



Section 5.2:

Population, Employment, and Housing



5.2 POPULATION, HOUSING, AND EMPLOYMENT

This section identifies the existing population, housing, and employment statistics for the City of Murrieta (City) and provides an analysis of potential impacts that may result from implementation of the proposed General Plan 2035 under buildout conditions. More specifically, the impact analysis evaluates how buildout of the proposed General Plan 2035 would induce population growth in the City, either directly or indirectly. The primary sources of data presented in this section are the Southern California Association of Governments, U.S. Census 1990 and 2000, and California Department of Finance.

5.2.1 REGULATORY SETTING

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local governments from Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. To facilitate regional planning efforts, SCAG's planning area is further organized into 14 subregions. The City of Murrieta is one of 15 Riverside County cities located in the Western Riverside Council of Governments (WRCOG) subregion.

Current regional growth forecasts are included in SCAG's *2008 Regional Transportation Plan (RTP)*, adopted March 6, 2008. The forecasts included in SCAG's RTP are provided by the Riverside County Center for Demographic Research. SCAG's demographic data is developed to enable the proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. Growth forecasts contained in the RTP for the County of Riverside, the WRCOG, and the City of Murrieta are used in this section in order to analyze population, housing, and employment forecasts.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need. In cooperation with HCD, local governments and councils of governments (COGs) are charged with making a determination of the existing and projected housing need as a share of the state-wide housing need of their city or region.



The housing construction need is determined for four broad household income categories: very low (households making less than 50 percent of median family income), low (50 to 80 percent of median family income), moderate (80 to 120 percent of median family income), and above moderate (more than 120 percent of median family income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner.

SCAG has determined that Murrieta’s Regional Housing Needs Allocation (RHNA) for the 2006-2014 planning period is 6,303 housing units, including 2,635 units within the low and very low income categories; refer to Table 5.2-1, RHNA Allocation 2006-2014.

**Table 5.2-1
RHNA Allocation 2006-2014**

Income Category	Housing Allocation
Very Low	1,568
Low	1,067
Moderate	1,171
Above Moderate	2,497
Total	6,303
Source: Southern California Association of Governments, <i>Final Regional Housing Need Allocation Plan – Planning Period (January 1, 2006 – June 30, 2014) for Jurisdictions within the Six-County SCAG Region</i> , Final July 12, 2007.	

CITY OF MURRIETA GENERAL PLAN HOUSING ELEMENT

As of January 2011, the City of Murrieta was in the process of updating the Housing Element for 2008-2014. Murrieta’s Housing Element is intended to ensure that the City establishes policies, procedures, and incentives in its land use planning and redevelopment activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Murrieta. The Housing Element specifies the policies that will guide City decision-making and an action program to implement housing goals through the year 2014. Ensuring that a balance of housing types, at a variety of costs is available to meet the needs of all economic segments found within Murrieta is among the City’s key housing issues.

As previously noted, SCAG determined Murrieta’s RHNA for the 2006-2014 planning period is 6,303 housing units; refer to Table 5.2-1. The RHNA uses January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014. To determine the regional housing needs for the 2008-2014 Planning Period, the needs are adjusted by the actual number of units constructed, under construction, or approved from January 1, 2006 to July 2008.



The actual numbers of housing units constructed or approved from January 1, 2006 to July 2008 are counted as “credits” towards the RHNA need. From January 1, 2006 through July 2008, there were 3,564 dwelling units (DU) constructed in Murrieta, all assumed to be Moderate and Above Moderate-Income households; refer to *Table 5.2-2, Adjusted RHNA Allocation 2006-2014*. In consideration of these units, the City’s adjusted need for the 2006-2014 planning period is 3,002 DU, including 2,631 DU allocated for Very Low- and Low-Income households.

**Table 5.2-2
Adjusted RHNA Allocations 2006-2014**

Income Category	2006-2014 RHNA Need	Units Constructed or Approved ¹	Adjusted RHNA Need
Very Low	1,568	0	1,568
Low	1,067	4	1,063
Moderate	1,171	1,434	0 ²
Above Moderate	2,497	2,126	371
Total	6,303	3,564	3,002
1. Units constructed or approved from January 1, 2006 to July 2008. 2. Although 1,434 moderate-income units have been provided, the City may only be credited for the required allocation for each income category.			
Source: Hogle-Ireland, Inc., <i>City of Murrieta 2008-2014 Housing Element Table 7-3, Units Accommodated on Vacant Residentially Zoned Land</i> , November 20, 2010.			

5.2.2 ENVIRONMENTAL SETTING

POPULATION

County of Riverside

Riverside County’s (County) population totaled 1,170,413 persons in 1990 and 1,545,387 persons in 2000, representing a growth rate of approximately 32 percent for this time period; refer to *Table 5.2-3, Population Estimates and Projections*.

As of January 2010, the County’s population was an estimated 2,139,535 persons. According to SCAG, with a forecast population of approximately 3,596,680 persons by 2035, the County’s population is projected to grow approximately 68 percent between 2010 and 2035.



**Table 5.2-3
Population Estimates and Projections**

Year	County of Riverside	City of Murrieta
1990 ¹	1,170,413	18,978
2000 ²	1,545,387	44,282
2010 ¹	2,139,535	101,253
<i>1990 - 2000 Change</i>	+374,974	+25,304
<i>1990 - 2000 % Change</i>	+32.0%	+57.1%
<i>2000 - 2010 Change</i>	+594,148	+56,971
<i>2000 - 2010 % Change</i>	+38.4%	+128.6%
2009/2010	2,139,535 ³	101,253 ⁴
2035 ⁵	3,596,680	127,962
<i>2010 – 2035 Change</i>	+1,457,145	+26,709
<i>2010 – 2035 % Change</i>	+68.1%	+26.4%
1. State Department of Finance and Murrieta Staff estimates 2. U.S. Census Bureau, <i>Census 2000</i> . 3. Year 2010 (State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark</i> . Sacramento, California, May 2010). 4. Year 2009 (RBF Consulting, based on County of Riverside Tax Assessor's and WRCOG Subregion Socio-Economic Data). 5. Southern California Association of Governments, <i>2008 Regional Transportation Plan</i> , March 6, 2008.		

City of Murrieta

As indicated in *Table 5.2-3*, the City’s population was estimated at 18,978 persons in 1990 and totaled 44,282 persons in 2000, representing a population growth rate of approximately 57 percent between 1990 and 2000. As of 2009, the City’s existing population totaled 101,253 persons, making it the fifth most populous City of Riverside County’s 26 cities. Between 1990 and 2000, the City’s population more than doubled, and doubled again between 2000 and 2010 due in large part to high levels of residential construction that occurred between 2001 and 2008.

SCAG forecasts the City’s population will increase by approximately 26.4 percent between 2009 and 2035, for a total population of approximately 127,962 persons by 2035. Comparatively, the City is forecast to grow at a much lower rate between 2009 and 2035 than the County, which is forecast to more than double in size. By 2035, SCAG forecasts the City will constitute approximately 3.6 percent of the County’s population.

Focus Areas

The General Plan 2035 identifies five areas targeted for land use change; which are shown on *Exhibit 3-3, General Plan 2035 Focus Areas*, and two areas for policy change. The five areas targeted for land use change include key locations along freeway corridors that are suitable for



major land development and redevelopment, and rural residential areas north of Clinton Keith Road. Accordingly, population (as well as housing and employment) data are provided in this section, in order to establish the baseline conditions within these Focus Areas.

The existing population within the Focus Areas is approximately 1,653 persons, based on a total of 551 DU and 3.0 persons per household; refer also to the Housing [Focus Areas] discussion below in [Section 5.2.2](#).

HOUSING

County of Riverside

The County of Riverside’s housing data is presented in [Table 5.2-4, Housing Inventory Estimates and Projections](#). The County’s housing inventory in 2000 was an estimated 584,674 DU, representing an increase of approximately 20.1 percent over the 1990 inventory of 483,847 DU. The County’s housing inventory as of January 2010 totaled 784,357 DU, with a vacancy rate of 13.01 percent and an average household size of 3.084 persons. The County’s housing inventory is projected to total 1,360,038 DU by 2035, representing an increase of approximately 73.4 percent between 2010 and 2035.

**Table 5.2-4
Housing Inventory Estimates and Projections**

Year/Description	County of Riverside	City of Murrieta
1990 Dwelling Units ¹	483,847	11093
2000 Dwelling Units ²	584,674	14,921
<i>1990 - 2000 Change</i>	<i>+100,827</i>	<i>+3,828</i>
<i>1990 - 2000 % Change</i>	<i>+20.9%</i>	<i>+34.5%</i>
2009/2010 Dwelling Units	784,357 ³	33,750 ⁴
2010 Vacancy Rate ⁵	13.01%	4.71%
2010 Persons per Household ⁵	3.084	3.00
2035 Dwelling Units	1,360,038 ⁶	43,966 ⁷
<i>2009/2010 - 2035 Change</i>	<i>+575,681</i>	<i>+10,216</i>
<i>2009/2010 - 2035 % Change</i>	<i>+73.4%</i>	<i>+30.3%</i>

1. State Department of Finance and Murrieta Staff estimates
2. U.S. Census Bureau, Census 2000.
3. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.
4. RBF Consulting, based on County of Riverside Tax Assessor’s and WRCOG Subregion Socio-Economic Data.
5. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.
6. Assumes 1,183,097 Households (Southern California Association of Governments, *2008 Regional Transportation Plan*, March 6, 2008) and 13.01% Vacancy Rate (DOF).
7. Assumes 41,895 Households (Southern California Association of Governments, *2008 Regional Transportation Plan*, March 6, 2008) and 4.71% Vacancy Rate (DOF).



City of Murrieta

In 2000, the City's housing inventory was an estimated 14,921 DU, representing an increase of approximately 34.5 percent over the 1990 inventory of 11,093 DU; refer to *Table 5.2-4*. Comparatively, the City's housing growth rate between 1990 and 2000 was significantly greater than the County's growth rate for the same period (20.9 percent). RBF Consulting researched County of Riverside Tax Assessor's and WRCOG Subregion Socio-Economic Data, in order to provide more precise baseline conditions, including the City's housing inventory. Results of RBF's research efforts indicate the City's 2009 housing inventory consists of 33,750 DU. Additionally, the City's average household size (3.00) was generally consistent with the County's overall household size (3.08 persons per household). SCAG projects the City's housing inventory will increase by approximately 30.3 percent between 2009 and 2035, to approximately 43,966 DU by 2035; refer to *Table 5.2-4*.

Vacancy rates are a measure of the general availability of housing. They also indicate how well the types of available units meet the housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range, whereas a high vacancy rate indicates that either the units available are not suited to the population's needs or there is an oversupply of housing units. The availability of vacant housing units provides households with choices of type and price to accommodate their specific needs. Low vacancy rates can result in higher prices, limited choices, and settling with inadequate housing. It may also contribute to overcrowding. A vacancy rate between 4.0 and 6.0 is considered "healthy." As indicated in *Table 5.2-4*, the City's vacancy rate as of January 2010 is 4.71 percent, which is comparable to the preferred minimum vacancy rate of 4.0 and significantly lower than the County's overall vacancy rate of 13.01 percent.

Focus Areas

A total of 551 DU are located in the Focus Areas. The residential uses existing in the Focus Areas are briefly described below.

- **North Murrieta Business Corridor:** The area includes rural and multi-family residential properties.
- **Clinton Keith/Mitchell:** This area is developed with large-lot single-family homes (and retail uses) and can be generally characterized as rural residential.
- **Golden Triangle North (Central Murrieta):** Portions of this area are occupied with single-family homes.
- **South Murrieta Business Corridor:** Scattered residential uses exist in this area. This area is primarily vacant or underutilized.



- **Multiple Use 3 (MU-3):** This area is developed with multi-family (and commercial) uses. There are a number of parcels that contain single-family residential or a combination of single-family and commercial uses.
- **Historic Murrieta Specific Plan:** The area has been developed with a range of residential (and commercial) uses. However, the predominant use in the area remains residential, with the majority of development activity occurring around Clay Street's Fountain House Hotel and the railroad station.
- **Los Alamos Hills:** This area includes rural residential uses primarily located west of Warm Springs Creek.

EMPLOYMENT

County of Riverside

The County's 1990 civilian labor force was an estimated 304,152 persons; refer to *Table 5.2-5, Labor Force and Employment Estimates and Projections*. In 2000, the County's civilian labor force was an estimated 651,952 persons, of which approximately 7.5 percent were unemployed. According to the U.S. Census 2000, approximately 27.8 percent of the County's labor force was employed in management, professional, and related occupations, and approximately 27.1 percent was employed in sales and office occupations. The largest industry sector in the County was educational, health, and social services. As of October 2010, the County's labor force totaled 910,900 persons, with an unemployment rate of 14.7 percent. Between 2000 and 2010, the unemployment rate almost doubled. According to SCAG projections, Riverside County's labor market is projected to increase from 784,998 jobs in 2010 to 1,413,552 jobs by 2035. The labor market's growth rate between 2010 and 2035 would be approximately 80 percent (628,524 jobs).

City of Murrieta

As indicated in *Table 5.2-5*, the City's 1990 civilian labor force totaled approximately 4,324 persons. In 2000, the City's civilian labor force totaled an estimated 19,763 persons, with an unemployment rate of 4.6 percent. According to the U.S. Census 2000, the majority (approximately 34.6 percent) were in management, professional, and related occupations. The next highest occupation category, representing approximately 30 percent, was sales and office occupations. The largest industry sector in the City was educational, health, and social services. As of October 2010, the City's labor force was an estimated 27,000 persons and the unemployment rate was 9.8 percent. The City's unemployment rate nearly doubled between 2000 and 2010.



**Table 5.2-5
Labor Force and Employment Estimates and Projections**

Year	County of Riverside	City of Murrieta
1990 Labor Force ¹	304,152	4,324
2000 Labor Force ²	651,952	19,763
<i>1990 – 2000 Change</i>	+347,800	+15,439
<i>1990 – 2000 % Change</i>	+114.4%	+357.0%
1990 Unemployment Rate (Percent) ¹	6.8%	5.4%
2000 Unemployment Rate (Percent) ²	7.5%	4.6%
2010 Labor Force ³	910,900	27,000
<i>2000 – 2010 Change</i>	+258,948	+7,237
<i>2000 – 2010 % Change</i>	+39.7%	+36.6%
2010 Unemployment Rate (Percent) ³	14.7%	9.8%
2010 Employment (Jobs)	784,998 ⁴	19,888 ⁵
2035 Employment (Jobs) ⁶	1,413,522	31,540
<i>2010 - 2035 Change</i>	+628,524	+10,521
<i>2010 – 2035 % Change</i>	+80.1%	+50.1%
1. U.S. Census Bureau, Census 1990. 2. U.S. Census Bureau, Census 2000. 3. State of California, Employment Development Department Labor Market Information Division, <i>Monthly Labor Force Data for Cities and Census Designated Places (CDP) October 2010 - Preliminary, Data Not Seasonally Adjusted</i> , November 19, 2010. 4. Southern California Association of Governments, <i>2008 Regional Transportation Plan</i> , March 6, 2008. 5. RBF Consulting, based on County of Riverside Tax Assessor's and WRCOG Subregion Socio-Economic Data. 6. Southern California Association of Governments, <i>2008 Regional Transportation Plan</i> , March 6, 2008.		

Table 5.2-6, Employment Estimates – City of Murrieta, estimates the City’s current labor market (as of 2009), based on existing non-residential land uses. As indicated in *Table 5.2-6*, the City’s current labor market is an estimated 19,888 jobs. According to SCAG, the City’s labor market (jobs) is forecast to grow to 31,450 jobs by 2035, representing a growth rate of approximately 58.6 percent (11,652 jobs) from 2009; refer to *Table 5.2-5*.

Focus Areas

The existing employment within the Focus Areas is approximately 3,448 jobs, based on a total of 1,189,717 square feet of non-residential land uses. The majority of this employment is provided within the South Murrieta Business Corridor and Multiple Use 3 (MU-3) Focus Areas.



**Table 5.2-6
Employment Estimates – City of Murrieta**

Existing Land Use Designation	Existing (2009)	
	Square Feet	Employment
Residential	0	149
Multiple Use	2,767,844	4,535
Commercial	5,573,238	10,124
Industrial	2,535,677	3,657
Miscellaneous	3,100,136	1,413
Total	13,978,895	19,888
Source: RBF Consulting, based on County of Riverside Tax Assessor's and WRCOG Subregion Socio-Economic Data.		

5.2.3 SIGNIFICANCE THRESHOLD CRITERIA

The issues presented in the Initial Study Environmental Checklist (Appendix G of the *CEQA Guidelines*) have been utilized as thresholds of significance in this Section. Accordingly, population, employment, and housing impacts resulting from the implementation of the proposed General Plan 2035 may be considered significant if they would result in the following:

- 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).
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Based on these significance thresholds and criteria, the proposed General Plan 2035's effects have been categorized as either "no impact," a "less than significant impact," or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.



5.2.4 PROJECT IMPACTS AND MITIGATION MEASURES

POPULATION GROWTH

- **IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD INDUCE POPULATION GROWTH IN THE CITY BY ALLOWING NEW HOMES AND BUSINESSES.**

Level of Significance Before Mitigation: Less Than Significant Impact.

Impact Analysis: *Table 3-3, General Plan 2035 Buildout*, outlines the City’s designated land uses, at buildout of the proposed General Plan 2035, and indicates implementation would result in a development potential of approximately 44,484 DU. The General Plan 2035 proposes three residential land use designations, which are intended to provide a range of housing types to meet the varying needs of its residents. The following residential land use designations are established for the proposed General Plan 2035:

- Rural Residential (0.1 – 1.0 du/ac): Rural Residential provides for very-low density residential development on land that may have limited access to urban services.
- Single-Family Residential (1.1 – 10.0 du/ac): Single-Family Residential provides for traditional single-family detached and attached housing.
- Multiple-Family Residential (10.1 - 30 du/ac): Multi-Family Residential provides for attached and detached apartments and condominiums.

The buildout population projection, based on the proposed General Plan 2035, is approximately 133,452 persons.¹

Additionally, the City’s non-residential (i.e., commercial, industrial, etc.) land use development potential is approximately 50.2 million square feet. The employment projection associated with these non-residential land uses is approximately 130,153 jobs; refer to *Table 5.2-7, Employment Forecasts – City of Murrieta*.

¹ This population projection is based on 44,484 DU, 100 percent occupancy, and 3.0 persons per household.



**Table 5.2-7
Employment Forecasts – City of Murrieta**

Proposed Land Use Designation	Buildout (2035)	
	Square Feet	Employment
Residential	100,000	290
Commercial	18,683,477	36,167
Professional and Office	16,465,371	65,345
Business Park	11,403,714	23,221
Industrial	1,498,300	1,544
Civic/Institutional	1,168,369	1,829
Mixed Use	853,913	1,696
Parks and Open Space	16,508	61
Total	50,189,652	130,153

A project could induce 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). Although existing roads and infrastructure would be improved/modified, the proposed General Plan 2035 does not involve the extension of roads or other infrastructure into undeveloped areas; refer to Section 5.4, Traffic and Circulation. The proposed General Plan 2035 would, however, involve new homes and businesses, which would induce direct growth in the City’s population.

Table 5.2-8, General Plan 2035 Compared to Existing Conditions, compares the proposed General Plan 2035’s anticipated growth in housing, population, and employment to existing conditions.

**Table 5.2-8
General Plan 2035 Compared to Existing Conditions**

Description	Housing (Dwelling Units)	Population (Persons)	Employment (Jobs)
General Plan 2035 Buildout (GPU)	44,484	133,452¹	130,153
Existing Conditions (2009) ²	33,750	101,253	19,878
<i>GPU : 2009 Existing Conditions Change</i>	+10,734	+32,199	+110,275
<i>GPU : 2009 Existing Conditions % Change</i>	+31.8%	+31.8%	+554.8%
1. Based on 44,484 DU, 100 percent occupancy, and 3.0 persons per household. 2. RBF Consulting, based on County of Riverside Tax Assessor’s and WRCOG Subregion Socio-Economic Data.			



As indicated in *Table 5.2-8*, the proposed General Plan 2035 would increase the City’s existing housing inventory by approximately 10,734 DU and population by approximately 32,199 persons. Comparatively, implementation of the proposed General Plan 2035 would increase the City’s existing housing inventory and population by approximately 32 percent. Additionally, the proposed General Plan 2035 would increase the City’s existing employment by approximately 55 percent (110,275 jobs).

As discussed in the Land Use Element, the proposed General Plan 2035 has taken a focused development strategy that would be implemented through seven Focus Areas, with individualized approaches for each area. New growth associated with the proposed General Plan 2035 is primarily anticipated to occur within the identified Focus Areas. *Table 3-16, Focus Area Land Use Projections*, in the Land Use Element, details the land use projections for each Focus Area, and shows that implementation of the proposed General Plan 2035 would increase the Focus Areas’ existing housing inventory by approximately 3,346 DU, the majority being developed within the Multiple Use 3 Focus Area. Additionally, implementation of the proposed General Plan 2035 would increase the Focus Areas’ employment generating land uses by approximately 21.2 million square feet. *Table 5.2-9, Focus Area Buildout Compared to Existing Conditions*, compares the Focus Areas’ anticipated growth in housing, population, and employment to existing conditions.

**Table 5.2-9
Focus Area Buildout Compared to Existing Conditions**

Description	Housing (Dwelling Units)	Population (Persons)	Employment (Jobs)
Focus Area Buildout (FA Buildout)	3,897	11,691¹	71,928
Existing Conditions (2009) ²	551	1,653	3,448
<i>FA Buildout : 2009 Existing Conditions Change</i>	+3,346	+10,038	+68,480
<i>GPU Growth</i>	+10,734	+32,199	+110,275
<i>FA Buildout % Citywide Growth</i>	+31.2%	+31.2%	+62.1%
1. Based on 3,897 DU, 100 percent occupancy, and 3.0 persons per household. 2. RBF Consulting, based on County of Riverside Tax Assessor’s and WRCOG Subregion Socio-Economic Data.			

As previously noted, the proposed General Plan 2035 would increase the Focus Areas’ existing housing inventory by approximately 3,346 DU, with a resultant population growth of approximately 10,038 persons; refer to *Table 5.2-9*. Review of *Table 5.2-9* indicates that roughly one-third of the City’s anticipated growth in population and housing would occur within the Focus Areas. Additionally, as indicated in *Table 5.2-9*, implementation of the proposed General Plan 2035 would increase the Focus Areas’ existing employment by approximately 68,480 jobs.



The employment generated by the proposed General Plan 2035, approximately 110,275 new jobs, could result in direct growth in the City's population, because the potential exists for future employees and their families to relocate to the City. Estimating the number of the new employees who would relocate to the City would be highly speculative, because many factors influence personal housing location decisions (i.e., family income levels and the cost and availability of suitable housing in the local area). Therefore, the precise number of new employees who may relocate to the City or surrounding areas to fill the newly created positions is unknown. However, as discussed above, the proposed General Plan 2035 would increase the City's existing housing inventory by 3,346 DU, which could be occupied by new employees and their families relocating to the City. The population growth associated with these new dwellings is approximately 32,199 persons. Additionally, the vacancy rates of Murrieta and surrounding cities range from 4.30 to 9.94 percent, as follows:²

- Murrieta: 4.71 percent vacant (1,615 DU);
- Canyon Lake: 9.94 percent vacant (440 DU);
- Lake Elsinore: 7.36 percent vacant (1,200 DU);
- Temecula: 4.30 percent vacant (1,443 DU);
- Menifee: 7.64 percent vacant (2,264 DU); and
- Wildomar: 5.46 percent vacant (586 DU).

Collectively, the existing vacancies amount to approximately 7,500 DU, which could also be occupied by new employees, with resultant increases in population. Therefore, the proposed General Plan 2035 would potentially induce population growth in the area, given it would involve the development of both new homes and businesses.

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. As discussed above, SCAG is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local Riverside County governments, among other counties. SCAG provides population, household, and employment projection estimates in five-year increments from 2005 to 2035.

Table 5.2-10, General Plan 2035 Compared to SCAG, compares the proposed General Plan 2035's buildout projections with SCAG's 2035 housing, population, and employment forecasts for the City.

² State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.



**Table 5.2-10
General Plan 2035 Compared to SCAG**

Description	Housing (Dwelling Units)	Population (Persons)	Employment (Jobs)
General Plan 2035 Buildout (GPU)	44,484	133,452¹	130,153
SCAG 2035 Projections (2035 SCAG) ²	43,966	127,962	31,540
<i>GPU : 2035 SCAG Difference</i>	518	5,490	98,613
<i>GPU : 2035 SCAG % Difference</i>	1.18%	4.29%	312.66%
1. The population projection is based on 100 percent occupancy of the dwelling units and 3.0 persons per household. 2. Southern California Association of Governments, <i>2008 Regional Transportation Plan</i> , March 6, 2008. 3. Dwelling unit projection assumes 41,895 Households (Southern California Association of Governments, <i>2008 Regional Transportation Plan</i> , March 6, 2008) and 4.71% Vacancy Rate (DOF).			

As indicated in *Table 5.2-10*, SCAG projects that the City’s housing inventory will reach 43,966 DU by 2035, with a resultant population of approximately 127,962 persons. At buildout (2035), the proposed General Plan 2035 would result in a housing inventory of approximately 44,484 DU, with a resultant population of approximately 133,452 persons. Although the City’s housing would be slightly (approximately 1.18 percent) greater than projected by SCAG, the forecast growth is generally consistent. Further, the proposed General Plan 2035 accounts for the population growth and establishes goals and policies to reduce potential growth-related impacts. Namely, Land Use Element establishes Goal LU-1, in order to provide a complementary balance of land uses throughout the community that meets the needs of anticipated growth. The Economic Development Element establishes Goal ED-2, in order to meet the public service demands of residents and businesses, and Goal ED-5, for an improved jobs/housing balance. In furtherance of achieving these goals, all future development within the City with potential to induce population growth, whether through the development of housing or employment generating land uses, would be subject to compliance with the proposed General Plan 2035 policies outlined below. Additionally, the forecast population growth would occur over a 25-year period, allowing for development of necessary services and infrastructure commensurate with the proposed growth. Finally, an estimated 15,000 Murrieta residents who currently commute to work in San Diego County or Orange County would likely remain in Murrieta to work due to the availability of local jobs. This would help stabilize the jobs housing balance.

It is noted that the proposed General Plan 2035 does not include an update to the City’s Housing Element, since the Element is undergoing a separate update process for the planning period from January 1, 2008 through June 30, 2014. Housing Element Section 2 (Housing Plan) presents Murrieta’s housing goals, policies, and programs. It is the City’s Goal “to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income.” To this end, the Housing Element establishes the following five specific goals to guide the development, redevelopment, and preservation of a balanced inventory of housing to meet the needs of the City’s present and future residents:



1. Increased opportunities for affordable housing;
2. Conservation of the City's existing housing stock;
3. Removal of constraints to the construction of affordable housing;
4. Equal housing opportunity; and
5. Identification of adequate sites to achieve a variety and diversity of housing.

All future residential development within the City would be subject to compliance with the Housing Element Policies outlined below, which provide a wide variety of programs and tools to implement the City's housing goals.

Overall, the population growth resulting from implementation of the proposed General Plan 2035 would be approximately 32 percent over existing conditions, which is considered a substantial increase. However, future development would be subject to compliance with the proposed General Plan 2035 goals and policies, and would not require substantial development of unplanned or unforeseen public services and utility/service systems. Additionally, the City's growth levels would remain generally consistent with SCAG's growth forecasts. Therefore, implementation of the proposed General Plan 2035 would result in less than significant impacts involving population growth.

Goals and Policies in the Proposed General Plan 2035:

LAND USE ELEMENT

Goal LU-1 A complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision.

Policies

- LU-1.1 Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2035 on the General Plan Land Use Policy Map (Exhibit 3-5).
- LU-1.2 Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.
- LU-1.3 Establish a range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- LU-1.4 Provide for the development of complementary land uses, such as open space, recreation, civic, and service uses for all future residential and non-residential development.



- LU-1.5 Encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations.
- LU-1.6 Promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.
- LU-1.7 Ensure necessary capital improvements are in place prior to new development or completed concurrently.
- LU-1.8 Ensure that fiscal impacts associated with growth and change are evaluated to ensure the City’s ability to provide vital services is not compromised.
- LU-1.9 Discourage lands designated for employment-generating uses to be converted to other uses without careful consideration of the overall economic strategy and the jobs-housing balance implications.

ECONOMIC DEVELOPMENT ELEMENT

Goal ED-2 A fiscally strong governance that meets the public service demands of residents and businesses.

Policies

- ED-2.6 Review city-sponsored programs and services to ensure that residents and businesses are provided high quality services in a cost-effective manner.
- ED-2.7 Create a program that allows long-range public facilities financing for projects that provide economic and other benefits to the City; link capital improvements with General Plan priorities as part of the annual CIP process.
- ED-2.8 Include a financing plan for infrastructure and related capital improvements for large-scale development projects that are consistent and coordinated with the City master plans.
- ED-2.9 Maintain an updated system of development impact and processing fees and charges.

Goal ED-5 An improved jobs/housing balance.

- ED-5.1 Encourage flex-tech buildings within business corridors and higher intensity office uses along freeway corridors with adequate visibility, convenient access, and future transit-oriented opportunities.



- ED-5.2 Encourage the concentration of compatible employment-generating uses, such as professional office, research and development, and health-related services.
- ED-5.3 Encourage a mix of housing types by price and rental ranges that are commensurate with the range of wage and household types attracted by a diversified economic base.
- ED-5.4 Encourage housing that is within economic reach of all income levels and family living styles inclusive of age-restricted housing, estate and ranch properties, single-family detached, single-family attached, town homes, condominium flats, and apartments.

HOUSING ELEMENT

Policies

- Policy 1.1: Provide a range of residential development types in Murrieta, including low density single-family homes, moderate density townhomes, higher density multifamily units, and residential/commercial mixed use in order to address the City's share of regional housing needs.
- Policy 1.6: Encourage lot consolidation in the Historic Murrieta Specific Plan area in order to more cohesively redevelop larger areas of the City.
- Policy 5.1: Identify vacant and/or underutilized parcels, throughout the City, that can accommodate a variety of housing types for all socioeconomic segments of the community.
- Policy 5.2: Support the construction of new affordable housing by rezoning vacant and underdeveloped parcels to allow for higher density development.
- Policy 5.5: Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

Mitigation Measures: No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 and Housing Element are required.

Level of Significance After Mitigation: Not Applicable.



REPLACEMENT HOUSING

- **IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 COULD DISPLACE EXISTING HOUSING OR PERSONS, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING.**

Level of Significance Before Mitigation: Less Than Significant Impact.

Impact Analysis: The General Plan 2035 would not displace existing housing or people, since no existing residential use are proposed for removed. Therefore, construction of replacement housing, as a result of displacement, would not be required.

As previously noted, the proposed General Plan 2035 would increase the City’s existing employment by approximately 555 percent (110,275 jobs), creating a housing demand for the future employees. Estimating the number of the new employees who would relocate to the City would be highly speculative, because many factors influence personal housing location decisions. Therefore, the precise demand for housing created by the new employees is unknown. However, the General Plan 2035 would increase the City’s existing housing inventory by 3,346 DU, which could partially satisfy the housing demand created by Murrieta’s new employment. Additionally, the vacancy rates of Murrieta and surrounding cities range from 4.30 to 9.94 percent. Collectively, the existing vacancies amount to approximately 7,500 DU, which could also partially satisfy any residual housing demand created by the new employment. Therefore, the proposed General Plan 2035 would not necessitate the construction of additional housing elsewhere and a less than significant impact would occur in this regard.

Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies referenced above in this Section 5.2.

Mitigation Measures: No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 and Housing Element are required.

Level of Significance After Mitigation: Not Applicable.

5.2.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- **DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED GENERAL PLAN 2035 AND CUMULATIVE DEVELOPMENT COULD INDUCE POPULATION GROWTH IN THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENT’S SCAG SUBREGION.**



Level of Significance Before Mitigation: Less Than Significant.

Impact Analysis: Cumulative impacts in the context of population, housing, and employment are analyzed in terms of consistency with SCAG growth assumptions for the WRCOG subregion. Buildout of the proposed General Plan 2035 would contribute to regional growth with respect to population, housing, and employment. SCAG projects the WRCOG Subregion's housing inventory will reach 952,460 DU by 2035, with a resultant population of approximately 2,550,865 persons.³ This would represent a growth rate of approximately 62 percent over the WRCOG Subregion's 2010 population estimate of 1,570,197 persons.⁴ At buildout (2035), the proposed General Plan 2035 would result in a population of approximately 133,452 persons, which would comprise approximately 8.5 percent of the WRCOG Subregion's forecast population (2,550,865 persons). Implementation of the proposed General Plan 2035 would not significantly alter the subregional or regional growth rates projected by SCAG, as concluded above. The City's growth levels would remain generally consistent with the subregional forecast for 2035. Implementation of the proposed General Plan 2035 would adequately meet the housing needs of the anticipated population growth within the City. Additionally, the City's jobs to housing ratio at buildout of the proposed General Plan 2035 would be improved over existing conditions; refer to [Section 7.3, Growth-Inducing Impacts](#). Thus, implementation of the proposed General Plan 2035 would not result in cumulatively considerable population, housing, and employment impacts.

Goals and Policies in the Proposed General Plan 2035: Refer to the goals and policies referenced above in this Section 5.2.

Mitigation Measures: No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 and Housing Element are required.

Level of Significance After Mitigation: Not Applicable.

5.2.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Population, employment, and housing impacts associated with implementation of the proposed General Plan 2035 would be less than significant by adherence to and/or compliance with goals and policies in the proposed General Plan 2035 and Housing Element. No significant unavoidable population, employment, and housing impacts would occur as a result of buildout of the proposed General Plan 2035.

³ Southern California Association of Governments, *2008 Regional Transportation Plan*, March 6, 2008.

⁴ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, With 2000 Benchmark*. Sacramento, California, May 2010.



5.2.7 SOURCES CITED

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