

# COMMUNITY ECONOMIC PROFILE *for* HEMET RIVERSIDE COUNTY, CALIFORNIA

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

## Location

Hemet, incorporated January 20, 1910, is located 91 miles east of Los Angeles and 490 miles south of San Francisco.

## Economic Growth and Trends

	1980	1990	2000	2010
Population-County	663,166	1,170,413	1,545,387	2,189,641 <sup>1</sup>
Taxable Sales-County	\$3,274,017	\$9,522,631	\$16,979,449	\$22,227,877 <sup>2</sup>
Population-City	22,454	36,094	58,812	78,657 <sup>1</sup>
Taxable Sales-City	\$148,251	\$325,771	\$672,174	\$713,003 <sup>3</sup>
Housing Units-City	11,696	19,692	25,252	30,092 <sup>1</sup>
Median Household Income-City	\$10,896	\$20,382	\$26,839	\$35,306 <sup>3</sup>
School Enrollment K-12	8,582	12,811	16,811	22,132 <sup>4</sup>

1. U.S. Census Bureau, 2010. Housing count reflects occupied dwellings. 2. California State Board of Equalization, calendar year 2009. Add 000. 3. U.S. Census Bureau, 2006-2010 American Community Survey. 4. California Department of Education, 2010. Enrollment count is for 2009-10.

## Climate

Period	AVERAGE TEMPERATURE			RAIN	HUMIDITY		
	Min.	Mean	Max.	Inches	4 A.M.	Noon	4 P.M.
January	37.0	51.0	65.2	2.46	55	40	55
April	44.0	60.5	78.0	.92	60	30	50
July	60.0	75.5	100.0	.01	45	40	35
October	50.4	65.8	84.1	.60	50	30	40
Year	47.1	62.9	80.0	12.5	52	37	45

## Transportation

**RAIL:** Burlington Northern Santa Fe branch line.

**TRUCK:** 9 carriers in Hemet and 10 carriers in San Jacinto.

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

**AIR:** LA/Ontario International Airport (owned and operated by Los Angeles World Airports), 45 mi. northwest, is served by AeroMexico, Alaska, American, Continental, Delta, Great Lakes Airlines, Southwest Airlines, United Airlines, United Express and US Airways. Hemet-Ryan Airport (County-owned) has general aviation facilities, 4,315 ft. runway. A runway expansion is planned. The California Department of Forestry and Fire Protection is based at the airport.

**BUS:** RTA bus to Riverside, Sun City and Perris.

**PORTS:** Nearest ports are in Los Angeles-Long Beach, 95 mi. west, and San Diego, 92 mi. south.

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

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## Industrial Sites

There are approximately 636 acres of vacant land in the city zoned for light and heavy manufacturing. Typical sale prices range from \$100,000 to \$140,000 per acre. The terrain is level. Drainage is fair. Subsoil is sandy loam and piling is not required. Sizes of water mains range from 8 to 14 inches. Sizes of sewer lines range from 8 to 24 inches.

Description of sites on or off rail lines, zoned for industry, outside the city limits in other tracts or districts: there are approximately 290 acres between the cities of Hemet and San Jacinto zoned for light manufacturing. About 60 percent is vacant. The area is served by a Burlington Northern Santa Fe branch line. There are approximately 75 acres at Hemet-Ryan Airport zoned M-2. About 40% is vacant. A Burlington Northern Santa Fe branch line serves the property. There are approximately 150 acres zoned for heavy manufacturing north of Hemet-Ryan Airport and south of State Highway 79. Two new industrial parks coming to the airport area: a 20-acre park and a 60-acre park with rail. Site data compiled in cooperation with: City of Hemet and Hemet/San Jacinto Valley Chamber of Commerce.

## Public Services

**WATER:** The Hemet area's water needs are serviced by the following providers: Eastern Municipal Water District, the City of Hemet and Lake Hemet Water District. Contact the respective Districts for rates, connections charges and service delivery areas.

**SEWER:** Collection in the Hemet area is by the City of Hemet, Lake Hemet Water District and Eastern Municipal Water District. Treatment provided by Eastern Municipal Water District at the San Jacinto Valley Regional Water Reclamation Facility. Capacity of sewer plant: 11 million gal/day. Average flow: 8.4 mg/d. Sewer service charge: Yes. On what basis rated: \$0.691 fixed charge per day. Type of treatment plant: Tertiary. Any facilities for non-recoverable industrial wastewater: No. Sewer connection charge: Yes, \$4,485 per EDU (includes \$300 per EDU water supply development fee).

## Infrastructure

Master plan of storm drains adopted. Flat fee per acre, with credit for installation of master planned facilities.

Dedication requirements: Property for master planned street right-of-way and other public use.

Improvement requirements: Curbs, gutters, street paving, sidewalks, trees, streetlights, sewer and water service and mains - also pave out. All utilities are underground.

## Utilities

**GAS:** Southern California Gas Co.

For Hemet's residential and business rates, contact the Southern California Gas Co. at (800) 427-2200.

**ELECTRIC:** Southern California Edison.

For Hemet's residential and business rates, contact Southern California Edison at (800) 655-4555.

**TELEPHONE:** Verizon.

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

## Governmental Facilities - Tax and Insurance Rates

- Hemet has the council-manager form of government. Assessed valuation minus exemptions (2009-10): \$4,488,798,940; County: \$211.3 billion. Ratio of assessed value to appraised value: 100% of real cash value.
- Industrial property tax rates (2009-10) per \$100 assessed valuation. Code area: 06-001. City rate: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.09906.
- Commercial property tax rates (2009-10) per \$100 assessed valuation. Code area: 06-003. City rate: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.09906.
- Retail Sales Tax: State 7.25%, County/City 0.75%, Riverside County Transportation Commission 0.5%, County Transportation 0.25%, Total 8.75%.
- Capital improvement fees have been adopted to help defray costs of city improvements caused by new development. Credit granted for installation of master-planned facilities.

## The Hemet Labor Market Area

- Police Department: 66 uniformed officers (5 school resource officers), 82 vehicles, 6 motorcycles, 5 trailers and 4 quads.
- Fire Department: 45 full-time firefighters, 4 stations, 4 front line engines, 1 front line ladder truck, 3 reserve engines, 1 reserve ladder truck, 6 staff units, 1 Level "A" Haz Mat Team. There is a Mutual Aid Agreement with the Riverside County Fire Department. The Hemet Fire Department participates in Urban Search and Rescue and has a Fire Investigation Team.
- Fire Insurance Classification: Source of Rating: Insurance Services Office. City rating: 4. Adjacent unincorporated area: 6 to 9.
- Major projects authorized for improvement of city services or to adjacent unincorporated areas: rail crossing protection, street overlay, traffic signal installation, backbone flood control system, supplemental water sources and enhance traffic flow.

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

Area population: 152,255		Total employment: 51,041	
Natural Resources & Mining	855	Professional & Business Services	4,025
Construction	5,258	Education & Health Services	12,701
Manufacturing	3,533	Leisure & Hospitality	5,448
Trade, Transportation & Utilities	10,392	Other Services	3,068
Information	895	Government	2,412
Financial Activities	2,454		

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

## 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.

**Other:** The local economy is based on trade, service and agriculture, primarily geared to the needs of a growing population of retired citizens, with above-average retirement incomes and young families. Manufacturers in the community area make a variety of products. An abundant supply of labor is usually available for all skill levels.

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, 1325 Spruce Street, Suite 110, 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 Hemet, San Jacinto and the surrounding unincorporated area. There are 82 manufacturers in the community area.

Name of Company	Employment	Products
Deutsch	474	Electronic connectors
Skyline Corp.	236	Travel trailers/mobile homes
McCrometer Inc.	210	Water meters
Edelbrock Foundry Corporation	200	Steel/aluminum castings
Rama Corporation	122	Electrical heating elements
Talley Metal Fabrication	40	Metal fabrication

Facilities include 12 machine shops. Major raw material resources include sand and gravel, broken and crushed stone, limestone and mineral springs.

## Manufacturing Employment

## Non-Manufacturing Employment

Name of Employer	Employment	Description
Hemet Unified School District	2,274	Public school system
Valley Health System	1,508	Health care
Soboba Casino	906	Casino
San Jacinto Unified School District	829	Public school system
Wal-Mart Supercenter	450	Retail
Gosch Automotive Group	400	Auto dealership
City of Hemet	325	City government
Stater Bros.	222	Supermarket
Manorcare Health Services	180	Health care

## Community Facilities

**HEALTH:** Hemet has 1 acute care hospital, with a 433 total bed capacity, 166 physicians/surgeons, 57 dentists, 17 optometrists, 6 podiatrists and 29 chiropractors.

**EDUCATION:** Hemet Unified School District includes 15 elementary schools, 4 middle schools, 5 high schools, 1 continuation high school, 1 K-8 alternative school, 1 alternative school (6-12), 1 community day school and 1 adult school. Eight private schools are located in Hemet.

**CULTURAL:** 47 churches, 2 libraries, 1 daily newspaper and 1 weekly newspaper, 2 movie theaters with 13 screens, 3 radio stations, 1 TV cable system, 15 banks, 1 savings and loan, 8 parks and 4 playgrounds. Other recreational facilities include Ramona Bowl Music Association, Hemet Community College Concert Association, Mt. San Jacinto College cultural presentations, Ramona Bowl, where the outdoor play "Ramona" is given annually and the Hemet Valley Art Association.

According to the California Department of Finance, Hemet has 36,118 housing units. The housing stock consists of 17,769 single detached units, 1,766 single attached units, 2,215 multiple 2 to 4 units, 4,517 multiple 5 plus units and 9,851 mobile homes.

The median sales price for new and existing homes is \$125,250, as reported by DataQuick for September 2010.

There are 15 motels, with 764 rooms, in Hemet.

There are 49 mobile home and RV parks in Hemet with 6,988 mobile home spaces and 1,858 RV spaces.

## Housing Availability, Prices & Rentals

## Remarks

Hemet has been well-known throughout Southern California as a retirement community. However, the same features which made this area a retirement hot spot are now attracting younger families as well. Hemet is an economic spark in the mid-County region. Hemet is home to manufacturers for precision measurement devices, high quality molds and tools and recreational vehicles. The City of Hemet is located in the center of a highly productive agricultural area and is the principal gateway to the San Jacinto Mountains recreational area. The community population supports an active and growing retail sector. At present, there are over 2 million square feet of new retail uses being proposed to join the already existing commercial centers that make Hemet the hub of commercial activity in the region. Hemet is home for the nationally-renowned Ramona Pageant, an annual outdoor cultural event depicting the early life of the Hemet Valley. Hemet is also the home to Diamond Valley Lake, which is the largest reservoir in Southern California. Diamond Valley Lake is fast becoming the finest fishing destination in Southern California for bass and trout.

*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 Hemet, 445 E. Florida Avenue, Hemet, CA 92543, (951) 765-2300; online at [www.cityofhemet.org](http://www.cityofhemet.org); or the Hemet/San Jacinto Valley Chamber of Commerce, 615 N. San Jacinto Street, Hemet, CA 92543, (951) 658-3211.*