

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 | 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 | 22,454 | 36,094 | 58,812 | 63,779 ¹ |
| Taxable Sales-City | \$148,251 | \$325,771 | \$672,174 | \$761,734 ² |
| Housing Units-City | 11,696 | 19,692 | 25,252 | 26,975 ¹ |
| Median Household Income-City | \$10,896 | \$20,382 | \$26,839 | \$30,740 ³ |
| School Enrollment K-12 | 8,582 | 12,811 | 16,811 | 18,931 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

| <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 | 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: 4 carriers in Hemet.

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

AIR: Ontario International Airport (owned and operated by Los Angeles World Airports), 45 mi. northwest, is served by AeroMexico, Alaska, America West, America 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, 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: Ports at 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.

Industrial Sites

There are approximately 1,075 acres in the city zoned for light and heavy manufacturing. About 65% is vacant and available in various size parcels. 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 54 acres at Hemet-Ryan Airport available for aviation related development and are zoned M-2. 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 Service

WATER: The Hemet area's water needs are serviced by the following providers: Eastern Municipal Water District, the City of Hemet, and Lake Hemet Municipal 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 Municipal Water District, and Eastern Municipal Water District. Treatment provided by Eastern Municipal Water District. Capacity of sewer plant: 11 million gal/day. Average flow: 8 mg/d. Sewer service charge: Yes. On what basis rated: Fixed charge per day. Type of treatment plant: Secondary. Any facilities for non-recoverable industrial wastewater: No. Sewer connection charge: Yes, \$3,550 per EDU.

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

ELECTRIC: Southern California Edison.

For residential and business rates applicable to Hemet, 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 (2003-04): \$2,700,203,623; County: \$118.5 billion. Ratio of assessed value to appraised value: 100% of real cash value.
- Industrial property tax rates (2003-04) per \$100 assessed valuation. Code area: 06-001. City rate: \$.00000; County: \$1.00000; School: \$.05321; Other: \$.00610; Total: \$1.05931.
- Commercial property tax rates (2003-04) per \$100 assessed valuation. Code area: 06-003. City rate: \$.00000; County: \$1.00000; School: \$.05321; Other: \$.00610; Total: \$1.05931.
- Retail Sales Tax: State 6.25%, County/City 0.75%, Riverside County Transportation Commission 0.5%, County Transportation 0.25%, Total 7.75%.
- 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: 71 uniformed officers (1 DARE officer, 3 school resource officers), 63 vehicles, 5 motorcycles, and 3 trailers.
- Fire Department: 52 full-time firefighters, 4 stations, 5 pumpers, 1 aerial platform, 2 rescue squads, 4 staff units, 1 Haz-Mat trailer. There is a Mutual Aid Agreement with the County of Riverside Fire Department. Department participates in Urban Search and Rescue, and has an active Fire Investigation Team.
- Fire Insurance Classification: Source of Rating: Robinson's Rating Service. City rating: 3. 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: 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.

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, and manufacturing - especially mobile homes and recreational vehicles. An abundant supply of labor is usually available, particularly 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, 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 Hemet, San Jacinto, 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 and electrical heating elements |
| Rama Corporation | 120 | Electrical heating elements |
| Zieman Manufacturing Corp. | 80 | Mobile home/travel trailer chassis |
| Ramko Manufacturing | 76 | Custom plastic injection and blow molds |
| Talley Metals | 60 | Sheet metal fabricating |

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 |
|-------------------------------------|------------|--------------------------------------|
| 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 |
| Gosch Automotive | 500 | Auto dealership |
| Hilton Reservations Worldwide | 425 | Reservation center |
| City of Hemet | 365 | Local government |
| Lake Hemet Municipal Water District | 71 | Public water agency |

Community Facilities

HEALTH: Hemet has 1 acute care hospital, with a 453 total bed capacity, 152 physicians/surgeons, 51 dentists, 15 optometrists, 25 chiropractors, and 6 podiatrists.

EDUCATION: Hemet Unified School District includes 11 elementary schools, 3 middle schools, 2 high schools, 1 continuation high school, 1 K-12 school, 1 alternative high school, and 1 community day school. Seven private schools are located in Hemet.

CULTURAL: 72 churches, 3 libraries, 2 newspapers, 2 theaters, with 13 screens, 4 radio stations, 1 TV cable system, 8 banks, 9 savings and loans, 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 Hemet Valley Art Association.

The median sales price for new and existing homes is \$207,500, according to the California Association of Realtors First Quarter 2004 Report. Three and four bedroom house rentals range from \$795 to \$1,295 per month. One and two bedroom apartment rentals range from \$450 to \$795 per month.

There are 13 motels, with 609 rooms, in Hemet. There are also 52 mobile home and RV parks in the city, with 6,984 mobile home spaces and 1,943 RV spaces.

Hemet is 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. The community growth has led to renewed expansion and prosperity to Hemet. As the west coast center for mobile home and recreational vehicle manufacturing, Hemet is an economic spark in the mid-County region. 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 five major shopping malls to choose from and a myriad of local retail stores. 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 the Diamond Valley Lake, which is the largest reservoir in Southern California. There will be over 22,500 acres of recreational opportunities, which will make Hemet desirable as a recreational destination in addition to enhancing local lifestyles.

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 Hemet, 445 East Florida Ave, Hemet, CA 92543, (951) 765-2300; or the Hemet/San Jacinto Valley Chamber of Commerce, 615 North San Jacinto Street, Hemet, CA 92543, (951) 658-3211.