

COMMUNITY ECONOMIC PROFILE

for

BEAUMONT

RIVERSIDE COUNTY, CALIFORNIA

Prepared in conjunction with the City of Beaumont and the Beaumont Chamber of Commerce

Location

Beaumont, incorporated November 18, 1912, is located 77 miles east of Los Angeles and 476 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 ¹ |
| Taxable Sales-County | \$3,274,017 | \$9,522,631 | \$16,979,449 | \$22,227,877 ² |
| Population-City | 6,818 | 9,685 | 11,384 | 36,877 ¹ |
| Taxable Sales-City | \$41,865 | \$83,040 | \$89,639 | \$268,725 ² |
| Housing Units-City | 2,770 | 3,512 | 3,881 | 11,801 ¹ |
| Median Household Income-City | \$10,971 | \$22,331 | \$29,721 | \$66,121 ³ |
| School Enrollment K-12 | 2,460 | 3,233 | 3,781 | 8,306 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 | 36.7 | 47.4 | 58.0 | 3.10 | 40 | 25 | 35 |
| April | 42.0 | 55.9 | 69.7 | 1.66 | 30 | 25 | 20 |
| July | 56.9 | 75.9 | 94.8 | 0.11 | 30 | 15 | 20 |
| October | 47.5 | 63.0 | 78.4 | 0.95 | 30 | 20 | 25 |
| Year | 45.4 | 60.2 | 74.8 | 17.89 | 20 | 22 | 25 |

Transportation

RAIL: Union Pacific main line.

TRUCK: 11 carriers in Beaumont and 10 in Banning.

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

AIR: LA/Ontario International Airport (owned and operated by Los Angeles World Airports), 40 mi. west, is served by AeroMexico, Alaska, American, Continental, Delta, Great Lakes Airlines, Southwest, United, United Express and US Airways. Palm Springs International Airport, 32 mi. east, is served by Alaska, Allegiant Air, American, Delta Connection, Horizon Air, Sun Country, United, United Express, US Airways Express and WestJet: general facilities, 10,000 ft. runway. Banning Municipal Airport (general aviation) is 5 mi. east.

BUS: Riverside Transit Agency intercity and intercounty bus service, Pass Transit System local bus service and Beaumont Dial-a-Ride service. There is a Greyhound station in Banning.

PORTS: Nearest ports are in Los Angeles-Long Beach, 80 mi. west, and San Diego, 96 mi. south.

HIGHWAYS: I-10 east-west, Calif. 60 west, Calif. 79 south. There are connections 25 mi. west to I-215 north-south and Calif. 91 west.

Industrial Sites

There are 540 acres in the city limits zoned for light industry. About 85% is vacant in parcels ranging from 0.4 to 25 acres. Included in this acreage total is 200 acres of industrial park. The terrain is mostly level. Drainage is adequate on most sites. Subsoil is stable and piling is not required unless indicated by a soils report. Sizes of water mains range from 6 to 12 inches. Sizes of sewer lines are from 6 to 12 inches.

Description of sites: The manufacturing area runs parallel to the I-10 Freeway providing excellent freeway exposure. The Union Pacific main line runs parallel to the freeway and manufacturing zone. The zoned area extends from Highland Springs Avenue on the east boundary to beyond California Street on the west end. There are I-10 interchanges along the manufacturing zone.

Site data compiled by: City of Beaumont Community and Economic Development Department.

Public Services

WATER: Beaumont-Cherry Valley Water District.

Maximum pumping capacity: 32.2 mg/d. Average consumption: 10 mg/d. Cost per HCF: Rates vary depending whether domestic, multi-family residential and other variables, plus a service charge based on meter size: 5/8" - \$17.04; 3/4" - \$25.56; 1" - \$42.60. Water connection charge based on EDU; single family home: \$10,122. For more specific rate information contact the District at (951) 845-9581 or www.bcvwd.org.

SEWER: City of Beaumont.

Capacity of sewer plant: 4.0 mg/d. Peak Flow: 6.0 mg/d. Sewer service charge: Yes. On what basis rated: Flat rate. Type of treatment plant: Tertiary. Facilities for non-recoverable industrial wastewater: None. Sewer connection charges: minimum \$3,141.05. Commercial and industrial charges based on sewer effluent.

Infrastructure

Master plan of storm drains adopted: Under preparation. Charges assessed on the following basis: Portion of County property tax goes to Riverside County Flood Control District for flood and storm water protective improvements.

Dedication requirements: Property for planned street, plus sidewalks and other public usage.

Improvement requirements: Curb, gutter, sidewalk and match-up of paving.

Utilities

GAS: Southern California Gas Co.

For rates applicable to Beaumont, contact the Southern California Gas Co. at (800) 427-2200.

ELECTRIC: Southern California Edison.

For rates applicable to Beaumont, contact Southern California Edison at (800) 655-4555.

TELEPHONE: Verizon.

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

Governmental Facilities - Tax and Insurance Rates

- Beaumont has the council-manager type of government. Assessed valuation minus exemptions (2009-10); \$2,957,355,691; 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: 02-000. City: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.32281.
- Commercial property tax rates (2009-10) per \$100 assessed valuation. Code area: 56-014. City: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.32281.
- 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: 57 full-time sworn personnel, 18 full-time, 1 part-time support personnel, 58 vehicles. Present police facility was opened August 1989. City participates in the Allied Riverside Cities Narcotics Enforcement Team (ARCNET), Pass Area Gang Task Force and the Inland Crackdown Allied Task Force team (INCA). Have a Community-Oriented Policing and Problem Solving Team and a Quality of Life Team inhouse.

The Beaumont Labor Market Area

- Fire Department: City contracts with the Riverside County Fire Department.
- Fire Insurance Classification: Source of Rating: Insurance Services Office. City rating: 4. Adjacent unincorporated areas: 4.
- Major projects authorized for improvement of city services or to unincorporated areas: proposed construction of new freeway overpass.

Area consists of Beaumont, Banning, Calimesa, Cherry Valley and Cabazon (the San Geronio Pass Census County Division.)

| Area population: 81,925 | | Total employment: 29,879 | |
|-----------------------------------|-------|----------------------------------|-------|
| Natural Resources & Mining | 160 | Professional & Business Services | 2,239 |
| Construction | 2,965 | Education & Health Services | 7,560 |
| Manufacturing | 2,238 | Leisure & Hospitality | 2,901 |
| Trade, Transportation & Utilities | 6,541 | Other Services | 1,478 |
| Information | 499 | Government | 1,905 |
| Financial Activities | 1,393 | | |

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

Characteristics of the Labor Force

Extent of Unionization: Generally it is restricted to the building trades and culinary workers.

The local economy is based largely on agriculture, food processing, retail trade and miscellaneous manufacturing. A substantial segment of the labor force commutes to jobs in nearby cities like Banning, Redlands and Hemet. Many construction and culinary hotel service workers also expand their employment opportunities by traveling to the Palm Springs desert area. Further information can 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 Beaumont, Banning, Calimesa, Cabazon and Cherry Valley. There are 60 manufacturers in the community area. Leading classes of products are electronic components and window products. The largest manufacturing firms in the area are:

| Name of Company | Employment | Products |
|------------------------|------------|--|
| Skat-Trak, Inc. | 115 | Boat/watercraft propellers; tires and tire tubes |
| Priority Pallet | 100 | Wooden pallets |
| Dura Plastics | 100 | Plastic products |
| Perricone Juice, Inc. | 98 | Fresh-squeezed juices |
| Hy-Lite Products, Inc. | 85 | Acrylic block window units |
| Strech Plastics, Inc. | 50 | Golf cart parts and accessories |

Facilities include 6 machine shops. Major raw material resources include sand and gravel.

Non-Manufacturing Employment

| Name of Employer | Employment | Description |
|----------------------------------|------------|-------------------------------|
| Casino Morongo | 1,900 | Casino |
| Desert Hills Premium Outlets | 1,700 | Retail outlet center |
| Beaumont Unified School District | 639 | Public school system |
| Morongo Resort & Spa | 563 | Hotel |
| Banning Unified School District | 511 | Public school system |
| San Geronio Memorial Hospital | 250 | Hospital |
| Lowe's Distribution Center | 250 | Home improvement distribution |
| City of Banning | 200 | City government |
| City of Beaumont | 146 | City government |
| Oak Valley Golf Club | 55 | Golf course |
| City of Calimesa | 15 | City government |

Community Facilities

HEALTH: 15 physicians/surgeons, 20 dentists, 5 optometrists, 14 chiropractors and 1 podiatrist practice in Beaumont. Beaumont is within the San Geronio Pass Memorial Hospital District and the hospital has a 77 total bed capacity. Beaumont has 1 Dialysis Center and 1 Urgent Care.

EDUCATION: 6 elementary schools, 2 middle schools, 1 high school, 1 continuation high school, 1 alternative school and 1 adult school. Two private schools are located in Beaumont.

Nearby colleges and universities are Mt. San Jacinto Community College, Crafton Hills College, College of the Desert, University of Redlands, California State University, San Bernardino, Loma Linda University and University of California, Riverside.

CULTURAL: 25 churches, 1 library, 2 daily newspapers and 1 weekly newspaper, 2 cable TV systems, 6 banks, 18 parks including one sports park, Noble Creek Park on Oak Valley Parkway and nearby Bogart Park in Cherry Valley, and a skate park and community pool.

According to the California Department of Finance, Beaumont has 12,663 housing units. The housing stock consists of 11,053 single detached units, 172 single attached units, 363 multiple 2 to 4 units, 728 multiple 5 plus units and 347 mobile homes.

The median sales price for new and existing homes is \$199,750, as reported by DataQuick for September 2010. Executive level homes are available in the San Geronio Pass.

There are 4 motels, with 102 rooms, in Beaumont.

There are 10 mobile home and RV parks in Beaumont with 387 mobile home spaces and 376 RV spaces.

Beaumont is the highest city (2,630 feet) on I-10 from Los Angeles to the Coachella Valley resort area. The climate is excellent year-round with more than 300 days of sunshine. Beaumont's economy is based on light manufacturing, agriculture and pass-through visitors on I-10. It is the site of the annual Cherry Festival.

Housing Availability, Prices & Rentals

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 Beaumont, 550 East Sixth Street, Beaumont, CA 92223, (951) 769-8520; online at www.ci.beaumont.ca.us; or the Beaumont Chamber of Commerce, 726 Beaumont Avenue, Beaumont, CA 92223, (951) 845-9541.