

# Profile of the City of Canyon Lake

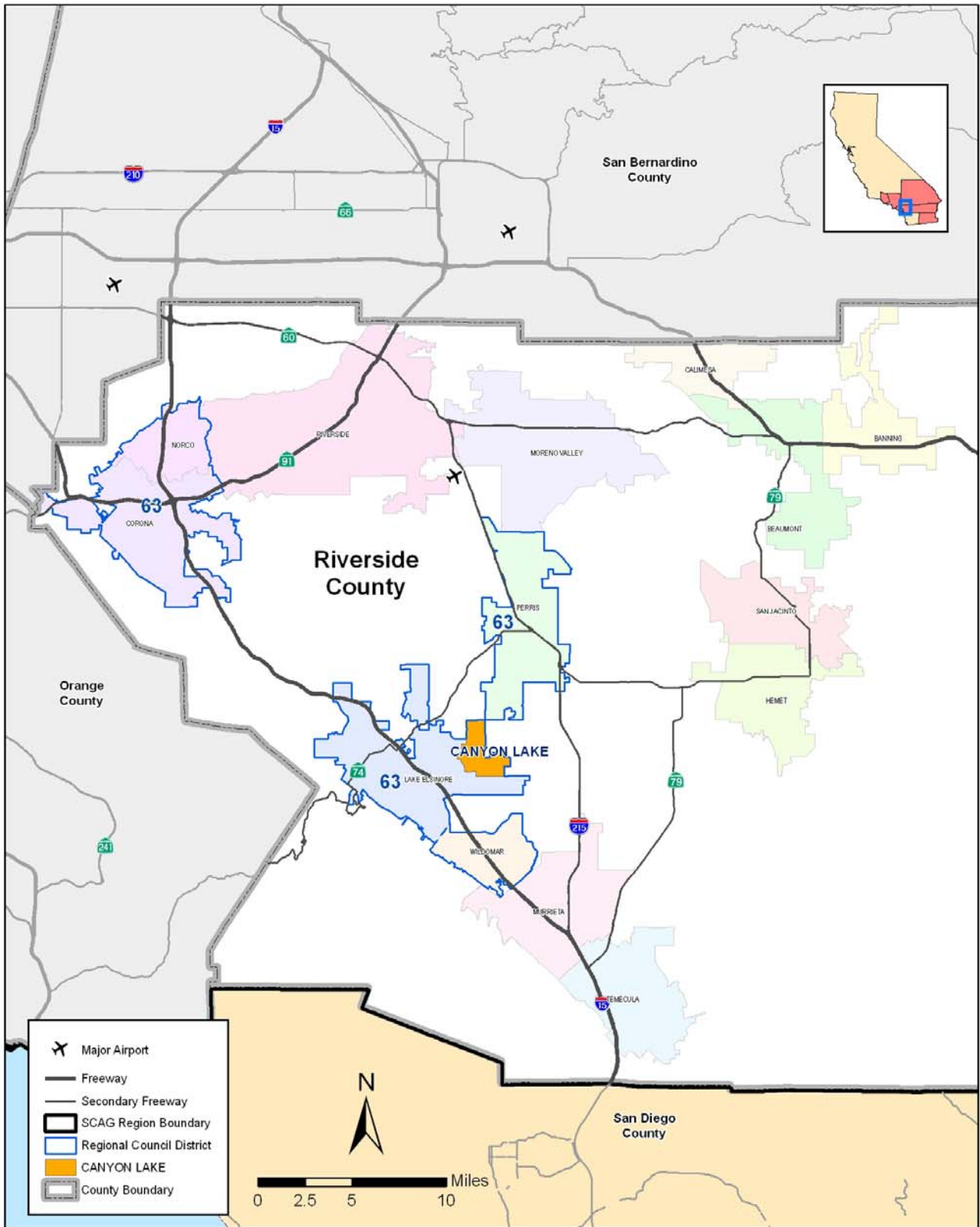
Southern California Association of Governments' (SCAG) Regional Council includes 67 Districts which represent 189 cities in the SCAG region.

SCAG Regional Council District 63 includes five cities: Canyon Lake, Corona, Lake Elsinore, Menifee, and Wildomar  
Represented by: **Hon. Thomas Buckley**



This project was funded by the Southern California Association of Governments and shared with the City of Canyon Lake. SCAG regularly provides local governments with services including planning data and information, technical assistance such as GIS training, and planning assistance such as analyses of visioning, infill, real estate investment, and fiscal impact.





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

**May 2009**

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Hon. Jon Edney, El Centro, 1st Vice-President  
Hon. Gary Ovitt, Immediate Past President

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OCTA  
RCTC  
SANBAG  
VCTC  
District 2  
District 3  
District 4  
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District 24  
District 25

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Hon. Frank Gurule, Cudahy	District 27
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## I. Introduction

The purpose of this report is to offer the City of Canyon Lake with updated information and to assist in their planning activities. Information with respect to, for example, demographic, socio-economic and housing, is obtained from a myriad of sources. In addition, data related to education is also included. The report focuses on the major changes in the city since 2000 in comparison with that of Riverside County. The information presented and interpreted in this report shows current trends, and may be utilized by the City as part of the basis for making its future policies.

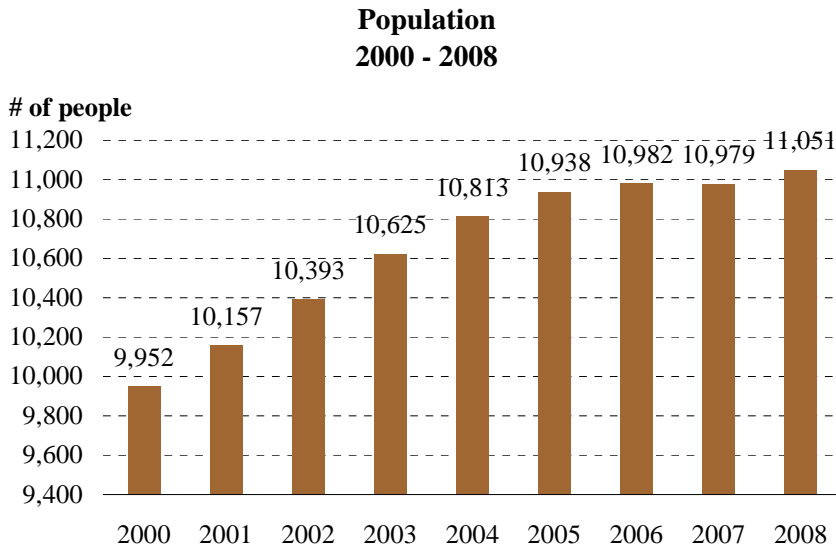
### STATISTICAL DATA

<i>Category</i>	<i>Canyon Lake</i>	<i>Riverside County</i>	<i>Canyon Lake relative to Riverside County</i>	<i>SCAG Region</i>
Population (2008)	11,051	2,088,322	0.50%	18,636,934
Median Age (Yrs)	40.5	31.8	8.7	33.5
White (Non-Hispanic)	84.80%	43.00%	1.00%	35.30%
Asian (Non-Hispanic)	2.00%	5.10%	0.20%	11.30%
Black (Non-Hispanic)	0.50%	5.80%	0.00%	6.80%
American Indian	0.20%	0.50%	0.20%	0.30%
All Other Non-Hispanic	2.40%	3.40%	0.40%	2.30%
Hispanic	10.10%	42.20%	0.10%	43.90%
Number of Households (2008)	3,977	671,036	0.60%	5,849,833
Number of Housing Units (2008)	4,416	773,331	0.60%	6,224,661
Home Ownership Rate	88.20%	70.20%	0.70%	54.70%
Average Household Size (2008)	2.8	3.1	-0.3	3.1
Median Family Income (2007) (\$)	86,723	60,180	26,543	61,901
Median Existing Home Price (2008) (\$)	261,500	260,000	1,500	382,300
Number of Jobs (2008)	1,910	653,793	0.30%	7,845,378

Source: Claritas, Inc., 2007, California Department of Finance, Data Quick Information Systems, SCAG.

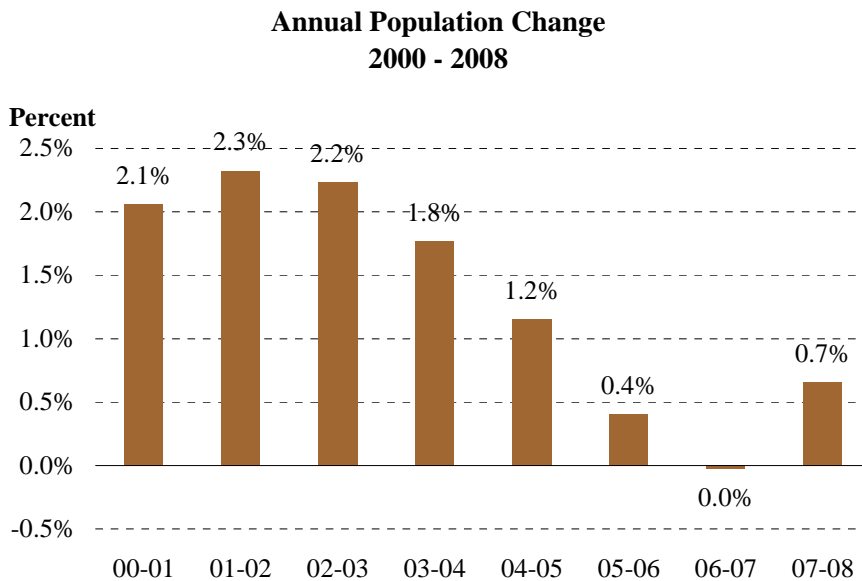
## II. Population

### Population Growth



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total population of the city increased by 1,099, reaching 11,051 in 2008.
- During this 8-year period, the city's population growth rate of 11 percent was well below the Riverside County rate of 35.2 percent.

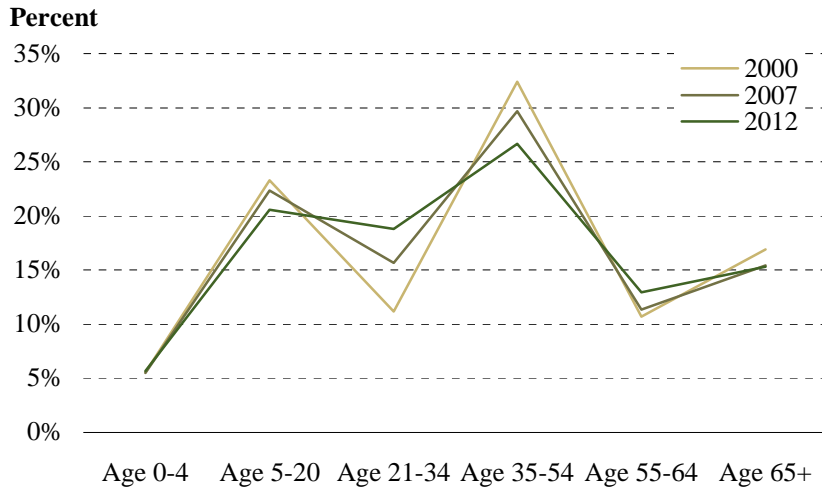


Source: California Department of Finance, E-5, May 2008

- After somewhat steady growth between 2000 and 2003, population growth slowed significantly between 2004 and 2007.
- From 2007 to 2008, the city posted an annual growth rate of approximately 0.7 percent, or 72 additional residents.

## Population by Age

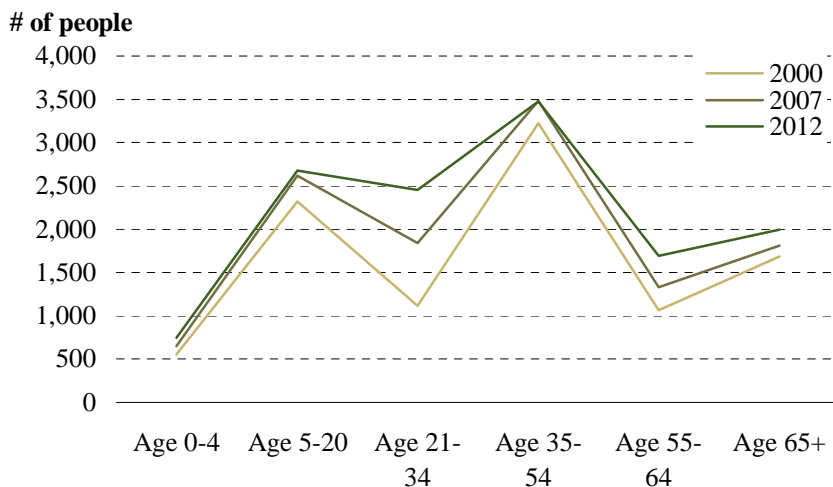
**Population by Age  
2000 - 2012**



Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the population in Canyon Lake continues to be dominated by the middle-aged working cohort (35 to 54 years old) and the school-age populations (5 to 20 years old). Together, they are projected to account for 48 percent of the total population in 2012, though decreasing from 55 percent in 2000.
- Between 2000 and 2012, the share of population between ages 55 and 64 is projected to increase from 11 percent to almost 13 percent, reflecting primarily the aging of the baby boomers.
- During this 12-year period, the share of the age cohort (21 to 34 years old), however, is projected to increase significantly from 11 percent to 19 percent.
- As to the population by age group, those aged 21 to 34 and older are projected to have the largest increase. Specifically, between 2000 and 2012, the population group ages 21 to 34 are projected to increase by more than 1,300.

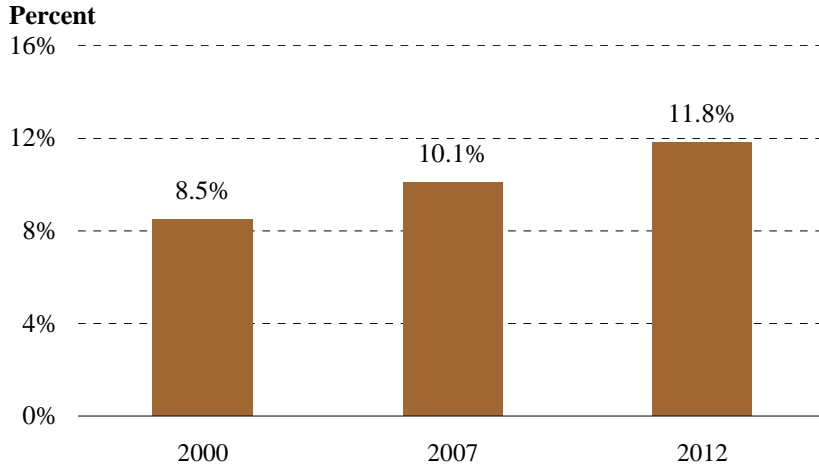
**Population by Age  
2000 - 2012**



Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

## Population by Race/Ethnicity

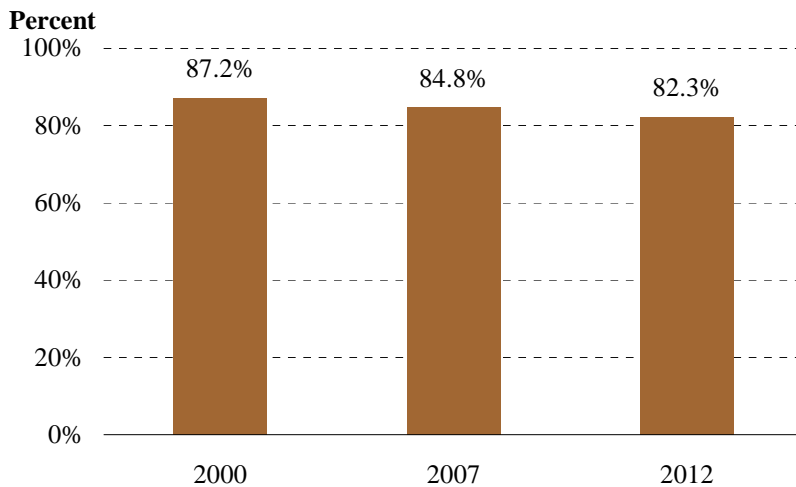
### Hispanic or Latino of Any Race 2000 - 2012



Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of Hispanic population in the city increased from 9 to 10 percent. Their population share is projected to further increase to 12 percent in 2012.

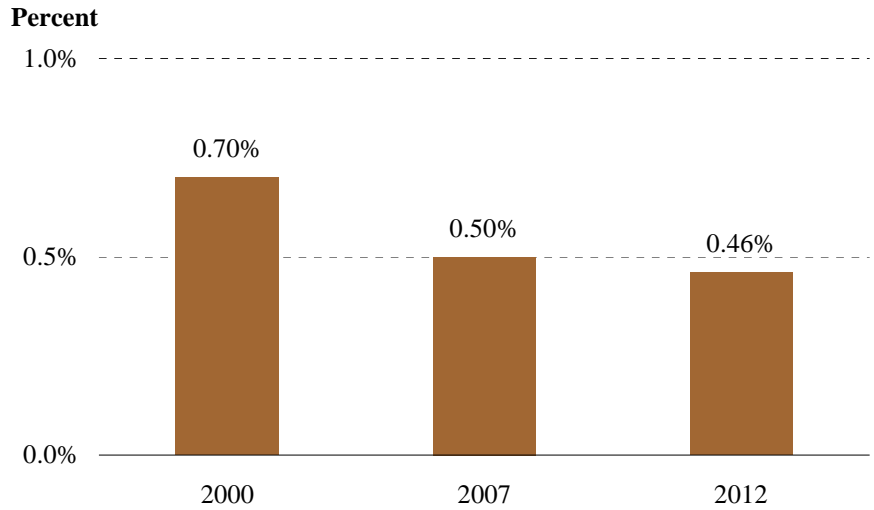
### White (Non-Hispanic) 2000 - 2012



Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Like most cities in Southern California, since 2000, the share of non-Hispanic White population has been declining, and is projected to decrease to 82 percent in 2012.

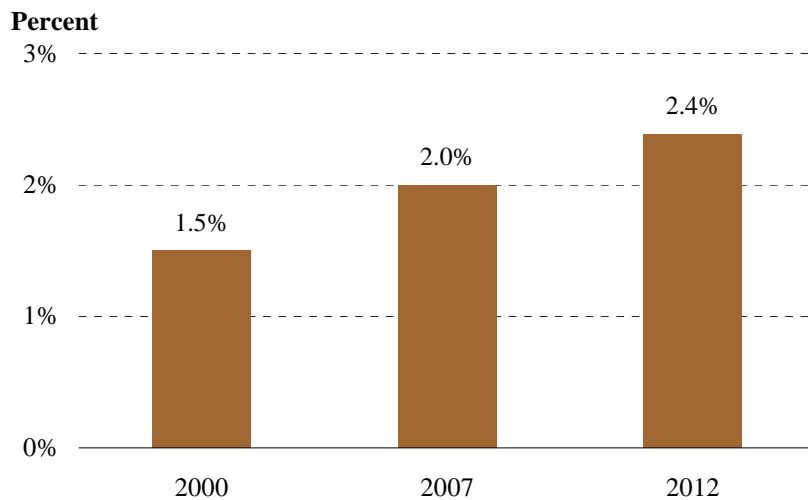
**Black (Non-Hispanic)  
2000 - 2012**



Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the share of non-Hispanic Black population in the city decreased very slightly from 0.7 to 0.5 percent.

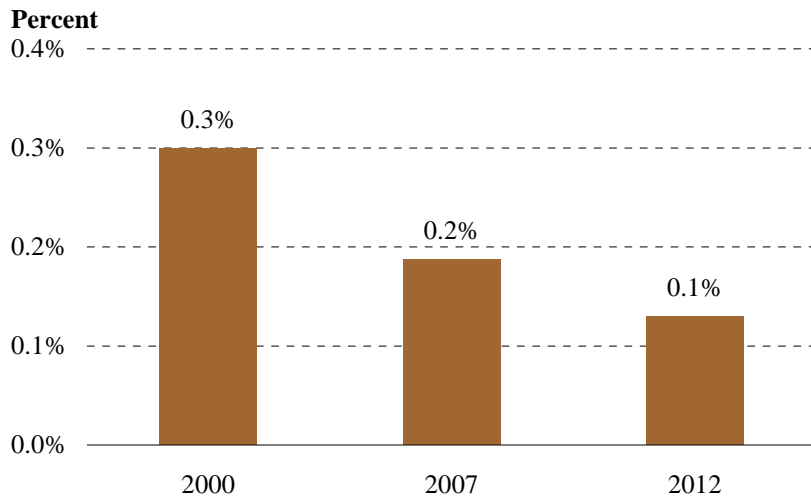
**Asian (Non-Hispanic)  
2000 - 2012**



Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- The share of the Asian population in the city increased from 1.5 percent in 2000 to 2.0 percent in 2007. Asian population in the city is projected to only slightly increase to 2.4 percent in 2012.

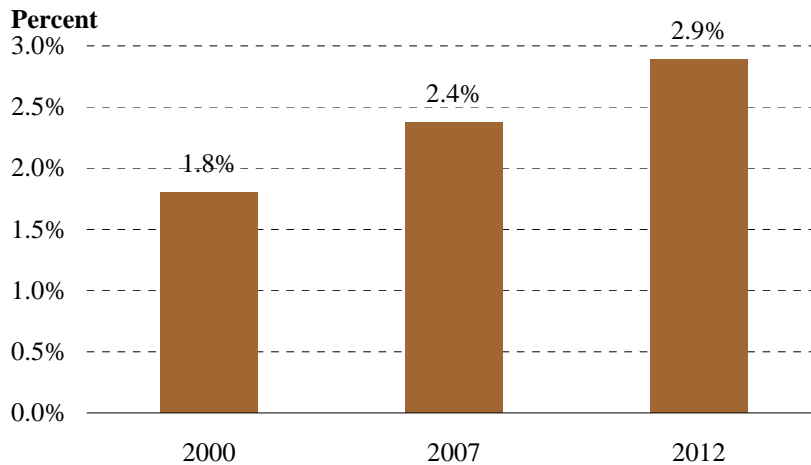
### American Indian (Non-Hispanic) 2000 - 2012



Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the share of the American Indian population in Canyon Lake is estimated to decline slightly between 0.3 percent and 0.1 percent.

### All Other (Non-Hispanic) 2000 - 2012

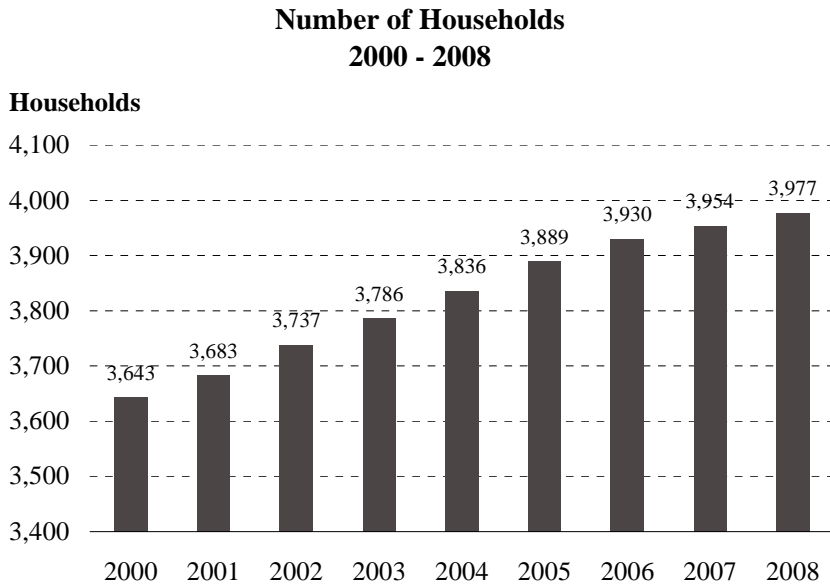


Sources: Claritas, Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- During the 12-year period, the share of all other non-Hispanic population group is also estimated to increase from 1.8 percent to 2.9 percent.

### III. Households

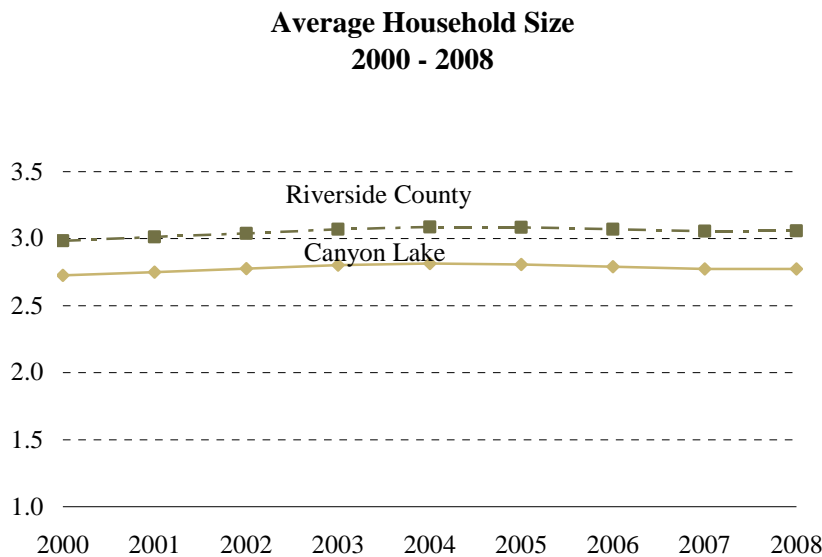
#### Number of Households



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total number of households in the city increased by over 300, or 9 percent, which is lower than its population growth rate of 11 percent.
- During this 8-year period, the city's household growth rate of 9 percent was lower than the county rate of 31.4 percent.

#### Average Household Size

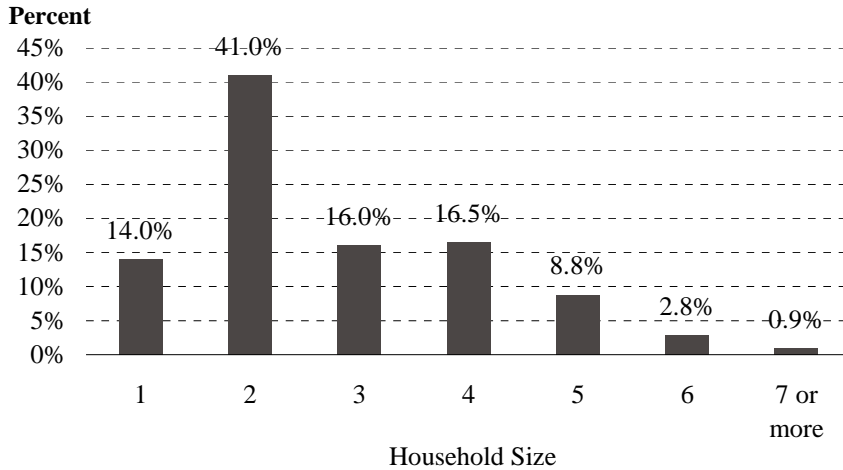


Source: California Department of Finance, E-5, May 2008

- In 2008, the city's average household size was 2.7, lower than the county average of 3.1.
- Between 2000 and 2008, average household size remained unchanged in the city while it increased slightly in the county as a whole.

## Households by Size

**Households by Household Size  
2007**

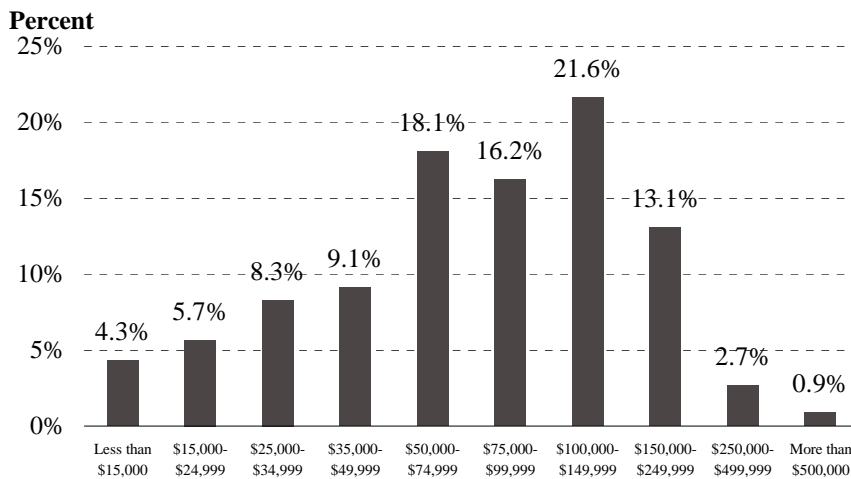


Source: Claritas, Inc., 2007

- Just over 70 percent of all Canyon Lake households have 3 people or fewer.
- About 14 percent of the households are single-person households.
- Approximately 13 percent of all households in the city have at least 5 people.

## Households by Income

**Households by Household Income  
2007**



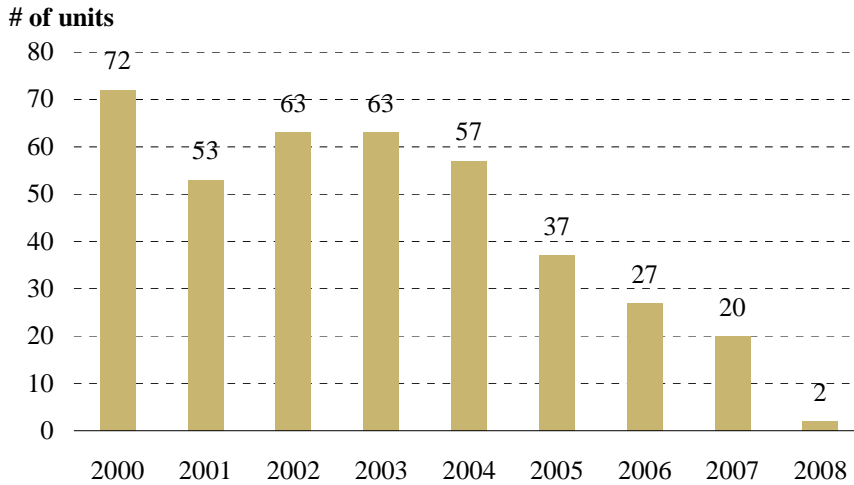
Sources: Claritas, Inc., 2007

- In 2007, about 28 percent of households earned less than \$50,000.
- Almost 56 percent of the households earned between \$50,000 and \$150,000.

## IV. Housing

### Housing Production

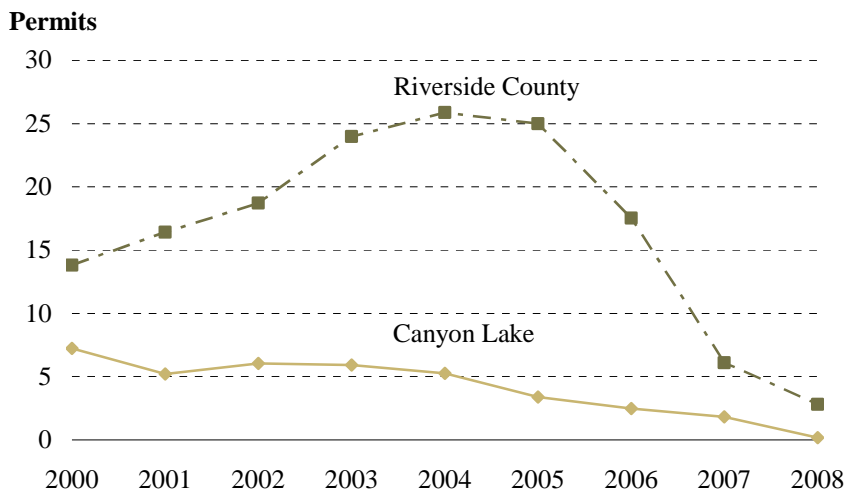
**Residential Permits Issued  
2000 - 2008**



Source: Construction Industry Research Board, 2000-2008

- Between 2000 and 2008, 394 new residential permits were issued. However, 64 percent of these were issued in the first 4 years.

**Permits Issued per 1,000 Residents  
2000 - 2008**



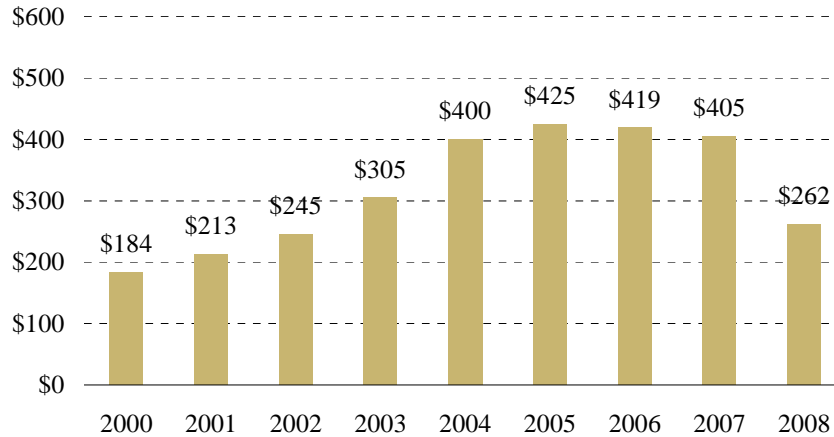
Sources: Construction Industry Research Board, 2000-2008 and SCAG

- Because the city is a gated community, it generally had lower levels of housing permits issued per 1,000 residents when compared to the county as a whole.

## Housing Values

### Median Home Price 2000 - 2008

In thousands

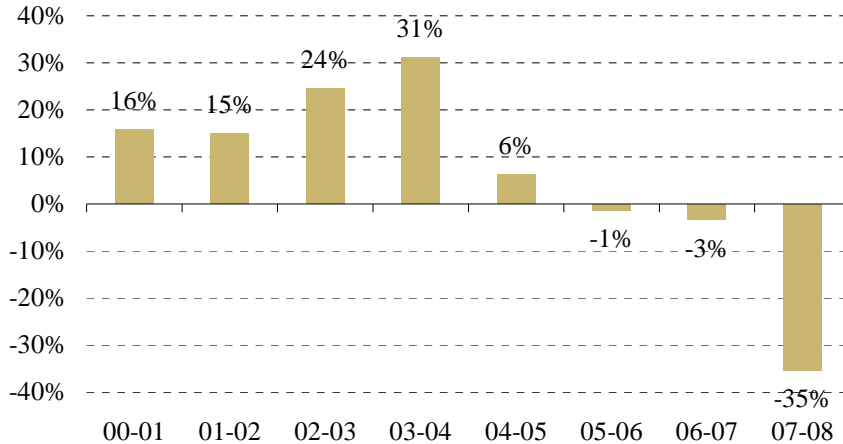


Source: Data Quick Information Systems, 2009

- Between 2000 and 2005, median home sale prices more than doubled, jumping from \$184,000 to almost \$425,000.
- Median home price changed little between 2005 and 2007. However median home price declined sharply in 2008.
- In 2008, the median home price in Canyon Lake was \$261,500, higher than the Riverside County median by \$1,500.

### Median Home Price Appreciation Rate 2000 - 2008

Percent



Source: Data Quick Information Systems, 2009

- Between 2001 and 2005, annual home price appreciation rates were between 6 and 31 percent.
- In sharp contrast, median home price dropped 3 percent between 2006 and 2007 and 35 percent between 2007 and 2008.

## V. Employment

**Total Jobs  
2003, 2006 and 2008**



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- In 2008, total wage and salary jobs in Canyon Lake reached 1,910, about 10 percent greater than its 2003 level.
- Total wage and salary jobs do not include those held by self-employed persons, unpaid volunteers or family workers, or private household workers.

**Jobs in Manufacturing  
2003, 2006 and 2008**



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Between 2003 and 2008, the number of manufacturing jobs increased by 2006 but returned to 2003 levels by 2008.

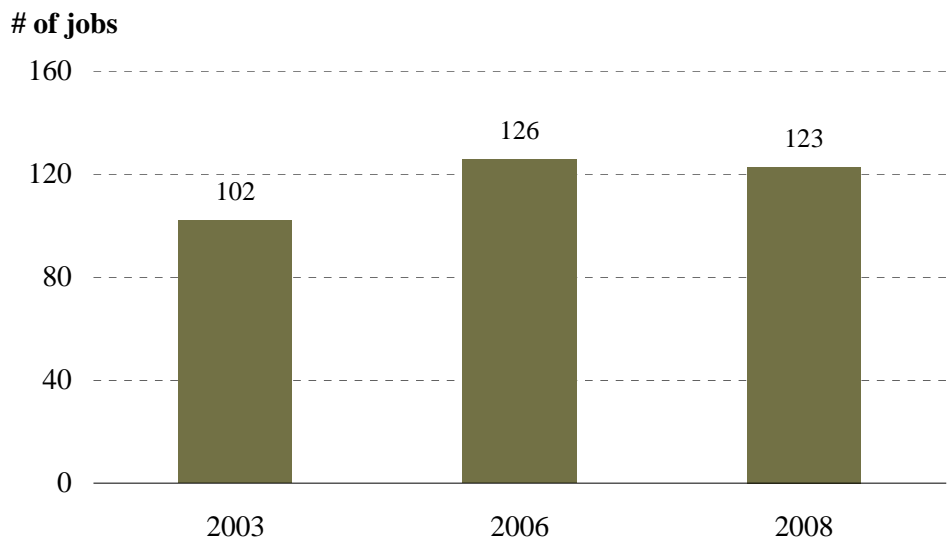
**Jobs in Construction  
2003, 2006 and 2008**



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2003 and 2006, construction jobs in the city increased by 128 or 33 percent. However between 2006 and 2008, construction jobs declined by 31 percent, ending below the 2003 level.

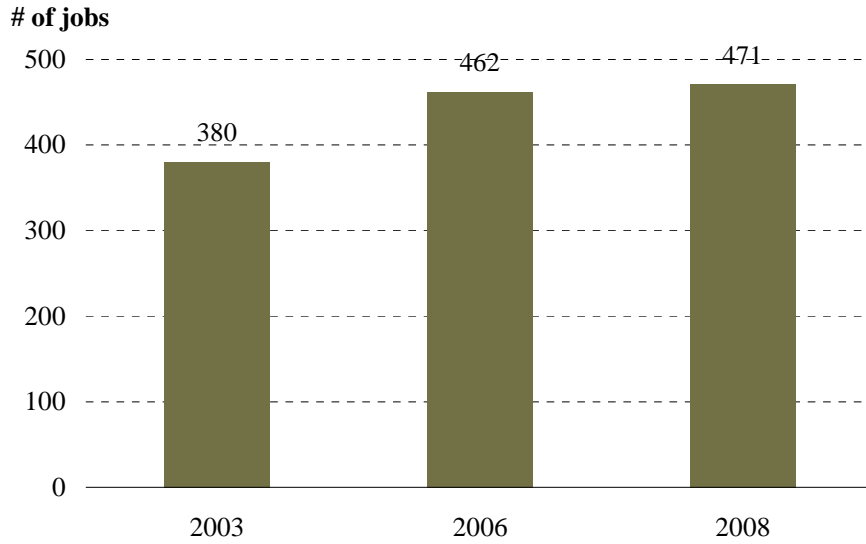
**Jobs in Retail Trade  
2003, 2006 and 2008**



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Between 2003 and 2006, the number of retail trade jobs in the city increased by 24, or 24 percent. Retail trade jobs decreased slightly by 2 percent between 2006 and 2008.

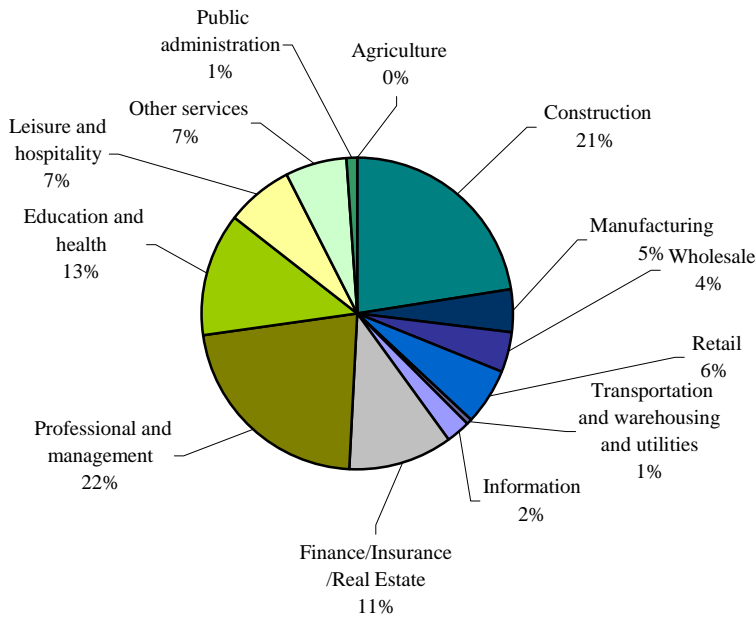
### Jobs in Professional and Management 2003, 2006 and 2008



Source: California Employment Development Department, 2003, 2006 & 2008 and SCAG

- Jobs in the professional and management sector include those employed in, for example, professional and technical services, management of companies, and administration and support.
- Between 2003 and 2006, the number of professional and management jobs increased by 82, or 22 percent. Despite a decrease in overall employment, this sector added 2 percent between 2006 and 2008.

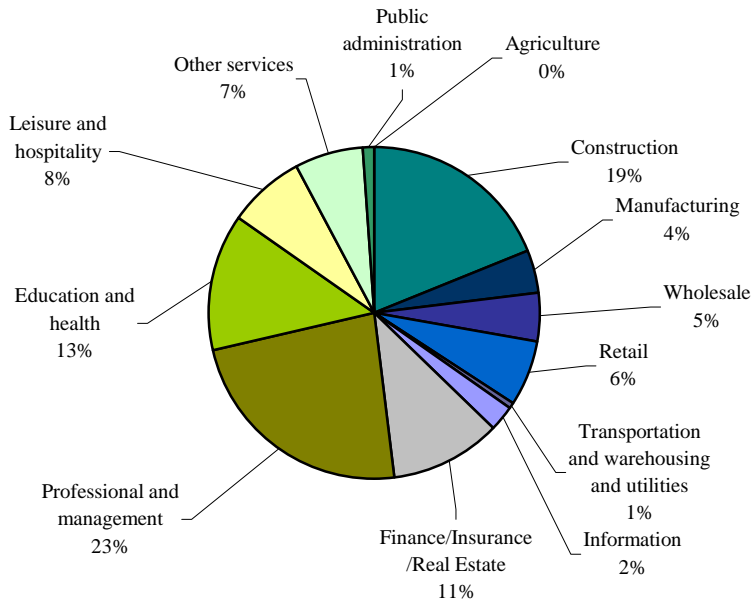
**Jobs by Sectors  
2003**



Source: California Employment Development Department, 2003 and SCAG

- Between 2003 and 2008, there were only minor changes in the share of jobs by sector. Specifically, during this period, the share of professional and management jobs increased from 22 percent to 23 percent and construction jobs decreased from 21 to 19 percent.

**Jobs by Sectors  
2008**

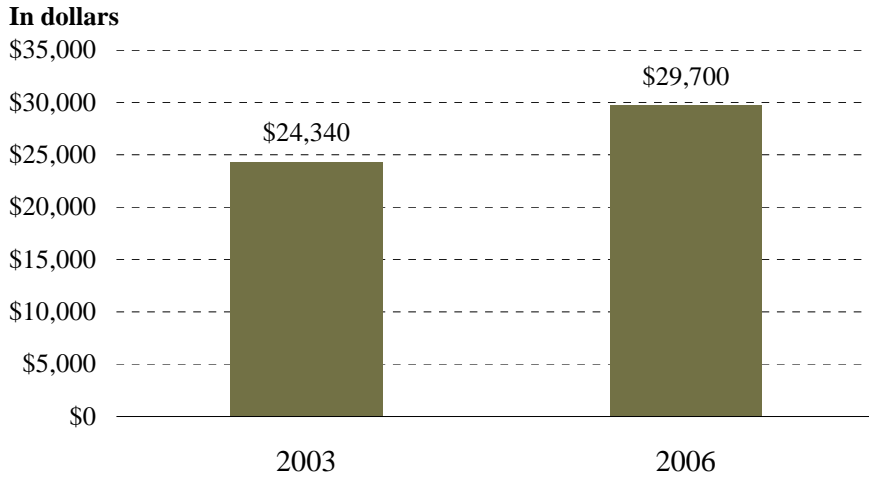


Source: California Employment Development Department, 2008 and SCAG

- In 2008, the professional and management remained the largest sector, accounting for 23 percent of total jobs in the city.
- Other large sectors included construction (19 percent), education and health (13 percent), and finance/insurance/real estate (11 percent).

## Average Salaries

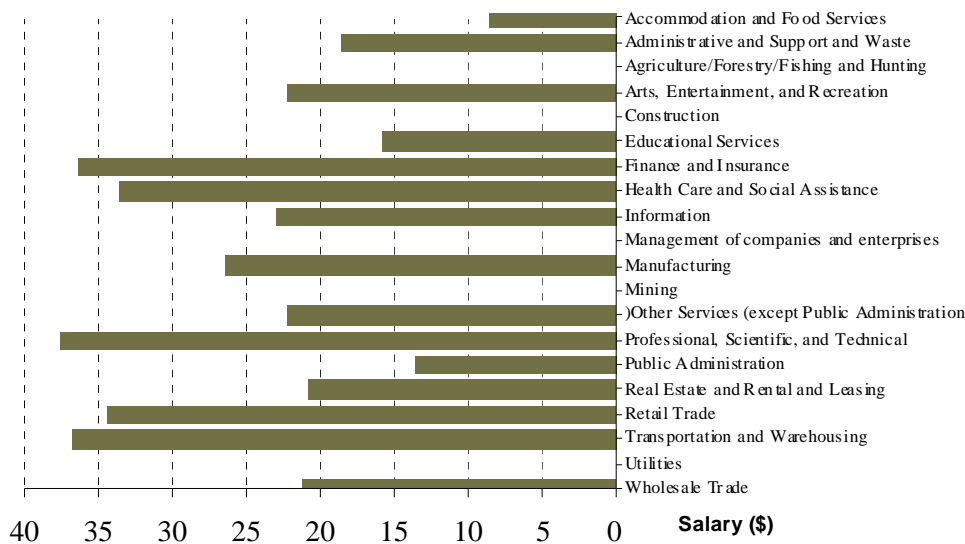
**Average Annual Salary per Job  
2003 and 2006**



Source: California Employment Development Department, 2003 & 2006

- Average salaries per job in the city increased from \$24,340 in 2003 to \$29,700 in 2006, a 22 percent increase, which was significantly above the inflation rate of 13 percent during the same period for Southern California.

**Average Annual Salary by Sector  
2006 (in thousands)**



Source: California Employment Development Department, ES-202, 2006

- In 2006, the sector providing the highest salary per job in Canyon Lake was the professional, scientific, and technical sector (\$54,180).
- The accommodations and food services sector provided the lowest annual salary per job (\$8,620).

## VI. Retail Sales

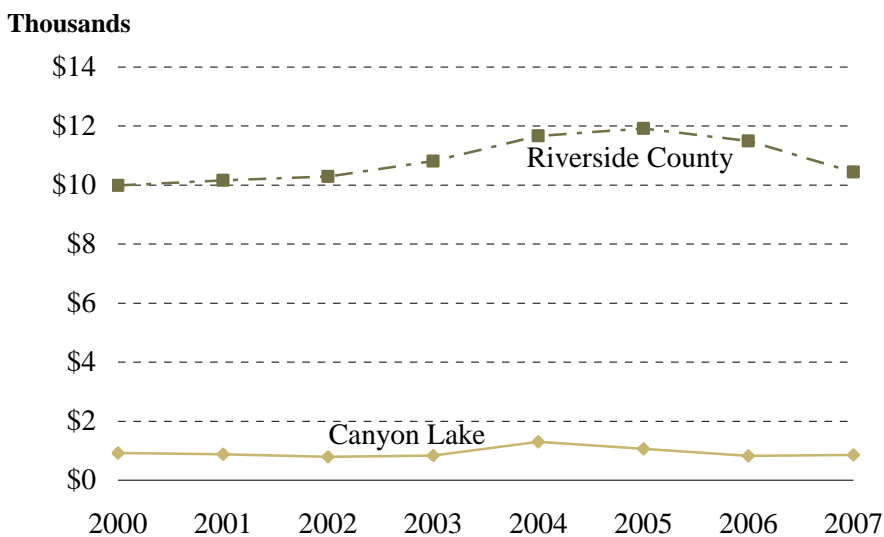
**Real Retail Sales  
2000 - 2007 (in 2007 \$)**



Source: California Board of Equalization, 2000-2007

- Real (inflation adjusted) retail sales were somewhat stable between 2000 and 2003.
- Between 2003 and 2007, real retail sales increased sharply first and then dropped from \$14 million to \$9 million.

**Real Retail Sales per Person  
2000 - 2007 (in 2007 \$)**



Sources: California Board of Equalization, 2000-2007 and SCAG

- Between 2000 and 2007, real retail sales per person for the city decreased from \$930 to \$850, while the Riverside County increased from \$10,000 to \$10,400.

## **VII. Education**

The City of Canyon Lake does not have any public schools within the city limits.

## VIII. References

California Department of Finance, Demographic Research Unit

California Employment Development Department Labor Market Information Division

California State Board of Equalization

Construction Industry Research Board

Claritas, Inc.

Data Quick Information Systems

U.S. Census Bureau

## **IX. Methodology**

### **Explanation of City Relative to County**

In the table on page 1 of this report, the reference of City "Relative to County" for absolute numbers indicates the difference between the city number and the county number. For example, the Median Age of City A being 30 and the Median Age of County B being 35 would show a relative difference of 5. For data that is a percentage, the relative difference is based on the city as a percentage of the county total.

### **Population**

The population for each jurisdiction was based on California Department of Finance data. These are the official state population and housing estimates. The 2000 figure was based on U.S. Census figures for April 1, 2000 while subsequent years represent the city's population as of January 1 of each year.

Graphs for population based on age and race were tabulated using Census 2000 data and Claritas, Inc.

### **Households**

The number of households for each jurisdiction was based on California Department of Finance data. The 2000 figure was based on U.S. Census figures for April 1, 2000 while subsequent years represent the city's households as of January 1 of each year.

Households by size were calculated based on Claritas, Inc. data.

### **Housing**

Residential permits issued were obtained using Construction Industry Research Board data, which are collected by Counties from self-reporting of individual cities. The number of permits issued is reflective of all types of residential permit activity, including, but not limited to new units, replacement units due to demolition, and additions.

The median home price was calculated based on total home sales in the city, including single family units and condominiums. The median price does not reflect the entire universe of housing in the jurisdictions, only those that sold within the calendar year.

The data was compiled from Data Quick Information Systems.

### **Employment**

Employment data is based on the California Employment Development Department (EDD) county totals and is adjusted by SCAG. SCAG adjusts the data by adding self-employed to the EDD wage and salary county totals. Due to EDD methodology, employment data is

based on the location of a company's payroll and not necessarily the location of physical offices.

### **Retail Sales**

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

### **Education**

Student enrollment data is based on public schools that are physically located within city boundaries. Data is obtained from the National Center for Education Statistics.

### **Choice of Data Sources**

The following factors were considered in choosing the data sources used for this report:

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

The same data sources are used for all jurisdictional profiles (except where noted) to maintain overall reporting consistency. The jurisdiction is not constrained from using other data sources for their planning activities.

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

## **X. Acknowledgements**

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Jacob Lieb, Manager  
Frank Wen, Manager  
Ying Zhou, Regional Planner Specialist

***Notes:***