</i>	<i>2020 Forecast</i>	<i>2035 Forecast</i>	<i>Increase, 2010–2035</i>	<i>Percent Increase, 2010–2035</i>
City of Menifee	8,804	10,298	12,771	3,967	45.1%
Western Riverside County	496,591	677,117	918,474	421,883	85.0%

Source: SCAG 2012.

Unemployment

The unemployment rate in the City of Menifee in June 2012 was estimated at 13.4 percent; the rate for Riverside County that month was an estimated 12.6 percent (EDD 2012).

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Jobs-Housing Balance

The jobs-housing ratio is a general measure of the total number of jobs and number of housing units in a defined geographic area, without regard to economic constraints or individual preferences. The balance of jobs and housing in an area, in terms of the total number of jobs and housing units as well as the type of jobs versus the price of housing, has implications for mobility, air quality, and the distribution of tax revenues. The jobs/housing ratio is one indicator of a project's effect on growth and quality of life in the project area. SCAG applies the jobs/housing ratio at the regional and subregional levels to analyze the fit between jobs, housing, and infrastructure. A major focus of SCAG's regional planning efforts has been to improve this balance. SCAG defines the jobs/housing balance as follows:

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. The region as a whole is, by definition, balanced.... Job-rich subregions have ratios greater than the regional average; housing-rich subregions have ratios lower than the regional average.

Ideally, job-housing balance would... assure not only a numerical match of jobs and housing but also an economic match in type of jobs and housing. (SCAG 1989, 1997)

Jobs-housing goals and ratios are advisory only. No ideal jobs-housing ratio is adopted in state, regional, or city policies. However, SCAG considers an area balanced when the jobs-housing ratio is 1.36; communities with more than 1.36 jobs per dwelling unit are considered jobs-rich and those with fewer than 1.36 are housing-rich (SCAG 2004). A job-housing imbalance is an indication of potential air quality and traffic problems associated with commuting.

The existing and forecast jobs-housing balances for Menifee and for Western Riverside County are shown in Table 5.13-8. The jobs-housing balance in Menifee in 2008 was 0.30, or very housing-rich. The jobs-housing balance in the City is forecast to decrease to 0.25 by 2035, that is, even more housing-rich than before. The jobs-housing balance in Western Riverside County was 0.91 in 2008, or housing-rich, by 2035 it is expected to increase to 1.1, which is, closer to what SCAG considers a jobs-housing balance.

Table 5.13-8
Jobs-Housing Balance

		<i>Employment¹</i>	<i>Housing Units²</i>	<i>Jobs-Housing Ratio</i>
Menifee	2008	8,804	29,367	0.300
	2020	10,298	40,259	0.256
	2035	12,771	51,461	0.248
Western Riverside County	2008	496,591	546,451	0.909
	2020	677,117	696,379	0.972
	2035	918,474	865,277	1.061

¹ Source: SCAG 2012.

² Source: WRCOG 2010.

Regulatory Setting

State

California Housing Element Law

California planning and zoning law requires each city and county to adopt a general plan for future growth (California Government Code Section 65300). This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the state level, HCD estimates the relative share of California's projected population growth that would occur in each county based on CDF population projections and historical growth trends. These figures are compiled by HCD in a RHNA for each region. Where there is a regional council of governments, the HCD provides the RHNA to the council. The council assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares gives cities and counties the opportunity to comment on the proposed allocations. The HCD oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

State law recognizes the vital role local governments play in the supply and affordability of housing. To that end, California Government Code requires that the housing element achieve legislative goals to:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower income households the publicly assisted multifamily housing developments in each community.

The State of California Housing Element laws (Section 65580 to 65589 of the California Government Code) requires that each city and county identify and analyze existing and projected housing needs within its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community commensurate with local housing needs.

Regional

SCAG represents Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. It is a regional planning agency and serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment.

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Regional Transportation Plan/Sustainable Communities Strategy

On April 4, 2012, SCAG adopted *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future (2012 RTP/SCS)*. SCAG has placed greater emphasis than ever on sustainability and integrated planning in the 2012 RTP/SCS. Its vision encompasses three principles that collectively work as the key to the region’s future: mobility, economy, and sustainability. The 2012 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill 375, improve public health, and meet the National Ambient Air Quality Standards as set down by the federal Clean Air Act. The 2012 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around (SCAG 2012).

5.13.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- P-1 Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- P-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

5.13.3 Environmental Impacts

It is important to note the differences between General Plan buildout and SCAG projections. Buildout of the City is not linked to a development time line and is based on reasonable buildout of the parcels as identified in the Land Use Plan. In addition, the proposed project provides policy level guidance and does not contain specific project proposals. On the other hand, SCAG projections are based on annual increments in order to develop regional growth projections for land use and transportation planning over a 20-year horizon. Since buildout of the General Plan is not linked to a time frame, it is not appropriate to make a direct comparison with the population, housing, and employment projections provided by SCAG. Based on the historical rate of growth in the City, the amount of development that can be accommodated by the Land Use Plan is not likely to occur within the next 50 years, let alone within the 20-year planning horizon identified by SCAG. For purposes of this CEQA analysis, the 20-year SCAG projections are used for general comparison purposes.

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.13-1: IMPLEMENTATION OF THE GENERAL PLAN WOULD DIRECTLY AND INDIRECTLY RESULT IN POPULATION GROWTH IN THE PROJECT AREA. [THRESHOLD P-1]

Impact Analysis: One of the purposes of the General Plan is to ensure that the City adequately plans and accommodates future growth. The City of Menifee General Plan provides opportunities for

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population growth through land use designations, goals, and policies that provide a vision and guide growth within the City. As part of the General Plan, the City provides residential land use designations listed in Table 5.13-9. Residential designations range from the Rural Mountainous (RM) Designation with a permitted density of 1 residential unit per 10 acres, to the 20.1–24 Residential Designation permitting density of 20.1 to 24 units per acre.

In addition, the General Plan designates commercial retail, commercial office, industrial, and Specific Plan designations, which could lead indirectly to population growth by providing employment opportunities.

Proposed Residential Land Uses, Residential Units, and Population

Acres of proposed residential land use designations and projections of residential units and population at General Plan buildout are shown in Table 5.13-9.

**Table 5.13-9
Future Buildout Projections: Residential Land Uses**

<i>Land Use Category</i>	<i>Acres¹</i>	<i>Assumed Density (du/ac)²</i>	<i>Units</i>	<i>Population³</i>
Residential				
Rural Mountainous (RM)	464	0.10	46	120
Rural Residential 5 ac min (RR5)	663	0.20	133	344
Rural Residential 2 ac min (RR2)	1,629	0.50	815	2,106
Rural Residential 1 ac min (RR1)	2,634	1.0	2,634	6,813
Rural Residential 1/2 ac min (RR1/2)	756	2.0	1,512	3,909
2.1-5 du/ac Residential (2.1-5R)	5,946	4.0	23,785	61,511
5.1-8 du/ac Residential (5.1-8R)	639	6.0	3,833	9,912
8.1-14 du/ac Residential (8.1-14R)	88	10.0	885	2,288
14.1-20 du/ac Residential (14.1-20R)	0	18.0	0	0
20.1-24 du/ac Residential (20.1-24R)	256	22.0	5,499	10,513
Economic Development Corridor	2,466 total acres ⁴	--	4,744	10,049
Specific Plan ⁵	6,721 total acres ⁶	--	19,867	51,378
Total GP	13,076⁷		63,754	158,942
Expanded EDC	-197		-101	-281
Total GP with Expanded EDC	12,879		63,653	158,661

¹ Acres shown are adjusted gross acreages and do not include the right-of-way for roadways or railroads, or flood control facilities.

² Density includes both residential density, expressed as units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square footage in relation to the size of the lot.

³ Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. A 7.64% vacancy rate was assumed for population based on 2009 City of Menifee vacancy rate figures identified by CDF.

⁴ Only part of the 2,466 acres of the Economic Development Corridor would be developed with residential uses.

⁵ The General Plan Buildout land use summary includes 15 specific plans, listed on Table 3-1.

⁶ Only part of the 6,721 acres designated Specific Plan would be developed with residential uses.

⁷ This total does not include EDC and Specific Plan areas.

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Residential Land Use Designations

The area in the City designated for residential land uses would increase with implementation of the proposed General Plan to 13,076 acres, an increase of 3,098 acres over the land area in the City currently developed with residential uses. Portions of the Economic Development Corridor (EDC) and the 15 specific plans would also be developed with residential uses.

Residential Units

At buildout of the proposed General Plan there would be an estimated 63,754 residential units in the City, an increase of 36,293 units over the number counted in the 2010 Census. The additional 197 acres of EDC-designated lands under the Optional Expanded EDC Scenario would add 3,260,901 square feet to nonretail uses and reduce Rural Residential uses by 101 units.

Population

The City's population at General Plan buildout, based on persons-per-household factors for each residential unit type, is estimated as 158,942, an increase of 81,423 over the 2010 Census count and 39,160 over the SCAG 2035 forecast of the City's population. The additional 197 acres of EDC-designated lands under the Expanded EDC Scenario would add 3,260,901 square feet to nonretail uses and reduce the population by 281. The General Plan buildout population forecast assumes a 7.64 percent vacancy rate based on CDF 2009 vacancy rate data for the City. Though development of residential land uses per General Plan buildout would cause population increase in the City exceeding that of SCAG projections for 2035, the proposed General Plan is the City's first General Plan. Therefore, there are no preexisting General Plan population projections with which to compare forecast population growth. Implementation of the proposed General Plan would not induce growth exceeding existing General Plan projections. The General Plan projects a buildout population of 158,942 (see Chapter 4, *Project Description*, Table 4-2).

Residential Unit Production Compared to Regional Housing Needs Allocation

Since incorporation, 2,168 units available to low-income, moderate-income, and above-moderate-income households in more than 23 residential projects have been approved in Menifee, with approximately half already constructed (see Table 5.13-10). No 'very low income' housing has been approved. Not included in the table are 1,199 single-family units in larger subdivisions that have been approved but not built; such units are only counted toward the RHNA when the units are built and occupied.

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**Table 5.13-10
Approved and Built Affordable Residential Units Compared to RHNA Allocation**

	<i>Unit Type</i>	<i>Unit Status</i>	<i>Lower Income¹</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total</i>
Approved and Built Units	Single-Family Units	Built	116	176	30	322
		Approved	125	587	61	775
		<i>Subtotal</i>	<i>241</i>	<i>763</i>	<i>91</i>	<i>1,097</i>
	Multifamily Units	Built ²	80	487	0	567
		Approved	263	241	0	504
		<i>Subtotal</i>	<i>343</i>	<i>728</i>	<i>0</i>	<i>1,071</i>
Total		584	1,491	91	2,166	
RHNA Allocation			1,096	506	1,132	2,734
Remainder			512	-985	1,041	566

¹ The Lower Income category includes Very-Low-Income and Low-Income units required under the RHNA.

² One of the approved multifamily housing projects, Encanto Apartments, with a total of 178 units (36 lower-income and 142 moderate-income) was under construction in Summer 2013, with completion anticipated near the end of 2013.

³ Moderate income housing surplus can apply to above moderate income RHNA target. See General Plan Housing Element.

Designations for Employment-Generating Land Uses

The proposed General Plan designates 653 acres for nonresidential employment-generating land uses—office, retail, industrial, and business park—in addition to 2,466 acres of EDC and 6,721 acres of 15 specific plans (see Table 5.13-11). Parts of the EDC and specific plans would permit development of employment-generating land uses.

**Table 5.13-11
Employment-Generating Land Uses**

<i>Land Use Category</i>	<i>Acres¹</i>	<i>Intensity (FAR)²</i>	<i>Square Feet (Retail)</i>	<i>Square Feet (Nonretail)</i>	<i>Total Square Feet</i>
Nonresidential					
Commercial Retail (CR)	202	0.23	2,018,027		2,018,027
Commercial Office (CO)	10	0.35		150,369	150,369
Heavy Industrial (HI)	28	0.40		494,803	494,803
Business Park (BP)	413	0.38		6,836,666	6,836,666
Economic Development Corridor (EDC)	2,466	0.23–0.38	4,015,147	28,281,889	32,297,036
Specific Plan (SP) ³	6,721		4,718,054	5,805,749	10,523,803
Public/Quasi-Public Facilities (PF)	484				
Total	10,324		10,751,228	41,569,476	52,320,704

¹ Acres shown are adjusted gross acreages and do not include the right-of-way for roadways, railroads, or flood control facilities.

² Intensity includes both residential density, expressed as units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square footage in relation to the size of the lot.

³ The total number of units and square footage of retail and nonretail uses for specific plans were taken directly from the approved land use plans associated with each specific plan document. If the figures were unavailable, standard density and intensity assumptions were applied.

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The Expanded EDC Scenario would add 197 acres of EDC designation and 3,260,901 square feet of nonretail employment-generating land uses to those described in Table 5.13-11, for a citywide total of 55,581,605 square feet of employment-generating land uses, an increase of 6.2 percent over the proposed General Plan.

Estimated Employment Generated by General Plan Buildout

Buildout of the General Plan is estimated to generate 100,554 jobs, and buildout of the Expanded EDC Scenario 115,433 jobs, using the Riverside County Transportation Analysis Model (Urban Crossroads 2013).¹ Not all workers who would ultimately hold jobs in Menifee at General Plan buildout would live in Menifee; the future distribution of workers' residences is unknown. However, job generation by General Plan buildout would indirectly induce substantial population growth in the Western Riverside County region. The forecast increase in employment in Western Riverside County between 2010 and 2035 is 421,883 jobs. Estimated job generation by General Plan buildout would not exceed the SCAG employment forecast for the Western Riverside County region. Full buildout of employment-generating land uses would occur well into the next century based on the current forecast employment growth rate in Menifee between 2008 and 2035. Jobs-Housing Balance

SCAG considers an area balanced when the jobs-housing ratio is 1.36; communities with more than 1.36 jobs per dwelling unit are considered jobs-rich and those with fewer than 1.36 are housing-rich (SCAG 2004).

Buildout of the General Plan would dramatically expand the number of jobs in Menifee and would raise the jobs-housing balance above the very housing-rich 0.300 that it was in 2008. As shown in Table 5.13-12, at General Plan buildout the estimated jobs-housing balance in the City of Menifee would be 1.577, slightly jobs-rich. Buildout of the Expanded EDC Scenario would result in a jobs-housing balance of 1.813, slightly more jobs-rich than buildout of the proposed General Plan. General Plan implementation would have a favorable impact on jobs-housing balance. Note that according to the current SCAG and WRCOG forecasts, the jobs-housing balance in Menifee in 2035 is expected to be an extremely housing-rich 0.248 (see Table 5.13-8).

¹ The County of Riverside Transportation and Land Management Agency released the Riverside County Transportation Analysis Model (RivTAM) in 2010, which has since been updated for analysis of the proposed City of Menifee General Plan. RivTAM is a focused traffic model that is consistent with the SCAG Regional Model and includes the entire SCAG region (Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties). It includes the greatest level of detail within the primary analysis or study area, with the least detail in those parts of the model that are geographically distant from the primary study area. City of Menifee refined version of RivTAM has been developed to evaluate the trip-making characteristics and resulting travel patterns of the Menifee General Plan. In order to accomplish this, the land uses in the City of Menifee were translated into socioeconomic data, the roadway network was updated, and the model processes were performed (Urban Crossroads 2013).

**Table 5.13-12
Jobs-Housing Balance in Menifee**

	<i>Employment</i>	<i>Residential Units</i>	<i>Jobs-Housing Ratio²</i>
2008	8,804 ¹	29,367 ³	0.300
Existing Conditions	8,980 (2011) ²	31,093 (2012) ⁴	0.289
General Plan buildout (post 2035)	100,554 ⁵	63,754	1.577
Expanded EDC Scenario	115,433 ⁵	63,653	1.813

¹Source: SCAG 2012.

² Source: USCB 2013.

³ Source: WRCOG 2010.

⁴ Source: CDF 2012.

⁵ Source: RivTAM 2013.

IMPACT 5.13-2 GENERAL PLAN BUILDOUT WOULD CONVERT SOME AREAS WITH EXISTING RESIDENTIAL TO OTHER USES. [THRESHOLD P-2 AND P-3]

Impact Analysis:

Conversion of Land with Residential Uses to Economic Development Corridor

The proposed General Plan would designate some areas of the City that are currently developed with residential land use designations to EDC, permitting a mixture of residential, commercial, office, industrial, entertainment, educational, recreational, or other uses. The Expanded EDC Scenario would add 197 acres to the EDC designation along the Scott Road Corridor near the south end of the City (see Chapter 4, *Project Description*).

One of the objectives of the proposed General Plan is to “Preserve a diverse mix of neighborhoods that provide an array of housing choices for a variety of life stages and lifestyles.” The EDC land use designation covers areas where a mixture of residential, commercial, office, industrial, entertainment, educational, recreational uses, and/or other uses are planned. Both horizontal and vertical mixed uses would be permitted. In general, areas designated EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role. The EDC designation is primarily intended for uses along corridors such as I-215 and Ethanac, Newport, and Scott Roads and McCall Boulevard (see Figure 4-1), since land uses in these areas have a higher likelihood to transition over time in comparison to other areas of the City. The transition from primarily residentially designated areas to the establishment of a different mix of uses under the EDC land use designation is intended to help create a sense of community and attractive communities for local citizens and visitors. The EDC designation is not intended to displace existing residences.

Each development or redevelopment project in areas designated EDC would be subject to independent CEQA review. Impacts on displacement of housing and/or residents would be assessed and mitigated to the extent feasible as part of CEQA review for each respective project. Impacts would be less than significant.

Conversion of Land with Residential Uses to Specific Plan Designations

The biggest change to residential land use designations would occur in the central and northwestern portions of the City. As shown in Figures 3-3 and 4-1, some areas currently designated residential would be changed to Specific Plan (SP). The City of Menifee has 15 approved specific plans covering a total of

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6,721 acres, or approximately 22.5 percent of the area of the City. The locations and the names of the specific plans are shown in Figure 4-1. Combined, the 15 specific plans permit development of up to 19,867 residential units, approximately 4.72 million square feet of retail space, and approximately 5.80 million square feet of nonretail commercial and industrial space. Therefore, development in the areas designated as SP, which includes residential, would be guided based on the approved land use plans and development standards associated with each specific plan document.

Proposed land uses in the specific plan have already been approved as part of approval of the specific plan. Approval of the General Plan would designate each of the 15 Specific Plan areas with the General Plan land use designation of specific plan, but would not change approved land uses within any of the specific plan. Approval of the General Plan would also not directly displace housing or residents within any Specific Plan area.

Each development or redevelopment project in the specific plan areas would be subject to independent CEQA review. Impacts on displacement of housing and/or residents would be assessed and mitigated to the extent feasible, as part of CEQA review for each respective project. Impacts of General Plan approval would be less than significant.

Impacts would be the same for the Expanded EDC Scenario.

5.13.4 Existing Regulations and Standard Conditions

- City of Menifee Municipal Code
- State planning law (California Government Code Section 65300)

Relevant General Plan Policies

Relevant Menifee General Plan policies are in the Housing Element, Economic Development Element, and Land Use Element and are listed in Appendix C of this EIR.

5.13.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, Impacts 5.13-1 and 5.13-2 would be less than significant for the proposed General Plan and for the Expanded EDC Scenario.

5.13.6 Mitigation Measures

No mitigation measures are required.

5.13.7 Level of Significance After Mitigation

Impacts would be less than significant for the proposed General Plan and for the Expanded EDC Scenario.