

# COMMUNITY ECONOMIC PROFILE

for

## PERRIS

### RIVERSIDE COUNTY, CALIFORNIA

*Prepared in Conjunction with the City of Perris and the Perris Valley Chamber of Commerce*

## Location

Perris, incorporated May 26, 1911, is located 70 miles east of Los Angeles, 469 miles south of San Francisco, and 73 miles north of San Diego. The Perris area is 33 square miles.

## Economic Growth and Trends

	1980	1990	2000	2004
Population-County	663,166	1,170,413	1,545,387	1,776,743 <sup>1</sup>
Taxable Sales-County	\$3,274,017	\$9,522,631	\$16,979,449	\$21,709,135 <sup>2</sup>
Population-City	6,827	21,460	36,189	41,314 <sup>1</sup>
Taxable Sales-City	\$35,496	\$133,386	\$333,045	\$430,139 <sup>2</sup>
Housing Units-City	2,552	6,726	9,652	10,838 <sup>1</sup>
Median Household Income-City	\$11,676	\$28,611	\$35,522	\$40,686 <sup>3</sup>
School Enrollment K-12	3,466	11,590	20,557	24,395 <sup>4</sup>

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 the Perris Union High School District, Perris School District, and Val Verde Unified School District, and is for 2002-03.

## Climate

<u>Period</u>	<u>AVERAGE TEMPERATURE</u>			<u>RAIN</u>	<u>HUMIDITY</u>		
	<u>Min.</u>	<u>Mean</u>	<u>Max.</u>	<u>Inches</u>	<u>4 A.M.</u>	<u>Noon</u>	<u>4 P.M.</u>
January	35.3	49.4	63.6	2.17	87.7	55.2	67.6
April	45.0	60.6	76.3	0.74	76.3	51.2	52.5
July	58.6	78.4	98.3	0.01	81.9	31.4	35.0
October	48.9	66.5	84.1	0.65	59.1	30.1	38.0
Year	46.7	63.4	80.2	13.38	76.0	42.0	48.0

## Transportation

**RAIL:** Branch line of Burlington Northern Santa Fe. Metrolink commuter rail service is available and provides access from Riverside to Los Angeles and Orange Counties.

**TRUCK:** 4 carriers in Perris.

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

**AIR:** Ontario International Airport (owned and operated by Los Angeles World Airports), 39 mi. northwest, provides both passenger and air cargo service. Passengers are served by thirteen major airlines. United Parcel Service operates a west coast cargo hub and provides direct service to the Asia/Pacific Rim market. Riverside Municipal Airport, 20 mi. west, has general aviation facilities, 5,400 ft. runway. County-owned Hemet-Ryan Airport, 14 mi. east, has general aviation facilities, 4,315 ft. runway. Privately-owned Perris Valley Airport has general aviation facilities, 2,720 ft. runway.

**BUS:** Greyhound; Riverside Transit Agency between Perris and Riverside.

**PORTS:** Nearest ports at Los Angeles-Long Beach, 73 mi. west, and San Diego, 79 mi. south.

**HIGHWAYS:** I-215 north-south, and Calif. 74 east-west. Nearby connections to Calif. 91 southwest, Calif. 60 east-west, I-10 east-west, and I-15 north-south.

---

## Industrial Sites

About 90% is vacant and available in parcels ranging in size from ½ to 70 acres. Included in this acreage total are 5 industrial parks and districts. The terrain is generally flat. Drainage is normal to good. Subsoil is decomposed granite, and piling is not required for most construction. Sizes of water mains range from 8 to 24 inches. Sizes of sewer lines range from 6 to 48.

Description of sites on or off rail lines, zoned for industry, outside the city limits in other tracts or districts: There are 1,500 acres zoned for industry north of Perris along the west side of I-215 and the Burlington Northern Santa Fe tracks; most are vacant. There are 1,524 acres in an area bounded by March Air Reserve Base to the north, I-215 to the west, Perris Boulevard to the east and Orange Avenue to the south. Most parcels are vacant. South of Perris, there are 867.9 acres; the northwest portion of this area is bisected by the Burlington Northern Santa Fe tracks. Most of the parcels are vacant.

Site data compiled in cooperation with the City of Perris.

## Public Service

**WATER:** City of Perris, supplemented by Eastern Municipal Water District.

Maximum pumping capacity: 20 mg/d. Average consumption: 11 mg/d. Cost per HCF per month: \$1.51. Water connection charges: Yes, \$2,100 per EMS.

**SEWER:** City of Perris, sewage treatment plant operated by Eastern Municipal Water District. Capacity of sewer plant: 11 mg/d. Average flow: 10.5 mg/d. Sewer service charge: Yes. On what basis rated: \$0.71 per day/EDU. Type of treatment plant: Tertiary. Any facilities for non-recoverable industrial waste water: By truck at dump station within 5 miles. Sewer connection charges: Yes, \$3,550 per EDU.

## Infrastructure

Master plan of storm drains adopted: Yes, three. The Greater Perris Valley Drainage Plan assesses charges at \$8,875 per acre or portion thereof; the San Jacinto River Drainage Plan assesses charges at \$2,215 per acre; and the Romoland Drainage Plan assesses charges at \$5,911 per acre.

Dedication requirements: Right-of-way plus footage for utilities, sidewalks, etc.

Improvement requirements: Installation of utilities, curbs and gutters, sidewalks, streetlights, and match-up paving.

## Utilities

**GAS:** Southern California Gas Co.

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

**ELECTRIC:** Southern California Edison.

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

**TELEPHONE:** Verizon.

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

## Governmental Facilities - Tax and Insurance Rates

- Perris has the council-manager form of government. Assessed valuation minus exemptions (2003-04): \$1,563,062,079; 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: 08-010. City rate: \$.00000; County: \$1.00000; School: \$.01560; Other: \$.00610; Total: \$1.02170.
- Commercial property tax rates (2003-04) per \$100 assessed valuation. Code area: 08-001. City rate: \$.00000; County: \$1.00000; School: \$.01560; Other: \$.00610; Total: \$1.02170.
- 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: The city contracts with the Riverside County Sheriff's Department.

## The Perris Valley Labor Market Area

- Fire Protection: Riverside County Fire Department/State Forestry contract for fire services.
- Fire Insurance Classification: Source of Rating: Insurance Service Office. City rating: 4. Adjacent unincorporated area: 9.
- Major projects authorized for improvement of city services or to adjacent unincorporated areas: Sewer assessment project for North Perris area; recent completion of regional sewage treatment plant; and construction of flood retention basin.

Area consists of Perris, Sun City, Lakeview, and Romoland (the Perris Valley Census County Division).

Area population: 144,533		Total employment: 50,419	
Natural Resources & Mining	930	Professional & Business Services	4,056
Construction	5,429	Education & Health Services	9,242
Manufacturing	7,256	Leisure & Hospitality	3,315
Trade, Transportation & Utilities	11,300	Other Services	2,625
Information	1,231	Government	2,422
Financial Activities	2,613		

Source: U.S. Census, 2000.

## Characteristics of the Labor Force

The local economy is largely based on agriculture, with services, manufacturing, and retail trade all growing in importance. Unionization is generally restricted to the building trades. An abundance of unskilled and semi-skilled labor is available and many workers commute to jobs within a 20-mile radius of their homes.

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 Blvd., Suite 1100, Sacramento, California 95823, (916) 262-2162.

The COMMUNITY AREA referred to below consists of Perris. There are 36 manufacturers in the community area. Leading group classes of products are mobile homes and recreational vehicles.

## Manufacturing Employment

Name of Company	Employment	Products
National R.V., Inc.	2,177	Recreational vehicles
ModTech, Inc.	500	Relocatable modular buildings
Golden West Homes	220	Mobile homes
Corslab Structures	150	Concrete fabrication
Navigator Yachts	150	Yachts

Facilities include 3 machine shops.

## Non-Manufacturing Employment

Name of Employer	Employment	Description
Ross Distribution Center	1,400	Retail distribution
Starcrest Products of California, Inc.	1,000	Direct mail
Lowe's Distribution Center	900	Home improvement
Perris Union High School District	500	Public school system
Eastern Municipal Water District	500	Water purveyor
Perris Elem. School District	400	Public elementary school system
Wal-Mart	250	Retail
Stater Bros. (#64 & #113)	125	Supermarket
Albertsons	100	Supermarket
Food 4 Less	50	Supermarket

---

## Community Facilities

**HEALTH:** Perris has 1 hospital, with a 34 total bed capacity, 5 physicians/surgeons, 8 dentists, 1 chiropractor, 2 optometrists, and 4 nursing homes.

**EDUCATION:** The Perris School District has 7 elementary schools and the Perris Union High School District has 1 middle school, 2 comprehensive high schools, 1 on-line charter school, 1 continuation school, 1 community day (alternative) school, and 1 adult school. The Val Verde Unified School District consists of 1 head start preschool, 10 elementary schools, 3 middle schools, 2 high schools, 1 continuation high school, and 1 adult school. Four private schools are located in Perris.

Institutions of higher education accessible to Perris residents include the University of California, Riverside; California Baptist University in Riverside; La Sierra University in Riverside; Riverside City College (two years) in Riverside and Moreno Valley; and Mt. San Jacinto Community College (two years) in San Jacinto and Menifee.

**CULTURAL:** 64 churches, 1 library, 3 newspapers, 1 Cable TV service provider, 3 banks, 1 movie theater with 10 screens, 9 parks, 4 playgrounds, and 1 gymnasium. Other: Lake Perris State Park, Orange Empire Railway Museum, Perris Valley Historical Museum, and Perris Valley Airport (flying, international sky-diving center, ballooning, etc.). Adjacent to the city limits is the Farmers Fair, which relocated from Hemet in 1987.

According to the California Department of Finance, Perris has 11,850 housing units. The housing stock consists of 8,175 single detached units, 321 single attached units, 371 multiple 2 to 4 units, 1,264 multiple 5 plus units, and 1,719 mobile homes.

The median sales price for new and existing homes in Perris is \$229,000, according to the California Association of Realtors First Quarter 2004 Report. New communities in Perris include Chaparral Ridge, Milano, St. Austell, Meadows at Monument Ranch, and Santa Fe Crossing. Sales prices at these communities start from the \$170,000's to the \$488,000's.

Two motels, with 125 rooms, are in Perris.

There are also 3 mobile home parks, with 449 spaces, located in Perris.

The Perris area is expected to benefit from the continuing development of Lake Perris State Park as a major Southern California recreational attraction, and the completion of improvements to the I-215, making it an important north-south freeway. In recent years, both residential and commercial developments have accelerated and included the opening of a new shopping center. Also, located in the vicinity of Perris are March Air Reserve Base and the Riverside National Cemetery. The Perris area is beginning to experience a rapid growth in manufacturing and service businesses that are moving out from the metropolitan area.

## 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 Perris, 101 North D Street, Perris, CA 92570, (951) 943-2906; or the Perris Valley Chamber of Commerce, 11 South D Street, Perris, CA 92570, (951) 657-3555.***

## Housing Availability, Prices & Rentals