

COMMUNITY ECONOMIC PROFILE *for* JURUPA VALLEY RIVERSIDE COUNTY, CALIFORNIA

Prepared in conjunction with the Jurupa Valley Chamber of Commerce

Location

The unincorporated Jurupa Valley, including the communities of Belltown, Eastvale, Glen Avon, Mira Loma, Pedley, Rubidoux, and Sunnyslope, is located 47 miles east of Los Angeles and 450 miles south of San Francisco in northwestern Riverside County.

Economic Growth and Trends

	1980	1990	2000	2008
Population-County	663,166	1,170,413	1,545,387	2,088,322 ¹
Taxable Sales-County	\$3,274,017	\$9,522,631	\$16,979,449	\$29,023,609 ²
Population-Community	49,892	71,544	85,106	142,611 ⁴
Taxable Sales-Community	\$62,553	\$294,042	\$623,043 ³	N/A
Housing Units-Community	16,504	21,940	23,645	37,667 ⁴
Median Household Income-Com.	\$17,340	\$36,597	\$43,795	\$57,460 ⁴
School Enrollment K-12	9,112	15,419	19,048	20,657 ⁵

1. California Department of Finance, January 1, 2008. 2. California State Board of Equalization, calendar year 2007. Add 000.
3. UCLA Anderson Forecast, University of California, Los Angeles, 2004. 4. WITS, 2008. Housing count reflects occupied dwellings.
5. California Department of Education, 2008. Enrollment count is for 2007-08.

Climate

AVERAGE TEMPERATURE				RAIN	HUMIDITY		
Period	Min.	Mean	Max.	Inches	4 A.M.	Noon	4 P.M.
January	37.3	51.3	65.3	1.97	55	40	55
April	45.8	60.5	75.1	.97	60	30	50
July	57.6	75.9	94.1	.06	45	40	35
October	48.6	65.7	82.8	.53	50	30	40
Year	47.1	63.1	79.1	11.04	52	37	45

Transportation

RAIL: Union Pacific main line serves Mira Loma and Pedley; local freight branch line serves Glen Avon and Rubidoux. Metrolink commuter rail service runs from Pedley to Los Angeles and in Corona and Riverside to Orange County and San Diego County.

TRUCK: 56 carriers in Jurupa Valley.

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

AIR: LA/Ontario International Airport (owned and operated by Los Angeles World Airports), 6 mi. northwest of Jurupa Valley, is a full-service airport, with passenger and freight delivery service to major U.S. cities and many foreign countries. Passengers are served by fourteen major airlines. United Parcel Service operates a west coast cargo hub and provides direct service to the Asia/Pacific Rim market. Riverside Municipal Airport has general aviation facilities, 5,400 ft. runway and 2,851 ft. runway. Flabob Airport (private) is located in Rubidoux.

BUS: Greyhound in Riverside. Riverside Transit Agency provides Dial-a-Ride service and bus service to Riverside from Glen Avon, Rubidoux, and Pedley areas.

PORTS: Nearest ports are in Los Angeles-Long Beach, 51 mi. west, and San Diego, 97 mi. south.

HIGHWAYS: Calif. 60 east-west and I-15 north-south. There are nearby connections to the I-10 east-west, Calif. 91 southwest and the I-215 north-south.

Industrial Sites

The Jurupa Valley has 8,502 acres master planned for industrial uses. This industrial acreage consists of the following land use allocations: 6,874 acres for light industrial, 1,250 acres for heavy industrial and 378 for mineral resources. There are also 2,092 acres allocated for business park uses. The terrain is level to rolling. Subsoil is firm and piling is not required for normal construction. Sizes of water mains range from 4 to 24 inches. Sizes of sewer lines range from 6 to 30 inches.

Public Services

WATER: The Jurupa Valley is supplied by three different water districts: Rubidoux Community Services District, Jurupa Community Services District and Santa Ana River Water Company. The maximum pumping capacity ranges from 1.5 to 23 mg/d dependent upon the individual supplier. Consumption ranges from 1.5 to 22 mg/d.

For applicable rates and connection charges, contact the appropriate district.

SEWER: The Jurupa Valley is serviced by two sewer disposal districts: Rubidoux Community Services District and Jurupa Community Services District. The maximum capacity of the sewer plants range from 1.0 to 4.2 mg/d dependent upon the individual district.

For applicable rates and connection charges, contact the appropriate district.

Infrastructure

The Santa Ana Watershed Project Authority (SAWPA) has extended the Santa Ana Regional Interceptor (SARI) industrial waste (brine) line through the Jurupa Valley. The SARI industrial line begins at the San Bernardino Treatment Plant and ends at the Huntington Beach Treatment Plant. The SARI line generally follows a southwesterly course through the Jurupa Valley. The line enters Jurupa from San Bernardino County into the Agua Mansa Industrial Corridor, running parallel to Agua Mansa Road and exits Jurupa Valley into San Bernardino County, running parallel to Bellegrave Ave. The industrial waste is treated at the Huntington Beach Treatment Plant in Orange County. The size of the line is 32 inches. The two Jurupa Valley local sewer disposal districts are responsible for connections to the line based on SAWPA specifications.

Riverside County Flood Control has adopted storm drain master plans for the Rubidoux, Glen Avon and Jurupa-Pyrite areas. Charges assessed on the following basis: portion of county property tax goes for flood control improvements. Riverside County Flood Control has also adopted the Day Creek Area and Eastvale Area Drainage Plans. Fees attached are \$9,262 per acre for Day Creek and \$7,777 per acre for Eastvale.

Dedication requirements: Street width plus footage for sidewalk, etc.

Improvement requirements: In most cases, curb and gutter and match-up of paving. Depending on location, sidewalks, streetlights, street trees and landscaping may also be required.

Utilities

GAS: Southern California Gas Co.

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

ELECTRIC: Southern California Edison.

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

TELEPHONE: AT&T.

For rates and types of service available in the Jurupa Valley, contact AT&T at (800) 310-2355 for residential or (800) 750-2355 for business.

Governmental Facilities - Tax and Insurance Rates

- The Jurupa Valley is governed by the Riverside County Board of Supervisors. Within the district are the Rubidoux and Jurupa Community Services Districts, which perform a limited number of municipal-type functions. Assessed valuation of the Jurupa Unified School District (2007-08): \$7,804,519,944; County: \$233.9 billion. Ratio of assessed value to appraised value: 100% of real cash value.
- Industrial property tax rates (2007-08) per \$100 assessed valuation. Code area: 99-005. County: \$1.00000; School: \$.04172; Other: \$.00450 Total: \$1.04622.
- Commercial property tax rates (2007-08) per \$100 assessed valuation. Code area: 99-016. County: \$1.00000; School: \$.04172; Other: \$.00450; Total: \$1.04622.

The Jurupa Valley Labor Market Area

Characteristics of the Labor Force

Manufacturing Employment

- 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: Police protection is provided by Riverside County Sheriff's Department.
- Fire Protection: Cal Fire/Riverside County Fire Department. 5 fire stations, 27 full-time personnel on duty daily (summer), 40 paid on-call volunteers, 1 Battalion Chief, 10 fire engines, 2 truck companies (Glen Avon, Rubidoux), 4 squad trucks, 1 water tender, 1 brush engine.
- Fire Insurance Classification: Source of Rating: Insurance Service Office. Rating: 4.
- Major projects authorized in 2008 for improvement of public services: Mission Boulevard Revitalization Plan Phase V consisting of traffic signal modifications, storm drain design and median reconstruction west of La Rue Street to Valley Way; Limonite Street Improvement Phase IV consisting of a new traffic signal and curb, gutter and sidewalk improvements; and Rubidoux Street Improvement Project Phase I consisting of new sidewalks, median drainage improvements and landscaping from 30th Street to 24th Street.

Area consists of Belltown, Eastvale, Glen Avon, Mira Loma, Pedley, Rubidoux, and Sunnyslope, (the Jurupa Census County Division).

Area population: 85,232		Total employment: 32,780	
Natural Resources & Mining	779	Professional & Business Services	2,637
Construction	3,585	Education & Health Services	4,725
Manufacturing	5,495	Leisure & Hospitality	2,365
Trade, Transportation & Utilities	8,257	Other Services	1,523
Information	727	Government	1,020
Financial Activities	1,667		

Source: U. S. Census, 2000.

Extent of Unionization: The Teamsters Union has jurisdiction over employees in transportation and storage companies and the Retail Clerks Union with chain supermarkets. Relatively little unionization exists in other trades.

There is an abundance of skilled, semi-skilled and unskilled workers in the local labor pool with a scattering of skills. Wages and salaries are being pushed up somewhat with the relocation of firms from Los Angeles and Orange County. However, wages in the Inland Empire overall are about 13.5 percent less than wages in Los Angeles County and 14.3 percent less than in Orange County.

Wage rates, extent of unionization, fringe benefits and related information for specific industries may 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 Belltown, Eastvale, Glen Avon, Mira Loma, Pedley, Rubidoux, and Sunnyslope. There are approximately 115 manufacturers in the community area. The largest manufacturing firms in the community area are:

Name of Company	Employment	Products
Sierra Aluminum	401	Aluminum
Advance Business Graphics	250	Business forms and labels
Cal-Mold Inc	220	Thermoplastic injected molding
Galasso's Bakery (Cajoleben Inc.)	180	Baked products
Snapwear Corp.	180	Plastic containers
Anheuser-Bush (Metal Container Corp.)	175	Beer and beverage cans
Highland Plastics	130	Injected molded plastic containers

Non-Manufacturing Employment

Name of Employer	Employment	Description
Jurupa Unified School District	1,999	Public school system
Yeager Skanska, Inc.	900	Heavy construction
Ingram Micro	400	Wholesale computers/software
Nestle	250	Food products distribution
Home Depot	190	Warehouse
SW Material Handling	115	Lift trucks/equipment rental
Adesa Inc.	50	Auto auction services
Millard Refrigerated Services	50	Frozen food warehousing

Community Facilities

HEALTH: The Jurupa Valley is served by the Riverside Medical Clinic and the Tri-Cities Industrial Medical Center and has 22 physicians/surgeons, 26 dentists, 8 optometrists, 8 chiropractors and 5 nursing homes. Neighboring Riverside has 3 hospitals with a total of 781 beds, 740 physicians/surgeons, 240 dentists, 49 optometrists, 120 chiropractors and 19 nursing homes.

EDUCATION: The Jurupa Unified School District has 16 elementary schools, 3 middle schools, 3 high schools, 2 continuation high schools and 1 community day school. Four private schools are located in the Jurupa Valley. Nearby in Riverside are Riverside Community College, University of California, Riverside, La Sierra University and California Baptist University.

CULTURAL: 57 churches, 2 libraries, 2 newspapers, 7 TV channels received direct, 3 banks, 1 savings and loan, 11 parks, 8 playgrounds, 2 movie theaters with 28 screens and 1 drive-in movie theater with 3 screens. Other recreational facilities include Big League Dreams Jurupa Valley Sports Park, 6 eighteen-hole golf courses, 1 nine-hole golf course, 1 public swimming pool, Jurupa Mountains Cultural Center, Hidden Valley Wildlife Area, Rancho Jurupa Park, Jensen-Alvarado Ranch Historic Park and Louis Rubidoux Nature Center. The Jurupa Parks Improvement Project was completed in 2008 where four baseball and softball fields were reconstructed in Glen Avon and Pedley and new scoreboards, security lighting, restrooms and meeting rooms were added. The Jurupa Valley Aquatic Center project at Mission Boulevard and Camino Real was approved in 2008, that will include a competition pool, stadium seating, a recreational pool, a children's water playground and an administrative center. Plans for construction of the 40,000 square foot Rubidoux Community Library were also approved in 2008. This facility will serve as the central automation/administration center for Riverside County's library system.

The median sales price for new and existing homes in the 92509 zip code is \$230,000, as reported by First American Corelogic for August 2008. The median price per square foot is \$108. The median sales price for new and existing homes in the 91752 zip code is \$360,000, as reported by First American Corelogic for August 2008. The median price per square foot is \$112.

There are 3 motels, with 179 rooms, in the Jurupa Valley.

There are 25 mobile home and RV parks in the Jurupa Valley with 2,545 mobile home spaces and 10 RV spaces.

The Jurupa Valley, entirely unincorporated with a mixture of rural, semi-rural, suburban, and urban land uses, consists of seven communities: Belltown, Eastvale, Glen Avon, Mira Loma, Pedley, Rubidoux, and Sunnyslope. Rubidoux is the largest community of the seven. The Jurupa Valley has 14 shopping centers and freeway-related commercial development is taking place along the Hwy. 60 corridor. Mira Loma is a premier industrial center with major warehouse/distribution and manufacturing firms located there, such as Costco, Nestle and Anheuser Busch. A majority of the land area within the Jurupa Valley lies within the 14,000 acre Jurupa Valley Redevelopment Project Area. The Redevelopment Agency may enter into agreements with individual businesses and developers to refund a portion of their property tax in order to promote new development and revitalization efforts within the project 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; or the Jurupa Valley Chamber of Commerce, 8175 Limonite Ave, Suite A, Riverside, CA 92509, (951) 681-9242.