

COMMUNITY ECONOMIC PROFILE

for

BEAUMONT

RIVERSIDE COUNTY, CALIFORNIA

Prepared in conjunction with the City of Beaumont and the Beaumont Chamber of Commerce

Location

Beaumont, incorporated November 18, 1912, is located 77 miles east of Los Angeles and 476 miles south of San Francisco.

Economic Growth and Trends

	1980	1990	2000	2007
Population-County	663,166	1,170,413	1,545,387	2,031,625 ¹
Taxable Sales-County	\$3,274,017	\$9,522,631	\$16,979,449	\$29,816,237 ²
Population-City	6,818	9,685	11,384	28,250 ¹
Taxable Sales-City	\$41,865	\$83,040	\$89,639	\$235,969 ²
Housing Units-City	2,770	3,512	3,881	9,575 ¹
Median Household Income-City	\$10,971	\$22,331	\$29,721	\$37,335 ³
School Enrollment K-12	2,460	3,233	3,781	6,919 ⁴

1. California Department of Finance, January 1, 2007. Housing count reflects occupied dwellings. 2. California State Board of Equalization, calendar year 2006. Add 000. 3. WITS, 2007. 4. California Department of Education, 2007. Enrollment count is for 2006-07.

Climate

Period	AVERAGE TEMPERATURE			RAIN	HUMIDITY		
	Min.	Mean	Max.	Inches	4 A.M.	Noon	4 P.M.
January	36.7	47.4	58.0	3.10	40	25	35
April	42.0	55.9	69.7	1.66	30	25	20
July	56.9	75.9	94.8	0.11	30	15	20
October	47.5	63.0	78.4	0.95	30	20	25
Year	45.4	60.2	74.8	17.89	20	22	25

Transportation

RAIL: Union Pacific main line.

TRUCK: 4 carriers in Beaumont and 2 in Banning.

OVERNIGHT DELIVERY TO: Los Angeles, San Francisco, San Diego and Phoenix.

AIR: LA/Ontario International Airport (owned and operated by Los Angeles World Airports), 40 mi. west, is served by AeroMexico, Alaska, American, ATA, Continental, Delta, Frontier Jet Express, Horizon, jetBlue, Lineas Aereas Azteca, Skywest, Southwest, United, United Express and US Airways. Palm Springs International Airport, 32 mi. east, is served by Air Canada, Alaska, Allegiant, American, Continental, Delta Connection, Horizon, NWA, Sun Country, United, United Express, US Airways Express and WestJet: general facilities, 10,000 ft. runway. Banning Municipal Airport (general aviation) is 5 mi. east.

BUS: Riverside Transit Agency local, intercity and intercounty bus service and Beaumont Dial-a-Ride service. There is a Greyhound station in Banning.

PORTS: Ports at Los Angeles-Long Beach, 80 mi. west and San Diego, 96 mi. south.

HIGHWAYS: I-10 east-west, Calif. 60 west, Calif. 79 south. There are connections 25 mi. west to I-215 north-south and Calif. 91 west.

Industrial Sites

There are 540 acres in the city limits zoned for light industry. About 85% is vacant in parcels ranging from 0.4 to 25 acres. Included in this acreage total is 200 acres of industrial park. The terrain is mostly level. Drainage is adequate on most sites. Subsoil is stable and piling is not required unless indicated by a soils report. Sizes of water mains range from 6 to 12 inches. Sizes of sewer lines are from 6 to 12 inches.

Description of sites: The manufacturing area runs parallel to the I-10 Freeway providing excellent freeway exposure. The Union Pacific main line runs parallel to the freeway and manufacturing zone. The zoned area extends from Highland Springs Avenue on the east boundary to beyond California Street on the west end. There are I-10 interchanges along the manufacturing zone.

Site data compiled by: City of Beaumont Community and Economic Development Department.

Public Services

WATER: Beaumont-Cherry Valley Water District.

Maximum pumping capacity: 32.2 mg/d. Average consumption: 10 mg/d. Cost per HCF: \$.84 plus service charge based on meter size: 5/8" - \$12.00; 3/4" - \$18.00; 1" - \$26.00. Water connection charge based on EDU; single family home: \$10,122.

SEWER: Urban Logic Services, Inc., contracted by the city.

Capacity of sewer plant: 1.6 mg/d. Peak Flow: 3.0 mg/d. Sewer service charge: Yes. On what basis rated: Flat rate. Type of treatment plant: Tertiary. Facilities for non-recoverable industrial wastewater: None. Sewer connection charges: minimum \$2,436. Commercial and industrial charges based on sewer effluent.

Infrastructure

Master plan of storm drains adopted: Under preparation. Charges assessed on the following basis: Portion of county property tax goes to Riverside County Flood Control District for flood and storm water protective improvements.

Dedication requirements: Property for planned street, plus sidewalks and other public usage.

Improvement requirements: Curb, gutter, sidewalk and match-up of paving.

Utilities

GAS: Southern California Gas Company.

For rates applicable to Beaumont, contact the Southern California Gas Company at (800) 427-2200.

ELECTRIC: Southern California Edison.

For rates applicable to Beaumont, contact Southern California Edison at (800) 655-4555.

TELEPHONE: Verizon.

For rates and types of service available in Beaumont, contact Verizon at (800) 483-4000 for residential or (800) 483-5000 for business.

Governmental Facilities - Tax and Insurance Rates

- Beaumont has the council-manager type of government. Assessed valuation minus exemptions (2006-07); \$2,353,315,838; County: \$200.2 billion. Ratio of assessed value to appraised value: 100% of full cash value.
- Industrial property tax rates (2006-07) per \$100 assessed valuation. Code Area: 02-000. City: \$.00000; County: \$1.00000; School: \$.01416; Other: \$.20272; Total: \$1.21688.
- Commercial property tax rates (2006-07) per \$100 assessed valuation. Code area: 56-014. City: \$.00000; County: \$1.00000; School: \$.01416; Other: \$.20272; Total: \$1.21688.
- Retail Sales Tax: State 6.25%, County/City 0.75%; Riverside County Transportation Commission 0.5%; County Transportation 0.25%; Total 7.75%.
- Police Department: 57 full-time sworn personnel, 18 support personnel, 49 vehicles. Present police facility was opened August 1989. City participates in the Allied Riverside Cities Narcotics Enforcement Team (ARCNET) and the Inland Crackdown Allied Task Force team (INCA). Recently started a Quality of Life Team inhouse.

The Beaumont Labor Market Area

- Fire Department: Contract with the Riverside County Fire Department.
- Fire Insurance Classification: Source of Rating: Insurance Services Office. City rating: 4. Adjacent unincorporated areas: 4.
- Major projects authorized for improvement of city services or to unincorporated areas: proposed construction of new sewage treatment plant.

Area consists of Beaumont, Banning, Calimesa, Cherry Valley and Cabazon (the San Geronio Pass Census County Division.)

Area population: 53,533		Total employment: 18,592	
Natural Resources & Mining	208	Professional & Business Services	1,212
Construction	1,635	Education & Health Services	3,942
Manufacturing	1,906	Leisure & Hospitality	1,985
Trade, Transportation & Utilities	4,424	Other Services	1,100
Information	390	Government	975
Financial Activities	815		

Source: U.S. Census, 2000.

Characteristics of the Labor Force

Extent of Unionization: Generally it is restricted to the building trades and culinary workers.

The local economy is based largely on agriculture, food processing, retail trade and miscellaneous manufacturing. A substantial segment of the labor force commutes to jobs in nearby cities like Banning, Redlands and Hemet. Many construction and culinary hotel service workers also expand their employment opportunities by traveling to the Palm Springs desert area. Further information can be obtained from the State Employment Development Department, Labor Market Information Division, 1151 Spruce Street, Riverside, California 92507, (951) 955-3204, or at 7000 Franklin Blvd., Suite 1100, Sacramento, California 95823, (916) 262-2162.

The COMMUNITY AREA referred to below includes Beaumont, Banning, Calimesa, Cabazon and Cherry Valley. There are 72 manufacturers in the community area. Leading classes of products are electronic components and window products. The largest manufacturing firms in the area are:

Name of Company	Employment	Products
Deutsch	464	Electrical connectors
Priority Pallet	150	Wooden pallets
Skat-Trak, Inc.	115	Watercraft impellers and paddle tires
Coastline Manufacturing	114	Vinyl windows and window sashes
Dura Plastics	100	Plastic products
Perricone Juice, Inc.	98	Fresh-squeezed juices
Hy-Lite Products, Inc.	85	Acrylic block window units
Strech Plastics, Inc.	70	Golf cart parts and accessories

Facilities include 7 machine shops. Major raw material resources include sand and gravel.

Non-Manufacturing Employment

Name of Employer	Employment	Description
Casino Morongo	1,900	Casino
Desert Hills Premium Outlets	1,700	Retail outlet center
Beaumont Unified School District	679	Public school system
Morongo Resort & Spa	563	Hotel
Banning Unified School District	479	Public school system
San Geronio Memorial Hospital	250	Hospital
Lowe's Distribution Center	250	Home improvement distribution
City of Banning	200	City government
City of Beaumont	110	City government
Oak Valley Golf Club	55	Golf course
City of Calimesa	20	City government

Community Facilities

HEALTH: 13 physicians/surgeons, 19 dentists, 4 optometrists and 11 chiropractors practice in Beaumont. Beaumont is within the San Gorgonio Pass Memorial Hospital District and the hospital has a 77 total bed capacity.

EDUCATION: 5 elementary schools, 2 middle schools, 3 high schools (including 2 continuation high schools) and 1 alternative school. Two private schools are located in Beaumont.

Nearby colleges and universities are Mt. San Jacinto Community College, Crafton Hills College, College of the Desert, University of Redlands, California State University, San Bernardino, Loma Linda University and University of California, Riverside.

CULTURAL: 19 churches, 1 library, 2 newspapers, 2 cable TV systems, 2 banks, 1 savings and loan, 6 parks and other recreational facilities.

According to the California Department of Finance, Beaumont has 10,640 housing units. The housing stock consists of 9,030 single detached units, 172 single attached units, 363 multiple 2 to 4 units, 728 multiple 5 plus units and 347 mobile homes.

The median sales price for new and existing homes is \$322,500, as reported by the California Association of Realtors for October 2007. Executive level homes are available in the San Gorgonio Pass.

In Beaumont, there are 4 motels, with 102 rooms.

There are also 7 mobile home parks in the city, with 386 spaces.

Beaumont is the highest city (2,630 feet) on I-10 from Los Angeles to the Coachella Valley resort area. The climate is excellent year-round with more than 300 days of sunshine. Beaumont's economy is based on light manufacturing, agriculture and pass-through visitors on I-10. It is the site of the annual Cherry Festival.

Housing Availability, Prices & Rentals

Remarks

For further information contact the Riverside County Economic Development Agency, P.O. Box 1180, Riverside, CA 92502, (951) 955-8916 or (800) 984-1000; the City of Beaumont, 550 East Sixth Street, Beaumont, CA 92223, (951) 769-8520; or the Beaumont Chamber of Commerce, 726 Beaumont Ave, Beaumont, CA 92223, (951) 845-9541.