



# Appendix F: Population and Employment Forecasts

## PURPOSE AND SUMMARY OF RESULTS

This report presents projections of population and employment (along with other key variables) for Riverside County and for subareas within the county, including Areas Plans and Fiscal Analysis Areas. The Area Plans are 20 geographic planning subdivisions that make up the Riverside County General Plan, while the seven Fiscal Analysis Areas are groupings of the Area Plans and allow for broader sub-county analysis.

Three sets of countywide projections are presented. These projections are based in whole or in part on recent SCAG projections, WRCOG and CVAG projections and employment trend analysis prepared as part of this study. In addition, a countywide population projection prepared by the California Department of Finance is presented for comparison. The three scenarios are summarized in Table 1-1 and are based on the following major assumptions:

- Scenario 1:      Population – SCAG  
                         Employment – SCAG
- Scenario 2:      Population – City reductions  
                         Employment – SCAG
- Scenario 3:      Population – City reductions  
                         Employment – Reductions reflecting historic trend analysis

The net out-commuting is sensitive to employment and population growth and is projected to decline by 2020 if sizable employment growth can be achieved, as shown in Scenario 2. Under Scenario 3, what is considered a more achievable employment projection results in net out-commuting increasing. The SCAG 1998 projections, which are most similar to Scenario 1, are presented for comparison and are from the 1998 RTP (Regional Transportation Plan) Adopted Forecast for Riverside County, April 1998.

The projections have been developed for use in the Riverside County General Plan update and ancillary studies. The projections process is dynamic and further analyses will be prepared that provide a broader understanding of the implications of alternative projections. The major purposes are summarized below:

- To test alternative scenarios for the Riverside County General Plan update
- To develop a consistent set of projections to achieve an integrated County General Plan
- To develop a consistent set of projections for ancillary studies, such as development impact fee updates and transportation analysis
- To develop a framework to test the implications of alternative policies such as density, location, financing and environmental considerations.

The analysis presented in this report primarily considers population and employment in Riverside County, but does provide summary SCAG projections for the Inland Empire and San Bernardino County and for the SCAG region as a whole. The regional projections were the topic of a recent SCAG workshop on December 6, 1999, where the results of two independent reviews



# County of Riverside General Plan

## Population and Employment Forecasts

**Table 1-1**  
**Comparison Between Projection Scenarios**  
**Total Riverside County: 1994 - 2020**

<u>Components</u>	<u>Base Year</u>		<u>SCAG 1998<sup>1</sup></u>		<u>Scen. 1</u>		<u>Scen. 2</u>		<u>Scen. 3</u>	
	<u>1990</u>	<u>1994 to 1994</u>	<u>2020</u>	<u>1994 to 2020</u>	<u>2020</u>	<u>1994 to 2020</u>	<u>2020</u>	<u>1994 to 2020</u>	<u>2020</u>	<u>1994 to 2020</u>
Population	1,194,623	1,376,877 3.6%	2,815,999	2.8%	2,874,277	2.9%	2,573,785	2.4%	2,573,785	2.4%
Employment	368,048	387,091 1.3%	960,780	3.6%	985,663	3.7%	985,663	3.7%	881,998	3.2%
Estimated net outcommuting	153,121	170,725 2.8%	286,250	2.0%	287,376	2.0%	160,674	-0.2%	257,912	1.6%
employ/pop	31%	28% n/a	34%	n/a	34%	n/a	38%	n/a	34%	n/a
<u>Assumptions</u>										
Pop. Cities	Census	SCAG	SCAG		SCAG		Cities		Cities	
Pop. Unincorp.	Census	SCAG	SCAG		SCAG		SCAG		SCAG	
Employment	EDD <sup>2</sup>	SCAG	SCAG		SCAG		SCAG		Trend Analysis	

Source: Stanley R. Hoffman Associates, Inc.

Note: 1. SCAG, 1998 RTP Adopted Forecast, April 1998.

2. California Employment Development Department.



were presented. These reviews, one by Stephen Levy of the Center for the Continuing Study of the California Economy (CCSCE) and the other by John E. Husing, Ph.D., of Economics & Politics, Inc., concluded that the SCAG projections for the region for both population and employment were relatively high as shown in Table 1-2.

Table 1-2  
2020 Regional Projections

	<b>Employment</b>	<b>Population</b>
<b>SCAG</b>	10,573,800	23,822,800
<b>CCSCE</b>	9,306,100	20,966,600
<b>Husing</b>	9,673,802	21,320,430
<b>Percentage less than SCAG</b>	8.5% to 12%	10.5% to 12%

This working paper presents three alternative scenarios for use in the planning process. While certain levels of growth may be desirable from a policy standpoint, other considerations, such as providing adequate transportation and other public services, depend on using plausible forecasts. Also, no adjustments for unincorporated County projections have been made for any future annexations or incorporations. The adopted forecasts will likely be a blend of these perspectives and will result from developing a full understanding of the implications of the alternative projections including public review.



## HISTORIC DEMOGRAPHIC AND EMPLOYMENT DATA

Population growth in Riverside County has been quite rapid over the past several decades reaching an estimated population of 1,473,307 by January 1, 1999 according to the California Department of Finance (DOF). This growth has been largely driven by a combination of net in-migration from labor force relocating outward from Los Angeles and Orange Counties and from net in-migration from outside California attracted by employment opportunities. DOF projects growth to 2,773,431 by 2020, or an increase of about 1.3 million persons.

Table 2-1 below shows population change and components of population change for Riverside County for the period 1971 through 1998. For the period 1971 through 1995, the data are presented as average annual estimates for five-year periods and as average annual estimates for the two-year period from 1996-1998. Average annual net migration into the county has varied between a low of 11,934 for the 1971-75 period to a high of 61,181 for the 1986-90 period. This historic data is plotted on Figure 2-1 along with projections by DOF to 2040 that show that growth from natural increase in the County doesn't exceed net in-migration until about 2030.

**Table 2-1 Average Annual Components of Population Change  
Riverside County, 1971-1998**

	Change	Births	Deaths	Natural Increase	Net Migration	Net Migr. as % of Change
1971-75	14,580	7,598	4,952	2,646	11,934	81.9%
1976-80	27,060	9,671	5,828	3,843	23,217	85.8%
1981-85	33,320	13,426	7,020	6,406	26,914	80.8%
1986-90	71,800	19,310	8,691	10,619	61,181	85.2%
1991-95	35,140	25,154	10,205	14,949	20,191	57.5%
1996-98	29,400	23,641	11,114	12,527	16,873	57.4%

Source: Stanley R. Hoffman Associates, California Department of Finance

Table 2-2 presents average annual payroll employment by industry for Riverside County for the period 1988 through 1998. Payroll employment as presented by the California Employment Development Department, often called wage and salary employment, does not include self-employed persons or military personnel. For purposes of the analysis, the industry groupings have been sorted into two categories: Basic and Population serving. Basic industries are those that are driven primarily by factors broader than local consumption demand. Population-serving industries are those that are driven primarily by the demands of local consumers.

The table also presents the annual totals grouped by Basic and Population-serving industries and shows the shares these two groupings represent of the total for each year. The data show that while Basic employment has increased over the entire period, it has not increased as fast as Local-serving employment. Hence, as a share of total employment, Basic employment in Riverside County has declined from 39.5 percent in 1988 to 36.7 percent in 1998. In comparison, Table 2-3 shows that Basic employment in San Bernardino County stayed around 40.0 percent with relatively more jobs in manufacturing, transportation and wholesale trade.



**Figure 2-1**  
**Historic and Projected Migration & Natural Increase**  
**Riverside County 1971-2040**

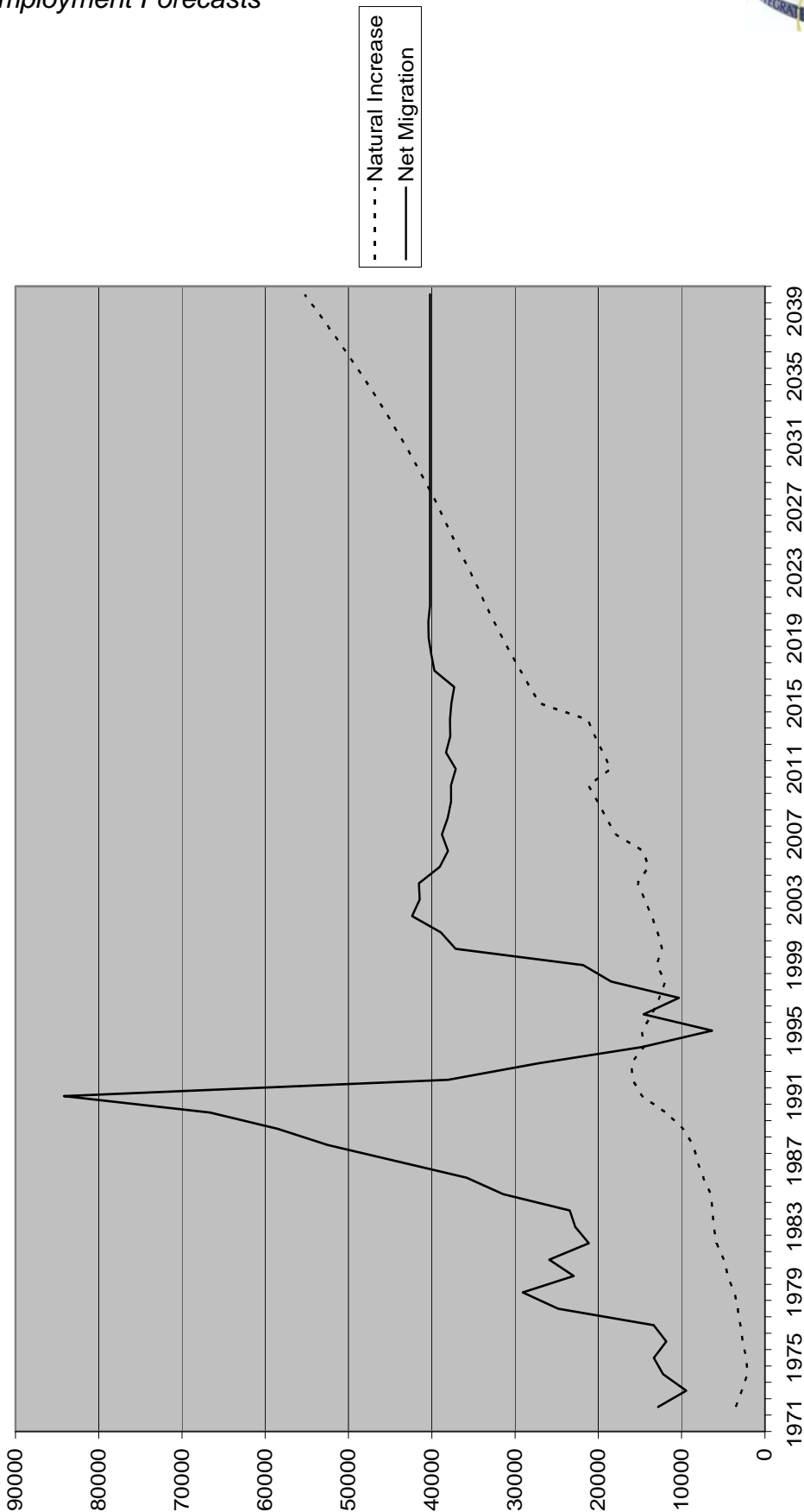




Table 2-2  
Annual Average Payroll Employment by Industry  
Riverside County 1988-1998

Title	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>Total Payroll Employment</b>	282,900	296,000	321,700	322,700	325,800	332,200	341,600	354,600	365,700	385,400	410,433
<b>Basic</b>	111,800	115,300	125,100	121,800	124,600	125,700	128,800	133,700	136,300	144,100	150,833
Farm	17,200	16,000	17,600	17,500	16,500	16,700	16,500	17,300	16,900	18,700	17,508
Mining	500	600	700	700	700	600	500	300	400	400	300
Manufacturing	34,300	36,400	36,300	34,100	36,800	36,900	38,200	40,000	42,000	44,600	47,417
Transportation & Public Utilities	10,200	10,500	10,900	10,900	10,900	10,700	11,200	11,500	10,900	11,100	12,367
Wholesale Trade	9,200	8,600	12,400	12,200	12,100	11,400	11,700	12,800	13,500	14,200	15,117
Finance, Insurance & Real Estate	12,500	13,900	14,800	14,600	14,800	15,200	14,800	13,800	13,900	14,200	14,442
Business Related Services	13,600	14,300	16,700	16,200	17,500	18,500	19,200	20,800	20,800	23,100	25,633
Federal Government	6,000	6,200	6,500	6,200	6,000	6,300	6,400	6,300	6,600	6,600	6,392
State Government	8,300	8,800	9,200	9,400	9,300	9,400	10,300	10,900	11,300	11,200	11,658
<b>Population-serving</b>	171,100	180,700	196,600	200,900	201,200	206,500	212,800	220,900	229,400	241,300	259,600
Construction	24,000	28,100	31,600	22,700	20,700	19,400	21,100	22,600	24,300	27,300	33,550
Retail Trade	57,100	60,500	65,000	68,500	68,700	72,300	73,000	75,600	76,700	78,700	83,200
Personal, Medical & Other Services	51,800	53,100	56,500	64,000	64,900	67,300	69,900	72,900	77,200	82,100	87,308
Local Government	38,200	39,000	43,500	45,700	46,900	47,500	48,800	49,800	51,200	53,200	55,542
<b>Share of Total</b>											
<i>Total Employment</i>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<i>Basic</i>	39.5%	39.0%	38.9%	37.7%	38.2%	37.8%	37.7%	37.7%	37.3%	37.4%	36.7%
<i>Population-serving</i>	60.5%	61.0%	61.1%	62.3%	61.8%	62.2%	62.3%	62.3%	62.7%	62.6%	63.3%

Source: Stanley R. Hoffman Associates  
California Employment Development Department



Table 2-3  
**Annual Average Payroll Employment by Industry**  
**San Bernardino County 1988-1998**

Description	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>Total Payroll Employment</b>	<b>365,100</b>	<b>393,200</b>	<b>413,500</b>	<b>418,800</b>	<b>425,700</b>	<b>423,900</b>	<b>431,300</b>	<b>447,200</b>	<b>459,200</b>	<b>474,700</b>	<b>485,500</b>
<b>Basic employment</b>	<b>145,700</b>	<b>154,800</b>	<b>163,400</b>	<b>162,000</b>	<b>169,500</b>	<b>169,900</b>	<b>171,800</b>	<b>177,800</b>	<b>182,100</b>	<b>189,800</b>	<b>195,700</b>
Farm	5,400	4,900	5,000	5,200	5,300	5,200	5,000	4,500	4,400	4,200	3,300
Mining	800	700	700	600	600	700	600	800	800	800	700
Manufacturing	48,600	49,700	49,500	47,700	50,000	49,300	50,300	54,400	57,200	60,100	62,700
Transportation & Public Utilities	21,200	22,300	23,400	23,600	25,600	26,500	27,900	29,300	30,200	30,900	33,300
Wholesale Trade	14,400	18,100	20,400	19,900	19,400	20,500	22,100	23,100	24,000	25,900	26,400
Finance, Insurance & Real Estate	13,700	14,300	15,600	16,400	16,700	16,800	16,400	15,600	15,700	16,300	15,900
Business Related Services	19,000	21,300	24,000	24,200	27,700	28,000	27,400	27,400	27,100	29,100	31,400
Federal Government	14,100	14,500	15,100	14,400	14,400	13,100	12,100	12,400	12,300	11,900	11,100
State Government	8,500	9,000	9,700	10,000	9,800	9,800	10,000	10,300	10,400	10,600	10,900
<b>Population-serving</b>	<b>219,600</b>	<b>238,700</b>	<b>250,400</b>	<b>256,900</b>	<b>256,300</b>	<b>254,100</b>	<b>259,600</b>	<b>269,300</b>	<b>277,000</b>	<b>285,000</b>	<b>289,900</b>
Construction	24,900	28,300	22,400	21,000	19,700	18,100	19,300	20,500	21,800	23,200	24,600
Retail Trade	78,300	82,000	86,600	88,200	89,000	90,400	91,500	94,400	95,900	97,700	98,000
Personal, Medical & Other Services	62,900	68,100	75,100	78,400	76,500	76,000	78,600	81,500	83,700	87,100	88,300
Local Government	53,500	60,300	66,300	69,300	71,100	69,600	70,200	72,900	75,600	77,000	79,000
<b>Share of Total Employment</b>											
Total Employment	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Basic	39.9%	39.4%	39.5%	38.7%	39.8%	40.1%	39.8%	39.8%	39.7%	40.0%	40.3%
Population-serving	60.1%	60.7%	60.6%	61.3%	60.2%	59.9%	60.2%	60.2%	60.3%	60.0%	59.7%

Source: Stanley R. Hoffman Associates, Inc.  
 California Employment Development Department



## **THE RELATIONSHIP BETWEEN POPULATION AND EMPLOYMENT**

This section describes the relationship between population and employment in Riverside County. A demographic perspective is presented in this section; that is, the discussion begins with population and then to the relationship with labor force and employment and finally to the question of jobs-housing balance and net out-commuting.

Table 3-1 below presents estimates of the key variables and relationships for the 1990, 1995 and 1997. The population data are from the California Department of Finance and unemployment and payroll jobs are from the California Employment Development Department. Other variables are estimated based either upon 1990 census data and relationships or upon various national data sources. Demographic variables are for July 1 and employment data are annual average data.

Beginning with population, an estimate of the total labor force is derived by applying a gross Labor Force Participation Rate, which is simply the percent of the total population that is either employed or not employed but actively seeking employment. The labor force participation is from the 1990 census. Labor force participation rates do vary by age and sex (often called cohorts) and, thus, total labor force will change over time as a result of changing age structure.

**Table 3-1 Population, Labor Force and Employment Riverside County**

County	1990	1995	1997
Population	1,194,623	1,370,300	1,423,700
Labor Force Participation Rate	44.86%	44.86%	44.86%
Civilian Labor Force	535,860	614,661	638,614
Unemployment Rate	7.00%	9.50%	7.53%
Civilian Unemployment	37,510	58,393	48,100
Employed Residents	498,349	556,268	590,514
Total Payroll Jobs	321,700	354,600	385,500
Percent Self-employed	9.30%	9.30%	9.30%
Self-Employed	46,348	51,734	54,919
Total Jobs	368,048	406,334	440,419
Percent Multiple Job Holders	6.2%	6.2%	6.2%
Multiple Jobholders	22,819	25,193	27,306
Total County Employment net of Multiple Job Holders	345,229	381,141	413,113
Estimated Net Out-Commuting	153,121	175,127	177,401

Source: Stanley R. Hoffman Associates, Inc.

Labor Force Participation Rates for individual cohorts also can change over time. Particularly striking has been the steady increase in Labor force participation by women over the past 40 years. The analysis presented here did not deal with these structural changes in labor force and makes the assumption that such changes would be largely offsetting, and that the errors



introduced by ignoring them would be relatively small. The analysis estimates that close to 45% (44.86% to be precise) of the population was and will continue to be in the labor force.

Next, unemployment is estimated based upon EDD's estimate of the unemployment rate. The annual average unemployment rate was 7.00% in 1990, rose substantially to 9.50% in 1995 as a result of the economic downturn, and declined to 7.53% by 1997 as the economy recovered. Multiplying the labor force by the unemployment rate derives the number of unemployed persons. (All labor force and employment data used in this analysis are Civilian data—that is, military personnel are excluded.)

The number of Employed Residents was estimated next by subtracting unemployment from labor force. Employed Residents are simply those Riverside residents who are employed.

The next section of the Table 3-1 presents an estimate of total jobs in Riverside County. The Total Payroll Jobs data are from EDD. Self-employed (sometimes referred to as "own account workers") was derived based upon data from the 1990 census. According to the census, in 1990 9.3 percent of employed residents in Riverside County were self-employed. Adding payroll jobs to the estimate of self-employed then produces an estimate of total jobs.

Before total jobs can be meaningfully compared to employed residents, an adjustment must be made to address the fact that some workers hold more than one job. Since local data on multiple-job holding are not available, national estimates based upon survey data were used. Nationally in the late 1990's, persons who held more than one job represented 6.2 percent of total jobs. Assuming that multiple jobholders held two jobs, multiplying total jobs by the multiple job holding rate of 6.2 percent yields an estimate of the number of jobs held by multiple jobholders. This estimate is then subtracted from total county jobs to yield an estimate of Riverside County jobs net of "second jobs." This estimate can then be compared with total employed residents to evaluate the net out-commuting of the employed residents.

The difference between Employed Residents and Total County Jobs Net of Multiple Job Holders is accounted for through job commuting into and out of Riverside County. In 1990 there were 498,339 Employed Residents and 345,229 total jobs in the county (net of multiple jobs). The difference of 153,121 reflects net out-commuting (i.e. the excess of out-commuters over in-commuters). Estimated net out-commuting increased to 175,125 by 1995 and to 177,401 by 1997.



## METHODOLOGY, ASSUMPTIONS AND DATA SOURCES

---

**Geographic Levels of Analysis.** Area Plan and Fiscal Analysis Area correspondences are presented in Table 4-1. The table shows the 20 Area Plans within the WRCOG and CVAG regions and identifies them according to their Fiscal Analysis Area. The 7 Fiscal Analysis Areas are comprised of groupings of the Area Plans which are not split across the broader analysis areas. The REMAP area plan is not technically a part of WRCOG, but is included within the WRCOG grouping. Similarly, though the Palo Verde area plan is not technically part of CVAG, but it likewise is included in the CVAG grouping. Figure 4-1 maps the broader Fiscal Analysis Areas within in Riverside County.

### Key Assumptions

The historic relationship between population, labor force and employment, along with some of the demographic assumptions, was discussed in the previous section. This section first lists some of these key assumptions and then discusses the derivation of an alternative employment projection for Scenario 3. The key assumptions are presented below:

- Labor force participation rate was held constant at the 1990 rate of 44.86 percent. That is, 44.86 percent of the total population in the county was assumed to either be employed or be actively seeking work.
- The county unemployment rate was assumed to decline to 6 percent by 2000 and remain constant at that rate through 2020.
- The multiple job-holding rate, which is the percent of jobs held by persons holding more than one job, was assumed to be the same as the national rate of 6.2 and was held constant throughout the projection period.
- Self-employment was held constant at 9.3 percent of employed residents, the same as the county's 1990 rate. A simplifying assumption was made that all self-employed residents worked in the county.
- The inter-county commuting patterns implied by the various population and employment projections assume that adequate transportation capacity exists.
- The historic relationships between local-serving employment growth and population growth are assumed to hold in the future. Impacts of the Internet and other non-store modes of retailing and services provision were not considered.

**Employment Projection Methodology.** Table 4-2 shows the industry definitions used in the analysis. As was discussed in Section 2, industries were classified either as Population-serving or Basic depending upon whether they sold primarily to local consumers or to external and other non-consumer markets. Table 4-2 shows 1988 and 1998 employment for each industry along with the average annual growth rate between 1988 and 1998. In the Basic industry grouping, Business Related Services was the fastest growing sector at 6.54% per year; in the Population-serving grouping, Personal, Medical & Other Services grew the fastest at 5.36% per year.

Each Basic industry was projected through 2020 by applying an annualized growth rate as shown in Table 4-3. With one exception, the growth rate that was applied to each Basic industry was the same as was experienced between 1988 and 1998, a period of overall relatively rapid growth at 3.63% annually. The one exception was agriculture. Employment in agriculture fluctuated substantially during the 1988-98 period (see Table 2-2), but overall increased very slightly. As the County continues to urbanize, lands will likely continue to



Table 4-1  
 Riverside County General Plan  
 Area Plan & Fiscal Analysis Area Correspondences

Area Plan	Area Plan Name	Fiscal Analysis Area (FAA)	FAA
-----------	----------------	----------------------------	-----

WRCOG Area<sup>1</sup>

1	Jurupa	A	Northwest
3	Highgrove/Northside	A	Northwest
4	Reche Canyon/Badlands	A	Northwest
5	Eastvale	A	Northwest
6	Temescal Canyon	A	Northwest
7	Woodcrest/Lake Mathews	A	Northwest
8	March Air Force Base	A	Northwest
10	Upper San Jacinto Valley	C	Central West
11	REMAP	E	Mountain
12	Lakeview/Nuevo	C	Central West
13	Mead Valley	B	Southwest
15	Greater Elsinore	B	Southwest
16	Highway 74-79	C	Central West
17	SunCity/Meniffee Valley	C	Central West
19	Southwest Area (SWAP)	B	Southwest
20	San Gorgonio Pass	D	Pass

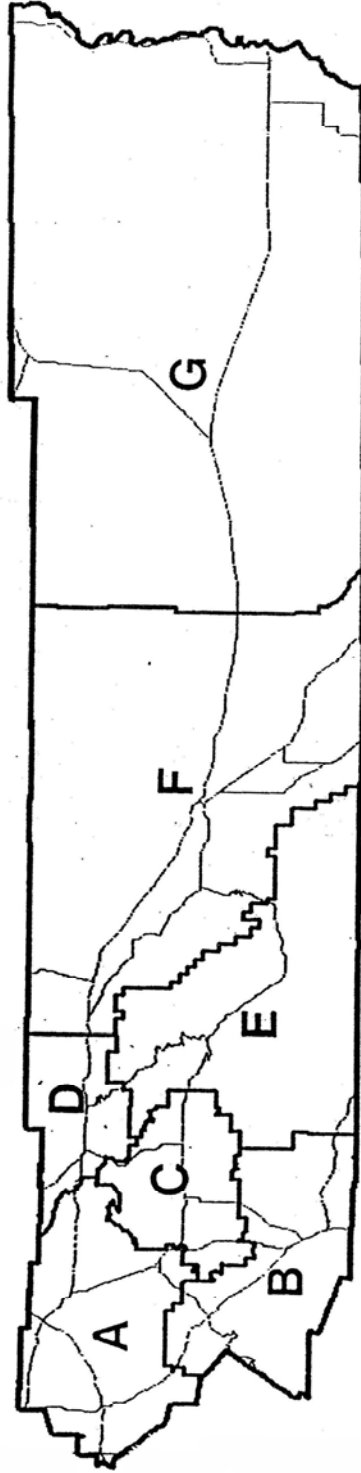
CVAG Area<sup>2</sup>

2	Coachella-Western	F	Coachella Valley
9	Desert Center	G	Eastern
14	Palo Verde Valley	G	Eastern
18	Coachella-Eastern	F	Coachella Valley

Sources: Stanley R. Hoffman Associates, Inc.  
 County of Riverside Transportation & Land Management Agency

Notes: 1. The REMAP area plan has been included under the WRCOG Area grouping.  
 2. The Palo Verde Valley area plan has been included under the CVAG area grouping.

Figure 4-1  
Riverside County  
Fiscal Analysis Areas



Source: Stanley R. Hoffman Associates, Inc. and Riverside County Transportation and Land Management Agency



be removed from agricultural production and employment in agriculture can be expected to decline.

**Table 4-2 Annualized Growth Rates By Industry Riverside County  
1988-1998**

Title	1988	1998	Annual Avg. Growth Rate
<b>Total Payroll Employment</b>	<b>282,900</b>	<b>410,433</b>	3.79%
<b>Basic</b>	<b>111,800</b>	<b>150,833</b>	3.04%
Farm	17,200	17,508	0.18%
Mining	500	300	-4.98%
Manufacturing	34,300	47,417	3.29%
Transportation & Public Utilities	10,200	12,367	1.94%
Wholesale Trade	9,200	15,117	5.09%
Finance, Insurance & Real Estate	12,500	14,442	1.45%
Business Related Services	13,600	25,633	6.54%
Federal Government	6,000	6,392	0.63%
State Government	8,300	11,658	3.46%
<b>Population-serving</b>	<b>171,100</b>	<b>259,600</b>	4.26%
Construction	24,000	33,550	3.41%
Retail Trade	57,100	83,200	3.84%
Personal, Medical & Other Services	51,800	87,308	5.36%
Local Government	38,200	55,542	3.81%
Population	1,018,000	1,458,500	3.66%

Source: Stanley R. Hoffman Associates

**Employment Projections.** Employment in Population-serving industries was projected based upon historical statistical relationships observed in the county, as shown in Table 4-3. Regressions relating employment in each Population-serving industry to population were run on 1988-97 data. Detailed projections for each Population-serving industry are presented along with average annual growth rates. Additionally, Table 4-3 shows 2000 to 2020 county population projections growing at an annual rate of 2.36%.

The table also shows the relative shares of Basic and Local-serving employment. Under the assumptions used, total Basic employment grows at an average annual rate of 3.63 percent, considerably faster than Population-serving employment that is projected to grow at an average annual rate of 2.47 percent over the projection period. As a result, the Basic employment share increases from 37.7 percent of the total in 1995 to 41.2 percent in 2020.

**Inland Empire Projections.** Projections for the Inland Empire (Riverside and San Bernardino Counties) show that both population and employment are increasing as a share of the region. As shown in Table 4-4, population grows from about 19% in 1994 to about 25% in 2020, and employment increases from about 13% to about 20% over the same period.



## County of Riverside General Plan

### Population and Employment Forecasts

Table 4-3  
Projected Annual Average Payroll Employment by Industry  
Riverside County through 2020

	1990	1995	2000	2010	2020	Avg. Ann. Growth Rate 2000-2020
<b>Population</b>	<b>1,194,623</b>	<b>1,370,338</b>	<b>1,615,226</b>	<b>2,053,889</b>	<b>2,573,785</b>	<b>2.36%</b>
<b>Total Employment</b>	<b>321,700</b>	<b>354,600</b>	<b>439,950</b>	<b>583,485</b>	<b>781,070</b>	<b>2.91%</b>
<b>Basic</b>	<b>125,100</b>	<b>133,700</b>	<b>157,774</b>	<b>220,275</b>	<b>321,820</b>	<b>3.63%</b>
Total Farm	17,600	17,300	18,145	16,410	14,841	-1.00%
Mining	700	300	343	206	124	-4.98%
Manufacturing	36,300	40,000	49,150	67,946	93,929	3.29%
Transportation & Public Utilities	10,900	11,500	11,760	14,258	17,287	1.94%
Wholesale Trade	12,400	12,800	16,481	27,081	44,496	5.09%
Finance, Insurance & Real Estate	14,800	13,800	14,829	17,132	19,793	1.45%
Business Related Services	16,700	20,800	27,938	52,657	99,249	6.54%
Federal Government	6,500	6,300	6,726	7,165	7,633	0.63%
State Government	9,200	10,900	12,402	17,420	24,468	3.46%
<b>Population-serving</b>	<b>196,600</b>	<b>220,900</b>	<b>282,176</b>	<b>363,210</b>	<b>459,250</b>	<b>2.47%</b>
Construction	31,600	22,600	36,948	46,458	57,729	2.26%
Retail Trade	65,000	75,600	88,877	112,185	139,811	2.29%
Personal, Medical & Other Services	56,500	72,900	96,070	128,067	165,989	2.77%
Local Government	43,500	49,800	60,281	76,500	95,721	2.34%
<b>Share</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
<i>Basic employment</i>	38.9%	37.7%	35.9%	37.8%	41.2%	
<i>Population-serving employment</i>	61.1%	62.3%	64.1%	62.2%	58.8%	

Source: Stanley R. Hoffman Associates



**Table 4-4**  
**Population, Households & Employment Projections<sup>1</sup>**  
**Inland Empire as Percentage of SCAG Region**

<b>Population</b>				
	<b>1994</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
SCAG Region <sup>2</sup>	15,603,036	17,003,059	19,483,740	22,345,652
Riverside County	1,376,877	1,688,163	2,265,242	2,815,999
San Bernardino County	<u>1,558,351</u>	<u>1,772,276</u>	<u>2,239,573</u>	<u>2,830,048</u>
<b>Inland Empire</b>	<b>2,935,228</b>	<b>3,460,439</b>	<b>4,504,815</b>	<b>5,646,047</b>
Inland Empire as % of Region	18.8%	20.4%	23.1%	25.3%

<b>Employment</b>				
	<b>1994</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
SCAG Region <sup>2</sup>	6,604,354	7,440,955	9,018,119	10,573,495
Riverside County	387,091	515,728	747,115	960,780
San Bernardino County	<u>486,004</u>	<u>617,065</u>	<u>860,699</u>	<u>1,103,368</u>
<b>Inland Empire</b>	<b>873,095</b>	<b>1,132,793</b>	<b>1,607,814</b>	<b>2,064,148</b>
Inland Empire as % of Region	13.2%	15.2%	17.8%	19.5%

Note: 1. The SCAG projections are based on the 1998 RTP, approved April 1998.

2. The SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura counties.

Source: Stanley R. Hoffman Associates, Inc.



**Socio-economic Assumptions.** Table 4-5 presents two key socio-economic assumptions, persons per household (PPH) and jobs per household that underlie the SCAG 1998 Adopted Forecast, April 1998. As shown in Table 4-5, the PPH for Riverside County is projected to grow from about 3.03 in 1994 to about 3.07 in 2020. Also, the jobs per household are projected to increase from 0.85 in 1994 to 1.05 in 2020. The sizable increase in this later ratio results from assumptions that have the employment increasing at a relatively faster rate than the population growth, as presented earlier in Table 4-3.

Table 4-5 also presents these assumptions for the WRCOG (Western Riverside Council of Governments) and CVAG (Coachella Valley Association of Governments) areas of Riverside County. For the unincorporated portions of both areas of the county, the ratio increases to about 3.0 persons per household. However, the jobs per household ratio for the unincorporated WRCOG area is projected to increase dramatically by over 90% from 0.46 in 1994 to 0.88 in 2020. The CVAG ratio of jobs per household stays relatively low, increasing from 0.27 in 1994 to 0.36 by 2020.

# County of Riverside General Plan

## Population and Employment Forecasts



Table 4-5  
Socio-Economic Projections and Assumptions  
Riverside County: 1994 through 2020.

<u>Jurisdiction</u>	<u>Population</u>		<u>Households</u>		<u>Employment</u>	
	<u>1994</u>	<u>2000</u>	<u>1994</u>	<u>2020</u>	<u>1994</u>	<u>2020</u>
<u>Riverside County Total</u>	1,377,000	1,688,000	455,000	918,000	387,000	961,000
Persons per Household =	3.03	3.09	3.07		0.85	1.05
				Jobs per Household :		0.94
<u>WRCOG portion of Riverside County</u>	1,066,000	1,316,000	345,000	731,000	269,000	740,000
Persons per Household =	3.09	3.10	3.10		0.78	1.01
<u>CVAG portion of Riverside County</u>	311,000	372,000	110,000	187,000	118,000	221,000
Persons per Household =	2.83	3.02	2.95		1.07	1.18
				Jobs per Household :		1.21
<u>Unincorp. WRCOG portion, Riverside County</u>	375,900	465,300	125,700	268,000	58,200	236,900
Persons per Household =	2.99	3.00	3.01		0.46	0.88
<u>Unincorp. CVAG portion of Riverside County</u>	86,100	121,900	30,400	76,900	8,200	28,000
Persons per Household =	2.83	3.22	2.97		0.27	0.36
				Jobs per Household :		0.35

Note: City Forecasts Based on 1990 City Boundary

Source: SCAG, 1998 RTP Adopted Forecast, April 1998



## **PROJECTION SCENARIOS**

This section presents three sets of population and employment projections for Riverside County. In addition, population projections prepared by the California Department of Finance are shown for comparison.

The integrated population and employment projections are shown in a format similar to that presented and described in Section 3. The three sets of projections are labeled Scenario 1 through Scenario 3. Scenario 1 is based upon the 1998 SCAG RTP projections of both population and employment. Scenario 2 is based upon population projections as modified by city comments and 1998 SCAG RTP projections of employment. Scenario 3 population is based upon city comments while the Scenario 3 employment projections were prepared by Stanley R. Hoffman Associates, Inc. based on the trend analysis over the 1988 to 1998 period as presented in Section 4.

The three projection scenarios are presented in Tables 5-1 through 5-3. The major difference between Scenarios 1 and 2 is the reduction in projected population of about 300,000 persons from Scenario 1 (2,874,277) to Scenario 2 (2,573,785) which reflects city comments as presented through WRCOG for western Riverside County and CVAG for the Coachella Valley region. The projected 2020 employment for both Scenarios 1 and 2 is 985,663 jobs. The major difference between Scenarios 2 and 3 is the reduction in projected employment of about 104,000 jobs from Scenario 2 (985,663) to Scenario 3 (881,998) based on the analysis described earlier.

**Table 5-1 Projections of Population, Labor Force and Employment  
Scenario 1 Riverside County, 1997-2020**

<b>County</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
Population	1,194,623	1,370,300	1,727,900	2,314,726	2,874,277
Participation Rate	44.86%	44.86%	44.86%	44.86%	44.86%
Civilian Labor Force	535,860	614,661	775,066	938,293	1,289,285
Unemployment Rate	7.00%	9.50%	6.00%	6.00%	6.00%
Civilian Unemployment	37,510	58,393	46,504	62,298	77,357
Employed Residents	498,349	556,268	728,562	975,995	1,211,927
Total W&S Jobs	321,700	354,600	n/a	n/a	n/a
Self-Employed	46,348	51,734	n/a	n/a	n/a
Total Jobs	368,048	406,334	523,752	765,242	985,663
Less: Multiple Jobholders	22,819	25,193	32,473	47,445	61,111
Total Net County Jobs	345,229	381,141	491,279	717,797	924,552
Net Out-Commuting	153,121	175,127	237,283	258,198	287,376

Based on the 1998 RTP population and employment projections prepared by SCAG.

Source: Stanley R. Hoffman Associates, Inc.



**Table 5-2 Projections of Population, Labor Force and Employment  
Scenario 2 Riverside County, 1997-2020**

County	1990	1995	2000	2010	2020
Population	1,194,623	1,370,300	1,615,226	2,053,889	2,573,785
Participation Rate	44.86%	44.86%	44.86%	44.86%	44.86%
Civilian Labor Force	535,860	614,661	724,525	921,292	1,154,496
Unemployment Rate	7.00%	9.50%	6.00%	6.00%	6.00%
Civilian Unemployment	37,510	58,393	43,472	55,277	69,270
Employed Residents	498,349	556,268	681,054	866,014	1,085,226
Total W&S Jobs	321,700	354,600	n/a	n/a	n/a
Self-Employed	46,348	51,734	n/a	n/a	n/a
Total Jobs	368,048	406,334	486,392	765,242	985,663
Less: Multiple Jobholders	22,819	25,193	30,156	47,445	61,111
Total Net County Jobs	345,229	381,141	456,236	717,797	924,552
Net Commuting	153,121	175,127	224,818	148,217	160,674

Based on the 1998 RTP employment projections prepared by SCAG and population projections as modified by city comments.

**Table 5-3 Projections of Population, Labor Force and Employment  
Scenario 3 Riverside County, 1997-2020**

County	1990	1995	1997	2000	2010	2020
Population	1,194,623	1,370,300	1,423,700	1,615,226	2,053,889	2,573,785
Civilian Labor Force	535,860	614,661	638,614	724,525	921,292	1,154,496
Civilian Unemployment	37,510	58,393	48,100	43,472	55,277	69,270
Employed Residents	498,349	556,268	590,514	681,054	866,014	1,085,226
Total W&S Jobs	321,700	354,600	385,500	439,950	583,485	781,070
Self-Employed	46,348	51,734	54,919	63,340	80,541	100,928
Total Jobs	368,048	406,334	440,419	503,289	664,026	881,998
Less: Multiple Jobholders	22,819	25,193	27,306	31,204	41,170	54,684
Net Out-Commuting	153,121	175,127	177,401	208,968	243,158	257,912

Employment projections based on 1988-1998 average annual growth rates in Riverside County for Basic industries; population projections as modified by city comments.



## County of Riverside General Plan *Population and Employment Forecasts*

The Department of Finance Population Projections of 2,773,431 for 2020 are presented in Table 5-4. This is about midway between the SCAG projections for Scenarios 1 and the city modified projections for Scenario 2. Based on DOF, the County is projected to grow by about 1.2 million persons over the 2000 to 2020 period. DOF also projects a 2040 population of about 4.45 million using their demographic projection model. This represents another 1.7 million persons over the 2020 to 2040 period.

**Table 5-4 Projections of Population, Labor Force and Employment  
Department of Finance Projections Riverside County, 1995-2040**

	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
Population	1,194,623	1,370,338	1,570,885	2,125,537	2,773,431	3,553,281	4,446,277

Source: California Department of Finance

Sections 6 and 7 present these three scenarios for both Area Plans and Fiscal Analysis Areas, respectively.



## SOCIO-ECONOMIC PROJECTIONS FOR AREA PLANS

---

**Area Plans.** Scenarios 1, 2 and 3 are presented in Tables 6-1, 6-2 and 6-3 by Area Plans based on previously presented County wide projections. They are further grouped by the cities within the WRCOG region, including the REMAP Area Plan, and by the cities within the CVAG region, including the Palo Verde Area Plan in eastern Riverside County. These allocations have been developed using the 1998 Transportation Analysis Zone (TAZ) projections prepared for the 1998 Regional Transportation Plan (RTP). As shown in the tables, in 1994 about 82% percent of the population and 88% of the employment in the unincorporated areas of Riverside County were located in the western area.

Using scenario 2 for illustrative purposes, the fastest growing Area Plans in Western Riverside County, on an average annual basis, for population are projected to be Eastvale at 11.8%, Reche Canyon/Badlands at 6.9% and the Southwest Area Plan at 6.1%. For employment, the fastest growing areas are Reche Canyon at 10.0%, Highway 74-79 at 9.5% and Mead Valley at 8.6%.



## County of Riverside General Plan Population and Employment Forecasts

Table 6-1  
SOCIO-ECONOMIC PROJECTIONS BY AREA PLANS  
Riverside County Unincorporated Area: Scenario 1  
1994-2020

Area Plan	Population		Households		Total Employment		Annual % Chg.	
	1994	2020	1994	2020	1994	2020	1994	2020
<u>WRCOG Area</u>								
1 Jurupa	82,376	121,033	24,682	38,352	17,262	35,228	1.7%	2.8%
3 Highgrove/Northside	7,427	11,615	2,437	4,132	1,658	3,988	2.1%	3.4%
4 Reche Canyon/Badlands	1,777	11,269	599	3,997	208	2,465	7.6%	10.0%
5 Eastvale	2,574	52,031	754	17,031	780	2,886	12.7%	5.2%
6 Temescal Canyon	25,142	47,501	7,565	14,951	3,865	9,590	2.7%	3.6%
7 Woodcrest/Lake Mathews	22,593	45,223	6,753	13,616	3,635	7,472	2.7%	2.8%
8 March Air Force Base	3,540	6,779	1,191	1,870	979	7,518	1.7%	8.2%
10 Upper San Jacinto Valley	35,627	54,490	13,374	20,141	3,095	10,122	1.6%	4.7%
11 REMAP	1,348	4,389	486	1,588	206	778	4.7%	5.2%
12 Lakeview/Nuevo	9,060	26,379	2,897	8,367	1,351	6,925	4.2%	6.5%
13 Mead Valley	17,357	31,472	5,112	9,662	1,022	8,667	2.5%	8.6%
15 Greater Elsinore	34,455	72,067	11,500	23,420	4,729	19,985	2.8%	5.7%
16 Highway 74-79	12,631	42,511	4,862	15,024	1,408	14,949	4.4%	9.5%
17 SunCity/Menifee Valley	31,650	82,203	13,876	31,070	5,777	26,560	3.1%	6.0%
19 Southwest Area (SWAP)	15,353	79,656	5,199	25,196	2,733	16,086	6.3%	7.1%
20 San Gorgonio Pass	11,814	56,844	4,532	18,383	1,920	10,900	5.5%	6.9%
Subtotal	314,724	745,463	105,820	246,798	50,629	184,117	3.3%	5.1%
<u>CVAG Area</u>								
2 Coachella-Western	40,009	130,042	13,842	48,720	4,405	12,181	5.0%	4.0%
9 Desert Center	7,918	12,263	1,266	1,914	383	1,933	1.6%	6.4%
14 Palo Verde Valley	9,566	15,600	3,650	6,875	812	3,929	2.5%	6.3%
18 Coachella-Eastern	11,802	38,360	4,083	14,372	1,299	3,593	5.0%	4.0%
Subtotal	69,295	196,265	22,841	71,881	6,899	21,636	4.5%	4.5%
<b>TOTAL</b>	<b>384,019</b>	<b>941,727</b>	<b>128,661</b>	<b>318,678</b>	<b>57,528</b>	<b>205,753</b>	<b>3.6%</b>	<b>5.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
 WRCOG 1998 Traffic Analysis Zone (TAZ) Projections with population and household projections increased by about 12%.  
 CVAG 1998 Traffic Analysis Zone (TAZ) Projections with population and household projections increased by about 12%.

# County of Riverside General Plan

## Population and Employment Forecasts



Table 6-2  
SOCIO-ECONOMIC PROJECTIONS BY AREA PLANS  
Riverside County Unincorporated Area: Scenario 2  
1994-2020

Area Plan	Population		Households		Total Employment		Annual % Chg.	
	1994	2020	1994	2020	1994	2020	1994	2020
<u>WRCOG Area</u>								
1 Jurupa	82,376	108,379	24,682	34,342	17,262	35,228	1.3%	2.8%
3 Highgrove/Northside	7,427	10,400	2,437	3,700	1,658	3,988	1.6%	3.4%
4 Reche Canyon/Badlands	1,777	10,090	599	3,579	208	2,465	7.1%	10.0%
5 Eastvale	2,574	46,591	754	15,250	780	2,886	12.3%	5.2%
6 Temescal Canyon	25,142	42,535	7,565	13,388	3,865	9,590	2.2%	3.6%
7 Woodcrest/Lake Mathews	22,593	40,495	6,753	12,193	3,635	7,472	2.3%	2.8%
8 March Air Force Base	3,540	6,071	1,191	1,674	979	7,518	1.3%	8.2%
10 Upper San Jacinto Valley	35,627	48,794	13,374	18,035	3,095	10,122	1.2%	4.7%
11 REMAP	1,348	3,930	486	1,422	206	778	4.2%	5.2%
12 Lakeview/Nuevo	9,060	23,622	2,897	7,492	1,351	6,925	3.7%	6.5%
13 Mead Valley	17,357	28,182	5,112	8,652	1,022	8,667	2.0%	8.6%
15 Greater Elsinore	34,455	64,533	11,500	20,972	4,729	19,985	2.3%	5.7%
16 Highway 74-79	12,631	38,067	4,862	13,453	1,408	14,949	4.0%	9.5%
17 SunCity/Menifee Valley	31,650	73,609	13,876	27,821	5,777	26,560	2.7%	6.0%
19 Southwest Area (SWAP)	15,353	71,328	5,199	22,562	2,733	16,086	5.8%	7.1%
20 San Gorgonio Pass	11,814	50,901	4,532	16,461	1,920	10,900	5.1%	6.9%
Subtotal	314,724	667,528	105,820	220,996	50,629	184,117	2.9%	5.1%
<u>CVAG Area</u>								
2 Coachella-Western	40,009	116,447	13,842	43,627	4,405	12,181	4.5%	4.0%
9 Desert Center	7,918	12,263	1,266	1,914	383	1,933	1.6%	6.4%
14 Palo Verde Valley	9,566	15,600	3,650	6,875	812	3,929	2.5%	6.3%
18 Coachella-Eastern	11,802	34,349	4,083	12,869	1,299	3,593	4.5%	4.0%
Subtotal	69,295	178,659	22,841	65,285	6,899	21,636	4.1%	4.5%
<b>TOTAL</b>	<b>384,019</b>	<b>846,187</b>	<b>128,661</b>	<b>286,281</b>	<b>57,528</b>	<b>205,753</b>	<b>3.1%</b>	<b>5.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
 WRCOG 1998 Traffic Analysis Zone (TAZ) Projections  
 CVAG 1998 Traffic Analysis Zone (TAZ) Projections



## County of Riverside General Plan Population and Employment Forecasts

Table 6-3  
SOCIO-ECONOMIC PROJECTIONS BY AREA PLANS  
Riverside County Unincorporated Area: Scenario 3  
1994-2020

Area Plan	Population		Annual % Chg.		Households		Annual % Chg.		Total Employment		Annual % Chg.	
	1994	2020			1994	2020			1994	2020		
<u>WRCOG Area</u>												
1 Jurupa	82,376	108,379	1.1%		24,682	34,342	1.3%		17,262	31,523	2.3%	
3 Highgrove/Northside	7,427	10,400	1.3%		2,437	3,700	1.6%		1,658	3,568	3.0%	
4 Reche Canyon/Badlands	1,777	10,090	6.9%		599	3,579	7.1%		208	2,206	9.5%	
5 Eastvale	2,574	46,591	11.8%		754	15,250	12.3%		780	2,582	4.7%	
6 Temescal Canyon	25,142	42,535	2.0%		7,565	13,388	2.2%		3,865	8,582	3.1%	
7 Woodcrest/Lake Mathews	22,593	40,495	2.3%		6,753	12,193	2.3%		3,635	6,687	2.4%	
8 March Air Force Base	3,540	6,071	2.1%		1,191	1,674	1.3%		979	6,727	7.7%	
10 Upper San Jacinto Valley	35,627	48,794	1.2%		13,374	18,035	1.2%		3,095	9,057	4.2%	
11 REMAP	1,348	3,930	4.2%		486	1,422	4.2%		206	696	4.8%	
12 Lakeview/Nuevo	9,060	23,622	3.8%		2,897	7,492	3.7%		1,351	6,196	6.0%	
13 Mead Valley	17,357	28,182	1.9%		5,112	8,652	2.0%		1,022	7,755	8.1%	
15 Greater Elsinore	34,455	64,533	2.4%		11,500	20,972	2.3%		4,729	17,883	5.2%	
16 Highway 74-79	12,631	38,067	4.3%		4,862	13,453	4.0%		1,408	13,377	9.0%	
17 SunCity/Menifee Valley	31,650	73,609	3.3%		13,876	27,821	2.7%		5,777	23,766	5.6%	
19 Southwest Area (SWAP)	15,353	71,328	6.1%		5,199	22,562	5.8%		2,733	14,394	6.6%	
20 San Geronio Pass	11,814	50,901	5.8%		4,532	16,461	5.1%		1,920	9,753	6.5%	
Subtotal	314,724	667,528	2.9%		105,820	220,996	2.9%		50,629	164,753	4.6%	
<u>CVAG Area</u>												
2 Coachella-Western	40,009	116,447	4.2%		13,842	43,627	4.5%		4,405	10,900	3.5%	
9 Desert Center	7,918	12,263	1.7%		1,266	1,914	1.6%		383	1,933	6.4%	
14 Palo Verde Valley	9,566	15,600	1.9%		3,650	6,875	2.5%		812	3,929	6.3%	
18 Coachella-Eastern	11,802	34,349	4.2%		4,083	12,869	4.5%		1,299	3,215	3.5%	
Subtotal	69,295	178,659	3.7%		22,841	65,285	4.1%		6,899	19,977	4.2%	
<b>TOTAL</b>	384,019	846,187	3.1%		128,661	286,281	3.1%		57,528	184,730	4.6%	

Sources: Stanley R. Hoffman Associates, Inc.  
 WRCOG 1998 Traffic Analysis Zone (TAZ) Projections with employment adjusted downward by about 11%.  
 CVAG 1998 Traffic Analysis Zone (TAZ) Projections with employment adjusted downward by about 11%



## **SOCIO-ECONOMIC PROJECTIONS FOR FISCAL ANALYSIS AREAS**

---

**Fiscal Analysis Areas.** Scenarios 1, 2 and 3 are presented in Tables 7-1, 7-2 and 7-3 by Fiscal Analysis Areas based on previously presented County wide projections. They are further grouped by the WRCOG region, including the Mountain Fiscal Analysis Area, and by the CVAG region, including the Eastern Fiscal Analysis Area. These allocations have been developed using the 1998 Transportation Analysis Zone (TAZ) projections prepared for the 1998 Regional Transportation Plan (RTP) and represent groupings of whole Area Plans as shown earlier in Table 4-1.

As presented in Section 6, in 1994 about 82% percent of the population and 88% of the employment in the unincorporated areas of Riverside County were located in the western area. Again, using Scenario 2 for illustrative purposes, the fastest growing Fiscal Analysis Area is projected to be the San Gorgonio Pass at about 5.8% annually for population and 6.9% annually for employment. The employment growth for the Southwest Area Plan is close by at 6.6% annually. The Coachella Valley is projected to grow at an average annual rate of 4.2% for population and 4.0% for employment.



Table 7-1  
 SOCIO-ECONOMIC PROJECTIONS BY FISCAL ANALYSIS AREA  
 Riverside County Unincorporated Area: Scenario 1  
 1994-2020

Fiscal Analysis Area	Population		Households		Total Employment		Annual % Chg.
	1994	2020	1994	2020	1994	2020	
<u>WRCOG Area</u>							
A Northwest	145,430	295,450	43,982	93,948	28,388	69,147	3.5%
C Central West	88,968	205,584	35,009	74,600	11,631	58,555	6.4%
E Mountain	1,348	4,389	486	1,588	206	778	5.2%
B Southwest	67,165	183,195	21,811	58,278	8,483	44,737	6.6%
D Pass	11,814	56,844	4,532	18,383	1,920	10,900	6.9%
Subtotal	314,724	745,463	105,820	246,798	50,629	184,117	5.1%
<u>CVAG Area</u>							
F Coachella Valley	51,811	168,402	17,925	63,092	5,704	15,774	4.0%
G Eastern	17,484	27,863	4,916	8,789	1,195	5,862	6.3%
Subtotal	69,295	196,265	22,841	71,881	6,899	21,636	4.5%
<b>TOTAL</b>	<b>384,019</b>	<b>941,727</b>	<b>128,661</b>	<b>318,678</b>	<b>57,528</b>	<b>205,753</b>	<b>5.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
 WRCOG 1998 Traffic Analysis Zone (TAZ) Projections with population and household projections increased by about 12%.  
 CVAG 1998 Traffic Analysis Zone (TAZ) Projections with population and household projections increased by about 12%.



Table 7-2  
SOCIO-ECONOMIC PROJECTIONS BY FISCAL ANALYSIS AREA  
Riverside County Unincorporated Area: Scenario 2  
1994-2020

Fiscal Analysis Area	Population		Households		Total Employment		Annual % Chg.
	1994	2020	1994	2020	1994	2020	
<u>WRCOG Area</u>							
A Northwest	145,430	264,562	43,982	84,126	28,388	69,147	3.5%
C Central West	88,968	184,091	35,009	66,801	11,631	58,555	6.4%
E Mountain	1,348	3,930	486	1,422	206	778	5.2%
B Southwest	67,165	164,043	21,811	52,185	8,483	44,737	6.6%
D Pass	11,814	50,901	4,532	16,461	1,920	10,900	6.9%
Subtotal	314,724	667,528	105,820	220,996	50,629	184,117	5.1%
<u>CVAG Area</u>							
F Coachella Valley	51,811	150,796	17,925	56,496	5,704	15,774	4.0%
G Eastern	17,484	27,863	4,916	8,789	1,195	5,862	6.3%
Subtotal	69,295	178,659	22,841	65,285	6,899	21,636	4.5%
<b>TOTAL</b>	<b>384,019</b>	<b>846,187</b>	<b>128,661</b>	<b>286,281</b>	<b>57,528</b>	<b>205,753</b>	<b>5.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
 WRCOG 1998 Traffic Analysis Zone (TAZ) Projections  
 CVAG 1998 Traffic Analysis Zone (TAZ) Projections



Table 7-3  
SOCIO-ECONOMIC PROJECTIONS BY FISCAL ANALYSIS AREA  
Riverside County Unincorporated Area: Scenario 3  
1994-2020

Fiscal Analysis Area	Population		Households		Total Employment		Annual % Chg.	
	1994	2020	1994	2020	1994	2020	1994	2020
<u>WRCOG Area</u>								
A Northwest	145,430	264,562	43,982	84,126	28,388	61,875	2.3%	2.5%
C Central West	88,968	184,091	35,009	66,801	11,631	52,397	2.8%	2.5%
E Mountain	1,348	3,930	486	1,422	206	696	4.2%	4.2%
B Southwest	67,165	164,043	21,811	52,185	8,483	40,032	3.5%	3.4%
D Pass	11,814	50,901	4,532	16,461	1,920	9,753	5.8%	5.1%
Subtotal	314,724	667,528	105,820	220,996	50,629	164,753	2.9%	2.9%
<u>CVAG Area</u>								
F Coachella Valley	51,811	150,796	17,925	56,496	5,704	14,115	4.2%	4.5%
G Eastern	17,484	27,863	4,916	8,789	1,195	5,862	1.8%	2.3%
Subtotal	69,295	178,659	22,841	65,285	6,899	19,977	3.7%	4.1%
<b>TOTAL</b>	<b>384,019</b>	<b>846,187</b>	<b>128,661</b>	<b>286,281</b>	<b>57,528</b>	<b>184,730</b>	<b>3.1%</b>	<b>3.1%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
 WRCOG 1998 Traffic Analysis Zone (TAZ) Projections with employment projections adjusted downward by about 11%.  
 CVAG 1998 Traffic Analysis Zone (TAZ) Projections with employment projections adjusted downward by about 11%.



Prepared for:

**The Riverside County General Plan Update by:**

**SRHA JOB # 909**



11661 San Vicente Blvd. Ste. 306  
Los Angeles, CA 90049-5111  
p310.820.2680, f310.820.8341  
[www.stanleyrhoffman.com](http://www.stanleyrhoffman.com)