



County of Riverside General Plan - Hearing Draft

Western Coachella Valley Area Plan

Table 2: Statistical Summary of the Western Coachella Valley Area Plan

Land Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	700	35	104	35
Agriculture Total	700	35	104	35
Rural Foundation Component				
Rural Desert (RD)	12,075	604	1,793	
Rural Residential (RR)	21,260	3,189	9,472	
Rural Mountainous (RM)	863	43	128	
Rural Total	34,198	3,836	11,393	0
Open Space Foundation Component				
Open Space-Conservation (OS-C)	3,145			
Open Space-Conservation Habitat (OS-CH)	111,874			
Open Space-Water (OS-W)	4,462			
Open Space-Recreation (OS-R)	2,448			367
Open Space-Rural (OS-RUR)	74,288	1,857	5,516	
Open Space-Mineral Resources (OS-MIN)				
Open Space Total	196,217	1,857	5,516	367
Community Development Foundation Component				
Very Low Density Residential (VLDR)	3,611	4,333	12,869	
Low Density Residential (LDR)	8,140	28,489	84,612	
Medium Density Residential (MDR)	2,235	14,528	43,147	
Medium High Density Residential (MHDR)	851	9,361	27,802	
High Density Residential (HDR)				
Very High Density Residential (VHDR)				
Commercial Retail (CR)	1,026			15,423
Commercial Tourist (CT)	1,002			16,368
Commercial Office (CO)				
Light Industrial (LI)	4,401			56,583
Heavy Industrial (HI)				
Business Park (BP)	216			3,535
Public Facilities (PF)	135			85
Community Center (CC)				
Community Development Total	21,617	56,711	168,430	91,994
County Total (without overlays)	252,732	62,439	185,443	92,396
Rural Village Overlay	115	270	802	864
Community Center Overlay				
County Total (with overlays)	252,732	62,709	186,245	93,260
Other				
City	165,845			
Indian	2,950			
Freeways	1,778			
Total	170,573			
AREA PLAN TOTAL	423,305			

NOTES:

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this designation.