

COMMUNITY ECONOMIC PROFILE

for

SAN JACINTO RIVERSIDE COUNTY, CALIFORNIA

Prepared in Conjunction with the City of San Jacinto and Hemet/San Jacinto Valley Chamber of Commerce

Location

San Jacinto, incorporated April 9, 1888, is located approximately 80 miles east of Los Angeles, 493 miles south of San Francisco, and 90 miles north of San Diego.

Economic Growth and Trends

	1980	1990	2000	2004
Population-County	663,166	1,170,413	1,545,387	1,776,743 ¹
Taxable Sales-County	\$3,274,017	\$9,522,631	\$16,979,449	\$21,709,135 ²
Population-City	7,098	16,210	23,779	26,724 ¹
Taxable Sales-City	\$15,223	\$68,975	\$75,195	\$91,502 ²
Housing Units-City	2,910	6,022	8,314	9,192 ¹
Median Household Income-City	\$9,420	\$20,810	\$30,627	\$35,079 ³
School Enrollment K-12	2,000	3,736	5,500	6,682 ⁴

1. California Department of Finance, January 1, 2004. Housing count reflects occupied dwellings. 2. California State Board of Equalization, calendar year 2003. Add 000. 3. UCLA Anderson Forecast, University of California, Los Angeles, 2004. 4. California Department of Education, 2003. Enrollment count is for 2002-03.

Climate

Period	AVERAGE TEMPERATURE			RAIN	HUMIDITY		
	Min.	Mean	Max.	Inches	4 A.M.	Noon	4 P.M.
January	34.5	49.4	64.2	1.88	57.7	55.2	67.6
April	44.1	59.9	75.9	1.15	76.3	51.2	52.5
July	56.1	77.3	98.4	0.10	81.9	31.4	35.0
October	46.7	65.1	83.4	0.70	59.1	33.1	38.0
Year	45.1	62.6	80.2	13.49	70.0	42.0	48.0

Source: California Division of Forestry weather records at Perris.

Transportation

RAIL: Burlington Northern Santa Fe branch line.

TRUCK: 4 carriers in San Jacinto.

AIR: Ontario International Airport (owned and operated by Los Angeles World Airports), 48 mi. northwest, is served by AeroMexico, Alaska, America West, American Airlines, Continental, Delta Airlines, Frontier, jetBlue Airlines, Lineas Aereas Azteca, Northwest, Southwest Airlines, United Airlines, and United Express. Hemet-Ryan Airport (County-owned) has general aviation facilities and 4,315 ft. runway.

BUS: RTA Estudillo Express shuttle service within the city. RTA bus line to Riverside and connections with Greyhound. San Jacinto has a dial-a-ride mini-bus system that connects to Hemet dial-a-ride system 4 times daily (fixed route).

PORTS: Nearest ports at Los Angeles-Long Beach, 97 mi. west, and San Diego, 95 mi. south.

HIGHWAYS: Calif. 74 east-west and Calif. 79 north-south. Connections to I-215, 13 mi. west. Connections to Calif. 60 and I-10 are 12 mi. north.

Industrial Sites

There are 600 acres in the city limits zoned for light industry. About 85% is vacant and available in parcels ranging in size from 1/3 acre to 100 acres. Included in this acreage total are 3 industrial parks. The terrain is flat. Drainage is good. Subsoil is sandy and piling is not usually required. Sizes of water mains range from 4 to 12 inches. Sizes of sewer lines are 8 to 27 inches.

Description of sites on or off rail lines, zoned for industry, outside the city limits or in other tracts or districts: Most industrial property is undeveloped. Approximately 20% of the city's industrial zoning is located near a rail line. Site data compiled in cooperation with the San Jacinto Community Development Department.

Public Service

WATER: San Jacinto is served by three water providers: the City of San Jacinto, Eastern Municipal Water District and the Lake Hemet Municipal Water District. Contact the respective provider for rates, connection charges, and service delivery areas.

City of San Jacinto
(951) 654-7337

Eastern Municipal Water District
(951) 928-3777

Lake Hemet Municipal Water District
(951) 658-3241

SEWER: Collection by City of San Jacinto. Treatment by Eastern Municipal Water District. Capacity of sewer plant: 11 mg/d. Peak flow: 8 mg/d. Type of treatment: Secondary. Sewer connection charges: Yes, \$15.00 per ln/ft. plus hook up of \$3,550 per EDU.

Master plan of storm drains adopted: Yes. Charges assessed on following basis: Currently charges based on acreage; Area 1 (far east of San Jacinto) - \$5,990; Area 2 (the rest of San Jacinto) - \$4,975.

Dedication requirements: Variable - from 0 to 14 ft.

Improvement requirements: Full improvements, curbs, gutters, sidewalks, paving, fire hydrants, and landscaping.

Infrastructure

Utilities

GAS: Southern California Gas Co.

For residential and business rates applicable to San Jacinto, contact the Southern California Gas Co. at (800) 427-2200.

ELECTRIC: Southern California Edison.

For residential and business rates applicable to San Jacinto, contact Southern California Edison at (800) 655-4555.

TELEPHONE: Verizon.

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

Governmental Facilities - Tax and Insurance Rates

- San Jacinto has a council-manager form of government. Assessed valuation minus exemptions (2003-04): \$1,056,381,026; County: \$118.5 billion. Ratio of assessed value to appraised value: 100% of full cash value.
- Industrial property tax rates (2003-04) per \$100 assessed valuation. Code Area: 06-231. City: \$.00000; County: \$1.00000; School: \$.03540; Other: \$.00610; Total: \$1.04150.
- Commercial property tax rates (2003-04) per \$100 assessed valuation. Code Area: 10-001. City: \$.00000; County: \$1.00000; School: \$.03540; Other: \$.00610; Total: \$1.04150.
- 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: 27 full-time sworn personnel, 12 support staff (1 animal control officer), 2 reserve officers, and a fleet of 23 marked and 4 plain patrol cars.

The San Jacinto Labor Market Area

- Fire Department: City contracts with County of Riverside Fire Department.
- Fire Insurance Classification: Source of Rating: Insurance Service Office. City Rating: 4. Adjacent unincorporated area: 4.
- Major new projects authorized for improvement of city services or to adjacent unincorporated areas: Improved sewer service to industrial areas. Improved water delivery system.

Area consists of Hemet and San Jacinto (the Hemet-San Jacinto Census County Division).

Area population: 115,387		Total employment: 36,416	
Natural Resources & Mining	839	Professional & Business Services	2,551
Construction	3,028	Education & Health Services	8,317
Manufacturing	4,044	Leisure & Hospitality	3,285
Trade, Transportation & Utilities	8,031	Other Services	2,430
Information	722	Government	1,523
Financial Activities	1,646		

Source: U.S. Census, 2000.

Characteristics of the Labor Force

Extent of Unionization: Generally restricted to the building trades, retail clerks employed by supermarket chains, and culinary workers who work for larger restaurants.

The local economy is largely based on agriculture, trade, and services, primarily geared to the needs of a growing population of retired citizens with above average retirement incomes, and manufacturing - especially mobile homes and recreational vehicles. An abundant supply of labor is usually available, particularly for unskilled and semi-skilled jobs.

Wage rates, extent of unionization, fringe benefits, and related information for specific industries and job classifications may be obtained from the State Employment Development Department, Labor Market Information Division, 1161 Spruce Street, Riverside, California 92507, (951) 955-3204, or at 7000 Franklin Boulevard, Suite 1100, Sacramento, California 95823, (916) 262-2162.

The COMMUNITY AREA referred to below includes San Jacinto, Hemet, and the surrounding unincorporated area. There are several manufacturers in the community area.

Name of Company	Employment	Products
Deutsch	600	Electrical connectors
Skyline Corp.	496	Mobile homes, travel trailers
Edelbrock Foundry	170	Aluminum casting
McCrometer	160	Propeller-type water meters
Rama Corporation	120	Electrical heating elements
Zieman Manufacturing Corp.	80	Mobile home/travel trailer chassis
Ramko Manufacturing	76	Custom plastic injection and blow molds

Facilities include 9 machine shops. Major raw material resources include sand and gravel, broken and crushed stone, limestone, and mineral springs.

Non-Manufacturing Employment

Name of Employer	Employment	Description
Valley Health Systems	1,756	Health care
Hemet Unified School District	1,744	Public school district
Soboba Casino	1,100	Casino
Mt. San Jacinto College	804	Public community college
San Jacinto Unified School District	611	Public school district
Golden Era Productions	500	Motion picture and production studio
Hilton Reservations Worldwide	425	Reservation center
Agri-Empire	150	Potato packing

Community Facilities

HEALTH: 11 physicians/surgeons, 4 dentists, 1 optometrist, and 6 chiropractors. Additional medical care is available at Hemet Valley Medical Center, with a 453-bed capacity, or neighboring Hemet, with 152 physicians/surgeons, 51 dentists, 15 optometrists, and 25 chiropractors.

EDUCATION: San Jacinto Unified School District consists of 1 head start/preschool, 4 elementary schools, 2 middle schools, 1 continuation school, 1 charter school, and 1 high school. Four private schools are located in San Jacinto. Located also in the community is Mt. San Jacinto College. Approximately one hour drive to the University of California, Riverside, California State University, San Bernardino, Loma Linda University, and the University of Redlands.

CULTURAL: 32 churches, 2 libraries, 2 newspapers, 1 bank, 1 cable TV service provider, 1 theater with 12 screens, and 4 playgrounds. Other recreational facilities include: Ramona Bowl where outdoor play "Ramona" is performed annually; nearby mountain recreation areas, including Lake Hemet, Lake Perris State Park, and Lake Skinner County Park; San Jacinto Municipal Museum; Mt. San Jacinto Community College cultural presentations; and Hemet Community College Concert Association.

According to the California Department of Finance, there are 10,476 housing units in San Jacinto. The housing stock consists of 6,042 single detached units, 596 single attached units, 651 multiple 2 to 4 units, 567 multiple 5 plus units, and 2,620 mobile homes.

The median sales price for new and existing homes is \$198,750, according to the California Association of Realtors First Quarter 2004 Report.

Two motels with 63 rooms are available within the city. There are also 18 mobile home and RV parks in the city, with 1,838 mobile home spaces and 398 RV spaces.

San Jacinto, a dynamic community with an exciting future, is one of the fastest growing communities of the Inland Empire. Incorporated in 1888, the City of San Jacinto has a rich heritage. To provide an environment where residents and businesses prosper, the city has emphasized a balanced community – industrial and residential in distinct neighborhoods, linked by green belts, multi-use trails, and parks. Progressive planning has enabled the city to maintain an attractive quality of life, while taking advantage of future economic opportunities. As a vibrant city, we value businesses for their contributions to a community's wealth and vitality. We also realize the importance of a community working in partnership with local companies to ensure profitability and success. San Jacinto offers one-stop development services and personalized assistance through Team San Jacinto. The team approach allows business clients to deal with a single city contact person who will deal with all other city programs, departments and agencies, as well as relevant outside agencies, to smooth the way for new development. Highway 79, which traverses San Jacinto, is being realigned and widened into a major transportation corridor to accommodate the region's growing population. Commercial and industrial enterprises will find large parcels and choice locations along this transportation corridor. Exceptional land values, tremendous population growth, skilled labor; and a business friendly environment, make San Jacinto an ideal location for businesses. We invite businesses looking to expand or relocate to visit the most promising community in the Inland Empire – the city of San Jacinto.

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 San Jacinto, 248 East Main Street, P.O. Box 488, San Jacinto, CA 92583, (951) 654-7337; or the Hemet/San Jacinto Valley Chamber of Commerce, 615 North San Jacinto Street, Hemet, CA 92543, (951) 658-3211.