

COMMUNITY ECONOMIC PROFILE *for* SAN JACINTO RIVERSIDE COUNTY, CALIFORNIA

Prepared in conjunction with the City of San Jacinto and the San Jacinto 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	2010
Population-County	663,166	1,170,413	1,545,387	2,189,641 ¹
Taxable Sales-County	\$3,274,017	\$9,522,631	\$16,979,449	\$22,227,877 ²
Population-City	7,098	16,210	23,779	44,199 ¹
Taxable Sales-City	\$15,223	\$68,975	\$75,195	\$175,394 ²
Housing Units-City	2,910	6,022	8,314	13,152 ¹
Median Household Income-City	\$9,420	\$20,810	\$30,627	\$45,567 ³
School Enrollment K-12	2,000	3,736	5,500	9,657 ⁴

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	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; Metrolink Commuter Train Service in nearby Riverside connects to Los Angeles and Orange counties; Amtrak California connections via Amtrak Thruway Bus service.

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

AIR: LA/Ontario International Airport (owned and operated by Los Angeles World Airports), 48 mi. northwest, is served by AeroMexico, Alaska, American, Continental, Delta, Great Lakes Airlines, Southwest, United Airlines, United Express and US Airways. 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 are in 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 6 mi. north.

Industrial Sites

There are 600 acres in the city limits zoned for light industry. About 50% 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. Typical sale prices range from \$90,000 to \$150,000 per acre. 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. A modest amount 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 Services

WATER: San Jacinto is served by three water providers: the City of San Jacinto Water Division, 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 Water Division
(951) 537-6386

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. Average flow: 8.2 mg/d. Type of treatment: Tertiary. Sewer service charge: \$0.614 per day per EDU. Sewer connection charges: Yes, \$17.20 per ln/ft. plus hook up of \$4,485 per EDU (includes \$300 per EDU water supply development fee).

Infrastructure

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.

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 (2009-10): \$2,314,533,181; County: \$211.3 billion. Ratio of assessed value to appraised value: 100% of full cash value.
- Industrial property tax rates (2009-10) per \$100 assessed valuation. Code Area: 06-231. City: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.09482.
- Commercial property tax rates (2009-10) per \$100 assessed valuation. Code Area: 10-001. City: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.09482.
- Retail Sales Tax: State 7.25%, County/City 0.75%, Riverside County Transportation Commission 0.5%, County Transportation 0.25%, Total 8.75%.
- Police Department: 40 full-time sworn personnel, 10 support staff, 1 reserve officer and a fleet of 26 marked and 5 plain patrol cars plus 5 city vehicles. The City contracts with the Riverside County Sheriff Department for police services.

The San Jacinto Labor Market Area

Characteristics of the Labor Force

Manufacturing Employment

Non-Manufacturing Employment

- Fire Department: City contracts with County of Riverside Fire Department. There are two engine companies located in two fire stations within San Jacinto.
- Fire Insurance Classification: Source of Rating: Insurance Services Office. City Rating: 4. Adjacent unincorporated area: 4.
- A major project planned is The San Jacinto Gateway, 1,700 acres of mixed-use development that includes residential, office, retail, business park, health care and civic uses. The Gateway is strategically located at the crossroads of Highway 79 and the Mid-County Parkway.

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.

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 young families with rising 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, 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 San Jacinto, Hemet 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.

Name of Employer	Employment	Description
Hemet Unified School District	2,274	Public school system
Valley Health System	1,508	Health care
Mt. San Jacinto College District	1,043	Community college district
Soboba Casino	906	Casino
San Jacinto Unified School District	829	Public school system
Wal-Mart Supercenter	450	Retail
Stater Bros.	200	Supermarket
Agri-Empire	120	Potato grower, packer, shipper
City of San Jacinto	50	City government

Community Facilities

HEALTH: 10 physicians/surgeons, 9 dentists, 3 optometrists and 5 chiropractors. There are 2 urgent care facilities in San Jacinto. Nearby Hemet Valley Medical Center, with a 433-bed capacity, provides additional medical services. Riverside County Regional Medical Center (hospital, trauma center and clinic) is located 20 minutes away.

EDUCATION: San Jacinto Unified School District consists of 5 head start/preschools, 7 elementary schools, 1 K-12 school, 2 middle schools, 1 high school, 1 continuation school and 1 home education program. One charter school and 1 private school are located in San Jacinto. Located also in the community is Mt. San Jacinto Community College. It is approximately a one-hour drive to the University of California, Riverside, California Baptist University, California State University, San Bernardino, Loma Linda University and the University of Redlands.

CULTURAL: 37 churches, 1 synagogue, 1 library, 1 newspaper, 3 banks, 1 Cable TV service provider, 1 movie theater with 12 screens, 32 parks and 24 playgrounds. Recreational facilities are located at Lake Hemet, Lake Perris State Park, Lake Skinner County Park, Valley-Wide Regional Park and Sports Complex, Soboba Country Club and Golf Course and the mountain community of Idyllwild. San Jacinto is also home to the Soboba Golf Classic, an official event on the PGA's Nationwide Tour. Local museums include the San Jacinto Museum, Estudillo Mansion, the Western Science Center at Diamond Valley Lake and the Fingerprints Youth Museum in Hemet. Other regional events and cultural associations include the Ramona Pageant, an annual outdoor play depicting early life in the Hemet-San Jacinto Valley, cultural presentations at Mt. San Jacinto Community College, the Ramona Bowl Music Association and the Hemet Community College Concert Association.

Housing Availability, Prices & Rentals

According to the California Department of Finance, San Jacinto has 14,324 housing units. The housing stock consists of 9,746 single detached units, 596 single attached units, 670 multiple 2 to 4 units, 647 multiple 5 plus units and 2,665 mobile homes.

The median sales price for new and existing homes is \$145,000, as reported by DataQuick for September 2010.

There are 2 motels, with 65 rooms, in San Jacinto.

There are 18 mobile home and RV parks in San Jacinto with 1,838 mobile home spaces and 398 RV spaces.

Remarks

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, San Jacinto values businesses for their contributions to a community's wealth and vitality. The City also realizes 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. The City invites businesses looking to expand or relocate to visit the most promising community in the Inland Empire – the City of San Jacinto.

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, 595 South San Jacinto Avenue, San Jacinto, CA 92583, (951) 487-7330; online at www.ci.san-jacinto.ca.us; or the San Jacinto Chamber of Commerce, 2323 S. San Jacinto Ave., San Jacinto, CA 92583, (951) 654-1645.