

5.14 PUBLIC SERVICES

This section addresses public services including: fire protection and emergency services, police protection, school services, and library services. Park services are addressed in Section 5.15, *Recreation*. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems; are addressed in Section 5.17, *Utilities and Service Systems*.

5.14.1 Fire Protection

5.14.1.1 Environmental Setting

There are four Riverside County Fire Department (RCFD) fire stations in the City and one additional station about 0.5 mile west of the City boundary. In the City are:

- Quail Valley Station #5, 28971 Goetz Road
- Sun City Station #7, 27860 Bradley Road
- Menifee Station #68, 26020 Wickerd Road
- Menifee Lakes Station #76, 29950 Menifee Road

The Canyon Lake Station, Station #60, is at 28730 Vacation Drive in the City of Canyon Lake about 0.5 mile west of the Menifee City boundary. Each of the five stations is equipped and staffed with a minimum of one Type 1 fire engine and a three-person engine company (Johnson 2013a).

Two additional fire stations are planned in the City, and a third in the south part of the City of Perris:

- The Audie Murphy Ranch development project is in the process of dedicating a fire station site near the intersection of Goetz Road and Vista Way on the southwest City boundary, abutting the City of Canyon Lake. If this station were developed it is assumed that the existing Quail Valley station would close.
- A station southeast of the intersection of Trumble Road and Mapes Road in the community of Romoland in Menifee. This station would serve parts of the cities of Perris and Menifee.
- A station near the intersection of Goetz Road and Ethanac Road in the City of Perris near the boundary between Perris and Menifee. This station would serve parts of the cities of Perris and Menifee.

Each of the three planned stations would be equipped and staffed similar to existing stations—that is, with a minimum of one Type 1 fire engine and a three-person engine company (Johnson 2013a).

The National Fire Protection Association (NFPA), Fire Code section 1710 recommends that a first-responder unit arrive at the fire scene in 6 minutes or less at least 90 percent of the time, measured from the 911 call. NFPA recommends that full response to a structural fire occur within 10 minutes of the 911 call at least 90 percent of the time. NFPA also recommends a 6-minute response time for basic life support and 10 minute response for advanced life support at least 90 percent of the time.

The California Emergency Medical Service Authority (EMSA) is responsible for coordinating the planning, development, and implementation of 32 local emergency management services systems throughout California. EMSA has established a standard response time not to exceed 5 minutes at least 90 percent of the time from receipt of the emergency call to on-scene arrival for basic life support and CPR-capable first



5. Environmental Analysis

PUBLIC SERVICES

responder. Advanced life support response should not exceed 8 minutes at least 90 percent of the time, which is lower than NFPA standards.

RCFD response time goals for fire suppression calls are listed in Table 5.14-1. As shown, in developed urban areas with densities of two or more residential units per acre, the response time goal ranges from 5 to 7 minutes.

Table 5.14-1
RCFD Response Time Goals, Fire Suppression Calls

Land Use Category	Residential Density, units per acre	Response Time, Minutes (Arrival at Fire)
Heavy Urban	8-20	5
Urban	2-8	7
Rural	0.2-1	11
Outlying	≤ 0.2	17

Source: RCFD 1986.

Note: A set of response time goals was proposed by the Riverside County Fire Department subsequent to 1986 but was not approved by the Riverside County Board of Supervisors (Johnson 2013b).

Hazardous Materials

Emergency responses to hazardous materials releases in Riverside County are conducted by the RCFD Hazardous Materials Unit. The unit maintains equipment at three locations. Winchester is the nearest of the three locations to Menifee; the unit maintains a support vehicle and a decontamination trailer there. Regulation of hazardous materials is discussed in Section 5.8, *Hazards and Hazardous Materials*.

Wildland Fire

Emergency responses to wildland fires in Riverside County are conducted by the RCFD. The RCFD reports that Battalion 13, the group of five fire stations that serve the Riverside County area including Menifee, typically respond to between about 30 and 40 wildland fires per year. Wildland fire response is discussed in Section 5.8, *Hazards and Hazardous Materials*.

5.14.1.2 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:

- FP-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

5.14.1.3 Environmental Impacts

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 5.14-1: THE RIVERSIDE COUNTY FIRE DEPARTMENT WOULD EXPAND IN RESPONSE TO THE DEMAND FROM NEW STRUCTURES, RESIDENTS, AND WORKERS IN THE CITY'S BOUNDARIES. [THRESHOLD FP-1]

Impact Analysis: Buildout of the Menifee General Plan would result in an increased number of persons within the City, subsequently resulting in an increase in demand for fire and emergency medical services.

Buildout of the General Plan would increase the population of the City by an estimated 81,423 over the 2010 Census count and would increase employment in the City by a net 71,257, a nearly 10-fold increase over current employment in the City. Buildout would increase the number of residential units by a net 30,895 units and would increase nonresidential land uses by a net of about 42.1 million square feet (this net increase does not including public facilities and institutional land uses). General Plan buildout would require development of several new fire stations; locations of the fire stations have not been identified and would be determined during station planning by RCFD.

Each engine company can service about 2,000 calls per year; one station, depending on its size, can accommodate two to three engine companies. Approximately 8,000 residential units would generate 2,000 calls per year (Johnson 2013). General Plan Buildout would create a need for about four additional fire stations based on the estimated net increase of 30,895 residential units due to General Plan buildout.

Two additional fire stations are planned in the City, and one in Perris that would serve both Menifee and Perris. Therefore, the city would be served by a total of eight stations in the City and in adjacent cities. Development of planned stations is contingent on development of planned projects in the City and is not currently assured.

Along with the existing five and three planned, approximately three additional engine companies would be needed to serve the City at General Plan buildout, based on the service capacity per engine company.¹ It is unknown how many stations would be needed to house the additional engine companies; two or more engine companies can be housed in one station if there is sufficient call demand in that station's service area.

Funding for the RCFD is obtained from various sources, including the County's general fund, city general and benefit assessment funds, and other sources. RCFD capital funding is mostly provided by Development Impact Fees collected by Riverside County or by cities; major developments can also enter development agreements with RCFD as an effort to fund improvements responding to the developments' fair share of impacts (Johnson 2013a).

In compliance with the Riverside County development mitigation fees, each project developer would be required to pay Development Impact Fees to offset the project-related demand on existing fire services. The fees would ensure that as each future project is developed, adequate fire protection and emergency/medical services would be provided. In addition, each project would be required to be constructed consistent with current fire regulations and provide fire safety features. Compliance with the applicable design requirements and payment of its full, fair share of infrastructure costs would ensure that the proposed project would not adversely impact the current fire protection services. Impact fees levied on the proposed project would be utilized to fund construction of this new station and/or to expand the existing facilities to reduce fire services impacts. Development fees would also be used to purchase required fire trucks and equipment and/or to hire additional fire fighters

¹ The fire station demand estimate assumes one engine company per fire station. Two or more engine companies can be based at one station if warranted by call demand in that station's service area.



5. Environmental Analysis

PUBLIC SERVICES

The City of Menifee has adopted the 2007 California Fire Code that lists the minimum required fire-flow and flow duration for buildings of different floor areas and construction types (2007 California Fire Code, Appendix B – Fire Flow Requirements for Buildings). Fire flow requirements within commercial projects are based on square footage and type of construction of the structures. Minimum fire flow for any commercial structure is 1,500 gallons per minute (gpm) at a residual pressure of 20 psi, and can rise to 8,000 gpm, per Table A-III of the California Fire Code. General Plan buildout projects would be required to comply with the California Fire Code fire flow requirements. Compliance with all applicable fire code and RCFD requirements and standards for construction, access, water mains, fire flow, and fire hydrants would be required for each project. Prior to any site development or future project approvals, all plans would be required to be submitted to the fire marshal for review and verification that they would conform to all pertinent fire standards and requirements. Fire protection service impacts would be less than significant.

Hazardous Materials

Proposed Business Park, Economic Development Corridor, and Specific Plan designations would permit industrial uses; some industrial uses that would be permitted under the proposed General Plan may use hazardous materials. Use, transport, and storage of increased amounts of hazardous materials would involve risks arising from occupational exposure and from accidental release of hazardous materials. A full analysis of Hazardous Materials impacts is discussed in Section 5.8, *Hazards and Hazardous Materials*.

Wildland Fire

The expansive open space areas in the City are susceptible to destructive wildland fires, often exacerbated by dry weather and Santa Ana winds. Menifee has significant interface areas where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property. A full analysis of wildland fire impact are discussed in Section 5.8, *Hazards and Hazardous Materials*.

Buildout of the Expanded EDC Scenario would involve development of about 3.26 million square feet of nonretail land uses that could use hazardous materials. A small part of the additional area that would be designated EDC in the Expanded EDC Scenario is in a Very High Fire Hazard Severity Zone. Impacts would be similar under the Expanded EDC Scenario.

5.14.1.4 Existing Regulations and Standard Conditions

- National Fire Protection Association Code 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments.
- Development Impact Fees leveed per Riverside County Ordinance 659 and Riverside County Code Chapter 4.60.
- City of Menifee Fire Code (City of Menifee Municipal Code Chapter 8.20)

Relevant General Plan Policies

Relevant policies of the Menifee General Plan are listed in Appendix C; relevant policies are in the Safety Element.

5.14.1.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, Impact 5.14-1 would be less than significant for the proposed General Plan as well as the Expanded EDC Scenario.

5.14.1.6 Mitigation Measures

No mitigation is required.

5.14.1.7 Level of Significance After Mitigation

Impacts would be less than significant under the proposed General Plan as well as the Expanded EDC Scenario.

5.14.2 Police Protection

5.14.2.1 Environmental Setting

The City of Menifee contracts with the Riverside County Sheriff to provide police service for the City. The Perris Station, at 137 N. Perris Blvd., serves the City of Menifee among other neighboring cities. In January 2013 the Perris Station was staffed with 138 sworn deputies and 30 classified employees, including 33 patrol and traffic officers assigned to patrol in the City of Menifee. Average RCSD response time to emergency calls is 7.28 minutes, and average response time for nonemergency calls is 49.58 minutes.

The sheriff's department provides a crime prevention program to the City of Menifee, consisting of support to the Neighborhood Watch program in the City and officer visits to schools and churches with presentations on topics including drug education and personal safety.

RCSD does not set a deputy-to-population ratio. Services and staff are tailored to the needs of individual contracts and are usually set by the affected cities (Hill 2013).

5.14.2.2 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:

- PP-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services.

5.14.2.3 Environmental Impacts

IMPACT 5.14-2: THE RIVERSIDE COUNTY SHERIFF DEPARTMENT WOULD EXPAND IN RESPONSE TO THE DEMAND FROM NEW STRUCTURES, RESIDENTS, AND WORKERS INTO THE CITY'S BOUNDARIES. [THRESHOLD PP-1].



5. Environmental Analysis

PUBLIC SERVICES

Impact Analysis:

At full buildout, the estimated sheriff's department staff needed to provide police protection to the City would be 177 personnel, including:

- 138 sworn officers, including 24 management, 14 investigators, 54 patrol officers, and 10 motor officers and motor sergeants.
- 39 classified employees, including community service officers, accident investigators, and administrative staff. (Hill 2013)

The estimated 64 sworn patrol officers, motor sergeants, and motor officers needed at General Plan buildout would be an increase of 31 over the number of sworn officers currently assigned to comparable positions in the City. The City would be responsible for costs for all personnel serving the City, including contract support personnel.

The sheriff's department would provide all needed equipment, such as police vehicles, for the number of officers contracted for by the City. The City would be responsible for all ensuing costs. An estimated 176 total vehicles would be needed, including 155 patrol units and plain cars, 4 vans, 9 stealth units, and 8 motorcycles.

The sheriff's department could continue serving Menifee from the Perris Station if needed; however, the preferred option would be for the City to provide a facility funded by Development Impact Fees.

As the City grows additional police equipment, facilities, and personnel would be required to provide adequate response times, acceptable public service ratios, and other performance objectives for law enforcement services. The City would provide increased personnel and vehicles needed to service the growing population by development of a Menifee Sheriff's station, or expansion of the Perris Sheriff's Station.

The physical impacts cannot be analyzed in this EIR because the locations and sizes of future facilities are unknown. Future projects would be reviewed by the City on an individual basis and would be required to comply with regulations in effect at the time building permits are issued (i.e., payment of impact fees). The need for additional structures and personnel would be financed through the General Fund, and the impacts of General Plan Update on police services would be less than significant. Impacts would be the same under the Expanded EDC Scenario.

5.14.2.4 Existing Regulations and Standard Conditions

- Development Impact Fees leveled per Riverside County Ordinance 659 and Riverside County Code Chapter 4.60.

Relevant General Plan Policies

Relevant policies of the Menifee General Plan are listed in Appendix C; relevant policies are in the Safety Element

5.14.2.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, Impact 5.14-2 would be less than significant under the proposed General Plan as well as the Expanded EDC Scenario.

5.14.2.6 Mitigation Measures

No mitigation measures are required.

5.14.2.7 Level of Significance After Mitigation

Impacts would be less than significant under the proposed General Plan as well as the Expanded EDC Scenario.

5.14.3 School Services

5.14.3.1 Environmental Setting

Elementary and Middle Schools

Menifee Union School District

The Menifee Union School District (MUSD) serves the children of Menifee with one preschool, three middle schools, and nine elementary school campuses, Enrollments and capacities of each school are listed below in Table 5.14-2. The MUSD plans to build one additional elementary school with capacity for 825 students, and one additional middle school with capacity for 1,500 students. The Santa Rosa Academy, a public charter school serving grades K–12 with enrollment of 1,052 in the 2012-13 school year (CDE 2013), operates under a charter granted by MUSD.



**Table 5.14-2
Menifee Union School District Schools Serving Menifee**

<i>School</i>	<i>Address</i>	<i>Enrollment</i>	<i>Capacity, Total</i>	<i>Residual Capacity</i>
Menifee Union School District				
Elementary Schools				
Callie Kirkpatrick	28880 Reviere Dr, Menifee	651	735	84
Chester W. Morrison	30250 Bradley Rd, Menifee	452	612	160
Evans Ranch	30465 Evans Rd, Menifee	659	882	223
Freedom Crest	29282 Menifee Rd, Menifee	752	956	204
Oak Meadows	28600 Poinsettia Street, Murrieta	942	1,005	63
Quail Valley	23757 Canyon Heights Dr, Menifee	578	907	329
Ridgemoor	25455 Ridgemoor Rd, Menifee	663	931	268
Southshore	30975 Southshore Dr, Menifee	854	907	53
Herk Bouris	34275 Kalanchoe Road, Lake Elsinore	536	907	371
Subtotal	Not applicable	6,087	7,842	1,755
Middle Schools				
Bell Mountain	28525 La Piedra Rd, Menifee	1,107	1,144	37
Hans Christensen	27625 Sherman Rd, Menifee	854	1,092	238
Menifee Valley	26255 Garbani Rd, Menifee	972	1,378	406
Subtotal	Not applicable	2,933	3,614	681
Charter School				
Santa Rosa Academy	28237 La Piedra Road, Menifee	1,052	Not available	Not available
In addition to the existing schools listed here, MUSD plans to build one elementary school with capacity for 825 students and one middle school with capacity for 1,500 students.				

5. Environmental Analysis

PUBLIC SERVICES

Classroom loading factors used for calculating existing capacities are: Grades K–2: 23 students per classroom; Grades 3–5: 26 students per classroom; Grades 6–8: 26 students per classroom (Shaw 2013)

Romoland School District

The Romoland School District (RSD) provides public elementary and middle school education to the north-central and northeast parts of the City of Menifee, part of the southeast portion of the City of Perris, and the community of Homeland in unincorporated Riverside County. Three RSD elementary schools and one RSD middle school serve students from Menifee. A new RSD middle school in Menifee is scheduled to open in fall 2013, upon which RSD will convert its existing middle school to an elementary school.

High Schools

The Perris Union High School District (PUHSD) provides public high school education to the City of Menifee; parts of the cities of Perris, Lake Elsinore, Murrieta, and Moreno Valley; and unincorporated areas of Riverside County, including the communities of Lakeview, Nuevo, and Homeland. It also provides public middle school (6–8) education within the Perris School District.

Traditional High Schools

Two traditional high schools, Paloma Valley and Heritage High Schools—described in Table 5.14-3, serve the City of Menifee.

The District is beginning planning for a third high school serving Menifee, High School No. 4. The District owns a 50-acre site for High School No. 4 at the southeast corner of Leon Road and Wickerd Road in unincorporated Riverside County about one mile east of the southeast City boundary. Measure T, approved by voters in November 2012, authorizes PUHSD to issue up to \$153 million in bonds for upgrading and modernizing existing school facilities and building additional schools.

Alternative and Continuation High Schools

PUHSD offers high school education to students in Menifee through Choice 2000 On-Line as well as through three alternative and continuation high schools open to students from throughout PUHSD: California Military Institute, Perris Lake High Continuation School, and the Academy Community Day School; these four schools are also described in Table 5.14-3.

5. Environmental Analysis

PUBLIC SERVICES

**Table 5.14-3
Perris Union High School District and Romoland School District Schools Serving Menifee**

<i>School</i>	<i>Address</i>	<i>Enrollment</i>	<i>Capacity, Permanent Buildings</i>	<i>Capacity, Portable Buildings</i>	<i>Capacity, Total</i>
Romoland School District					
Elementary Schools					
Harvest Valley	29955 Watson Road, Menifee	624			
Mesa View	27227 Heritage Lake Dr, Menifee	1,024			
Romoland	259890 Antelope Road, Menifee	450			
Middle Schools					
Boulder Ridge	27327 Junipero Road, Menifee	934			
Romoland Middle School	-----	Planned opening Fall 2013			
Perris Union High School District					
Comprehensive High Schools					
Paloma Valley	31375 Bradley Road, Menifee	2,672	2,200	500	2,700
Heritage	26001 Briggs Road, Romoland	2,584	2,689	0	2,689
Alternative and Continuation High Schools					
California Military Institute	515 E. 7 th Street, Perris	863	700	200	900
Choice 2000 On-Line		N/A	N/A	N/A	N/A
Perris Lake High Continuation School	418 Ellis Avenue, Perris	343	150	200	350
The Academy Community Day School	515 E. 7 th Street, Perris	90	0	450	450

Enrollment data for Perris Union High School District schools are from December 2012 (Good 2012).



Development Impact Fees

Menifee Union School District, Romoland School District, and Perris Union High School District are under the state government's jurisdiction, subject to California Education Code regulations, and under the governance of the State Board of Education. School capital facility funds come from state funding, state bonds, local general obligation bonds, developer fees, surplus property sale proceeds, and School Facility Improvement and Community Facilities Districts.

Assembly Bill 2926 and Senate Bill 50

To assist in providing school facilities to serve students generated by new development projects, the state passed Assembly Bill (AB) 2926 in 1986. This bill allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees are also referenced in the 1987 Leroy Greene Lease-Purchase Act, which requires school districts to contribute a matching share of costs for construction, modernization, and reconstruction projects.

Senate Bill (SB) 50, which passed in 1998, provides a comprehensive school facilities financing and reform program, and enables a statewide bond issue to be placed on the ballot. The provisions of SB 50 allow the state to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. SB 50 also establishes a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities resulting from increased enrollment. Under this legislation, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to

5. Environmental Analysis

PUBLIC SERVICES

receive from the state. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

SB 50 establishes three levels of developer fees that may be imposed upon new development by the governing board of a school district, depending on certain conditions within a district.

Level 1: Level 1 fees are the base statutory fees. These amounts are the maximum that can be legally imposed on new construction projects by a school district unless the district qualifies for a higher level of funding.

Pursuant to Section 65995 of the California Government Code, as of January 2012, the statutory maximum Level 1 school fees that may be levied by a school district on new development is \$3.20 per assessable square foot of residential construction and \$0.51 per square foot of enclosed and covered space for commercial/industrial development. These rates are established by the State Allocation Board, and may be increased to adjust for inflation based upon a statewide cost index for Class B construction. To implement Level 1 fees, the governing board of a school district must adopt a nexus study linking development impacts and the need for construction of new facilities.

Level 2: Level 2 fees allow the school district to impose developer fees above the statutory level, up to 50 percent of new school construction costs. To implement Level 2 fees, the governing board of the school district must adopt a School Facilities Needs Analysis (SFNA) and meet other prerequisites in accordance with Section 65995.6 of the California Government Code.

The purpose of an SFNA is to determine the need for new school facilities attributable to growth from new residential development (California Government Code § 65995.6). An SFNA documents that the district has met prerequisite eligibility tests and calculates the fee per square foot of new development. If the school district is eligible for state new construction funding, the state will match the Level 2 fees if funds are available. According to the Office of Public School Construction, although they are currently not being released for funding school facilities, state funds for new school construction are available from existing bond measures.

Current SB 50 Development Impact Fees

Current (2013) development impact fees charged by the three affected school districts are listed in Table 5.14-4.

School District	SB 50 Fees	
	Residential Development	Commercial Development
Menifee Union School District	\$2.30 per square foot	\$0.367 per square foot
Romoland School District	0.320 per square foot ¹	0.51 per square foot ¹
Perris Union High School District	\$0.92 per square foot	\$0.13 per square foot

¹ Maximum Level 1 SB 50 assessments permitted under SB 50. Assessment amounts were not available from Romoland School District. Assessment amounts vary by district.

5.14.3.2 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:

- SS-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services.

5.14.3.3 Environmental Impacts

IMPACT 5.14-3: THE PROPOSED PROJECT WOULD GENERATE NEW STUDENTS WHO WOULD IMPACT THE SCHOOL ENROLLMENT CAPACITIES OF AREA SCHOOLS. [THRESHOLD SS-1]

Impact Analysis:

Student Generation

General Plan Buildout Projections

The net increase in residential units due to General Plan buildout would be 30,895. Student generation rates differ between single-family detached, single-family attached, and multifamily residential units; thus, unit type was included in estimating student generation. Student generation by single-family detached units is higher than for the other two unit types. The following assumptions were used in apportioning future residential units between the three unit types.

- All residential units in Specific Plan and Economic Development Corridor proposed land use designations are assumed to be single-family detached units, since it is unknown what types of units that would be developed in these designations.
- All proposed units at densities of 0 to 7 units per acre are assumed to be single-family detached units; all units at higher densities are assumed to be either single-family attached or multifamily units.

Thus, it was assumed that 26,885 of the future units would be single-family detached units and the remaining 4,010 units would be single-family attached or multifamily units.

Elementary and Middle School Students

Since most of the City is in the MUSD, student generation rates used by the MUSD are used to estimate elementary and middle school student generation from General Plan buildout in Table 5.14-5. As a conservative estimate, the generation rate for single-family attached units was used for the estimates for both single-family attached and multifamily units. As shown below, the estimated net increase in student generation is 9,068 elementary school students and 4,419 middle school students.



5. Environmental Analysis

PUBLIC SERVICES

Table 5.14-5
Estimated Net Increase in Elementary School and Middle School Student Generation by General Plan Buildout

Residential Unit Type	Net Increase, Units	Elementary School		Middle School	
		Student Generation ¹	Total Students	Student Generation ¹	Total Students
Single-Family Detached	26,885	0.3119	8,385	0.1525	4,100
Single-Family Attached and Multifamily	4,010	0.1703	683	0.0795	319
Total	30,895	Not applicable	9,068	Not applicable	4,419

¹ Source: Shaw 2013 (MUSD).

High School Students

Student generation rates for high schools used by the Perris Union High School District are 0.1317 students/unit for single-family detached units, 0.0664 students/unit for single-family attached units, and 0.0949 students/unit for multifamily units. As a conservative estimate, the multifamily generation rate was used for single-family attached and for multifamily units. Estimated high school student generation by future units developed pursuant to the General Plan is shown in Table 5.14-6.

Table 5.14-6
Estimated Net Increase in High School Student Generation by General Plan Buildout

Residential Unit Type	Net Increase, Units	Student Generation ¹	Total Students
Single-Family Detached	26,885	0.1317	3,541
Multifamily	4,010	0.0940	377
Total	30,895	Not applicable	3,918

¹ Source: Good 2013.

Elementary and Middle Schools

Menifee Union School District

MUSD estimates that 11 new elementary schools and two new middle schools would be needed to serve the forecast net increase in student generation due to General Plan buildout, based on an anticipated future classroom loading factor of 30 students per classroom (B. Shaw 2013). Many of the impacts of building 13 new schools would be site specific and cannot be estimated in a programmatic document such as this one. However, impacts of such construction would be part of the impacts of implementing the General Plan analyzed throughout this document.

Romoland School District

General Plan buildout would develop a net increase of approximately 8,833 residential units—5,167 single-family units and 3,665 multifamily units—in the part of Menifee within the RSD. Generation of elementary school students in the Romoland School District was estimated using the student generation rates from the Menifee Union School District. The net increase in student generation by General Plan buildout is estimated as 2,236 elementary school students and 1,079 middle school students, as shown in Table 5.14-7. An estimated three new elementary schools and one new middle school would be needed to accommodate

future growth in the part of Menifee within the RSD, these numbers are included in the estimates of 11 elementary schools and two middle schools, above. Impacts of building new and/or expanded schools in the RSD would be part of the impacts of implementing the General Plan assessed throughout this document. No significant impact would occur apart from significant impacts identified in other sections of Chapter 5 of this DEIR.

**Table 5.14-7
Estimated Net Increase in Elementary School and Middle School Student Generation
by General Plan Buildout: Romoland School District**

Residential Unit Type	Net Increase, Units	Elementary School		Middle School	
		Student Generation ¹	Total Students	Student Generation ¹	Total Students
Single-Family Detached	5,167	0.3119	1,612	0.1525	788
Single-Family Attached and Multifamily	3,665	0.1703	624	0.0795	291
Total	8,833	Not applicable	2,236	Not applicable	1,079

¹ Source: Shaw 2013 (MUSD).

High Schools (Perris Union High School District)

Buildout of the proposed General Plan would generate about 3,918 new high school students within the current service area of the PUHSD. The PUHSD estimates that 2 ½ new high schools would be needed to accommodate those forecast students. If average capacity per school was 2,500 students, 2 ½ high schools would have total capacity of about 6,250 students, well above the estimated net increase in high school student generation in the City. It is assumed that parts of the attendance areas of the future high schools would be outside the City of Menifee. PUHSD includes parts of three cities bounding the City of Menifee—Perris, Lake Elsinore, and Murrieta—as well as unincorporated areas of Riverside County. The site of High School No. 4, now being planned, is in an unincorporated area of Riverside County about one mile southeast of Menifee’s boundary.



Impacts would be similar under the Expanded EDC Scenario.

5.14.3.4 Existing Regulations and Standard Conditions

- California Government Code Section 65996 (SB 50)

Relevant General Plan Policies

Relevant policies of the Menifee General Plan are the Land Use Element and are listed in Appendix C of this DEIR.

5.14.3.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, Impact 5.14-3 would be less than significant under the proposed General Plan as well as the Expanded EDC Scenario.

5. Environmental Analysis

PUBLIC SERVICES

5.14.3.6 Mitigation Measures

No mitigation is required.

5.14.3.7 Level of Significance After Mitigation

Impacts would be less than significant under the proposed General Plan as well as the Expanded EDC Scenario.

5.14.4 Library Services

5.14.4.1 Environmental Setting

The Riverside County Library System provides library services to Menifee through three branches:

- Sun City Library at 26982 Cherry Hills Boulevard. This facility spans 10,500 square feet and has a collection of 69,360 items.
- Paloma Valley Library at 31375 Bradley Road. This facility is 5,589 square feet in area and has 15,967 items in its collection.
- Romoland Library at 26000 Briggs Road in Menifee next to the east City boundary. Romoland Library is a joint use facility used by the Riverside County Library System and the Perris Union High School District; the facility is used by Heritage High School and is on the school campus. The library spans 6,600 square feet and contains 23,529 items in its collection (Howison 2013). The facility is open to the public five days per week, Monday through Thursday, 3:00 to 7:00 PM, and Saturday 10:00 AM to 2:00 PM (RCLS 2013).

The existing facilities and collections are not adequate to serve the current population in Menifee. The expanded facilities in square feet and collections in items that would be needed to adequately serve the population of Menifee are:

- Sun City Library: 12,756 square feet and 8,159 items
- Paloma Valley Library: 6,039 square feet and 22,793 items
- Romoland Library: 5,028 square feet and 15,231 items.²

No new or expanded library facilities are currently planned in Menifee (Holland 2013).

² The library service standards used in determining the additional resources needed—0.6 square feet and two items per capita—are from the Yorba Linda Library Space Needs Assessment and Building Program Summary (April 2011), Richmond Public Library Needs Assessment (February 2009), and the Standards for Florida Public Libraries (updated April 2010) (Holland 2013).

Library staff is employed by Library Systems and Services, LLC, who contract their services to the Riverside County Library System. County library funds are used to pay contracted services. The library collection is funded with City of Menifee Developer Impact Fee (DIF) funds and the Western County DIF Library Book Fund. Donations from the Friends of the Library are used for purchasing materials.

Regulatory Setting

Part of the funds raised through Development Impact Fees leveed per Riverside County Ordinance 659 and Riverside County Code Chapter 4.60 are used to construct library facilities, including land acquisition.

5.14.4.2 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:

- LS-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services.

5.14.4.3 Environmental Impacts

IMPACT 5.14-4: GENERAL PLAN BUILDOUT WOULD GENERATE ADDITIONAL POPULATION INCREASING THE SERVICE NEEDS FOR THE LOCAL LIBRARIES. [THRESHOLD LS-1]



Impact Analysis: Buildout of the General Plan would result in an increase in demand for library services in Menifee. At General Plan buildout the City would have a population of 158,942. Net increases of about 48,000 square feet of library space, 162,486 items, and 24 full-time-equivalent staff would be needed to adequately serve the population at General Plan buildout, based on the service standards referenced in footnote 2 above (Holland 2013). However, additional City and county tax revenues generated from new dwelling units and businesses in Menifee would contribute toward the financing of additional library space and services in the City. Implementation of policies and implementation measures in the proposed General Plan would ensure that the City and the Riverside County Library System provide library services that meet local needs. Residents of the City also have access to the entirety of the Riverside County library system and its materials. Buildout of the General Plan is not anticipated to have a significant impact on library services; impacts would be similar for the Expanded EDC Scenario.

5.14.4.4 Existing Regulations and Standard Conditions

- Development Impact Fees leveed per Riverside County Ordinance 659 and Riverside County Code Chapter 4.60.

Relevant General Plan Policies

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

5. Environmental Analysis

PUBLIC SERVICES

5.14.4.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, Impact 5.14-4 would be less than significant for the proposed General Plan and the Expanded EDC Scenario.

5.14.4.6 Mitigation Measures

No mitigation measures are required.

5.14.4.7 Level of Significance After Mitigation

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