



RIVERSIDE NEWCOMERS INFORMATION BOOKLET

Introduction

Moving to a new community is an exciting experience, but it may be hectic and frustrating. Many important decisions must be made about housing, schooling, and childcare among other things. Access to pertinent information and expert advice is crucial to making the right decisions.

The staff at Tower Realty has put this book together with you in mind to help you become familiar with Riverside. Tower Realty has long taken an active role in accommodating new incoming executives and their families with their introduction to the community.

We will be happy to provide additional information to make your transition as easy as possible.



www.tower4sale.com
(951) 369-8002, ext. 201

This booklet has been sent to you courtesy of Collette Lee and Tower Realty. Please call me with any questions and concerns you might have about relocating to Riverside. I am looking forward to helping you find your future home in our beautiful city.

AREA PROFILE

RIVERSIDE COUNTY IN THE INLAND EMPIRE

The Inland Empire is defined as Riverside and San Bernardino Counties. During the 1980's, this was one of the most dynamically growing regions in the country. The two county area of Riverside-San Bernardino is physically the largest of the 319 Metropolitan Statistical Areas in the nation with a land area of 27,259.9 square miles. A population exceeding 4 million ranks the area as the largest in the U.S.

Riverside County, with an average population increase of 4.6% per year since 1970 stretches from Los Angeles County to the Arizona border.

In 2010 Riverside County's population reached just over 2.15 million and current estimates place the county's population at exceeding three million in 2025. Large portions of the region are rural and devoted to agricultural production while others are comfortable rapidly expanding residential communities. The western part of Riverside County is where the bulk of urban development has occurred in the last ten years. In this area shopping centers, restaurants and other businesses have cropped up offering an array of recreational activities and job opportunities.

"UP AND COMING CITY"

Riverside County hosts large expanses of vacant land available for new building development. Moreover, a variety of affordable housing currently exists attracting families to the area. Land costs are moderate and major population shifts from surrounding counties have lent to the county's recent growth. However, a strong devotion to the community remains prevalent throughout the county, fostered by both old and new residents alike.

Additionally, there are endless recreational opportunities in Riverside County for golfers, cyclists, fishermen, horseback riders, balloonists, and boaters. Our city's new motto is "The City of Arts and Innovation". The City of Riverside's Arts & Cultural Affairs Division (ACAD) is where the commitment to the arts is evidenced by the many opportunities for residents, visitors, artists and organizations to share in our city's cultural expression through the arts. ACAD provides support and creates local, regional and national partnerships with the many Riverside arts and cultural institutions, the Smithsonian Institution, and others that can be found under Arts & Culture Partners. We are guided by our mission which is to champion and advance Riverside as "The City of Arts & Innovation" in the broadest economic and social context possible. Our beautifully renovated Riverside Plaza now offers many new restaurants, shops and a movie theater. Not to mention the stunning, historical Mission Inn Hotel and Restaurants which hosts guest from all over the region, and offers delightful cuisine in a beautiful, historical atmosphere.

Furthermore, agriculture continues to be important to the county with numerous citrus and avocado orchards, and vineyards supporting Award-winning wineries. Other agricultural products in the county include milk, eggs, vegetables and dates.

Manufacturing is becoming increasingly important with a plethora of diversified manufacturers in the area and large number of acres zoned for industrial use. Businesses continue to move into the area attracted by the availability of low cost industrial space, opportunity for growth, and access to a large labor pool.

Leading classes of products are: Medical Devices and equipment, electronic components, light aircraft assembly, leather products, and magnets.

Products manufactured in the county include insulation materials, fabricated metal items, cement, clay tile, pipe, recreational vehicles, and mobile homes, just to name a few.

LEADING INDUSTRIES IN RIVERSIDE COUNTY

Agriculture Production	Food and Kindred	Paper & Allied Products	Stone, Clay & Glass Products
Apparel and other Textiles	Furniture and Fixtures	Personal Services	Textile Mill Products
Business Services	Instruments and Related	Petroleum & Coal Products	Transportation Equipment
Chemical & Allied Products	Leather & Leather Products	Primary Metal Industry	Trucking & Warehousing
Electric, Gas and Sanitary	Lumber & Wood	Printing & Publishing	Whsl. Trade-Durable Goods
Electric and Telephone	Machinery (except electric)	Rubber and Misc. Plastics	
Fabricated Metal Products	Misc. Manufacturing	Special Trade Contractors	

CLIMATE

County of Riverside

Typical Minimum and Maximum Temperatures:

Spring: 44° - 105° F

Fall: 32° - 98° F

Summer: 52° - 112° F

Winter: 24° - 86° F

POPULATION PROJECTIONS

The Southern California Association of Governments (SCAG), prepares the official population projections for the region: Projections indicate that the Inland Empire portion of Southern California will continue to experience a rise in population growth in the coming years. Indeed, as per the 2009 Census, SCAG reports that the greatest increases in population continued to be in the Inland Empire and the Central Valley. These areas grew at a higher rate than any other portion of the state. For instance, the Inland Empire (Riverside and San Bernardino Counties) added over 666,000 persons between 1990 and 2000 (for more information see www.scag.ca.gov/census) and continues to increase with 3.5 million residents the Inland Empire will grow more than 35% between 2000 and 2009.

PART OF THE 14TH LARGEST METRO-MARKET

The Riverside-San Bernardino Metropolitan statistical area boasts the 14th largest population in the United States and the second largest in California based on population estimates current as of July 1, 2009:

<u>Metropolitan Area</u>	<u>Population</u>	<u>U.S. Rank</u>
Los Angeles/Long Beach/Santa Ana	12,950,129	2
Dallas/Fort Worth/Arlington	6,003,967	4
Miami/Ft. Lauderdale/Pompano Beach	5,463,857	7
Riverside/San Bernardino/Ontario	4,143,113	14
San Francisco/Oakland/Fremont	4,180,027	12
Phoenix/Mesa/Scottsdale	4,039,182	13
Seattle/Tacoma/Bellevue	3,263,497	15
Minneapolis/St. Paul/Bloomington	3,175,041	16
San Diego/Carlsbad/San Marcos	4,026,135	17
Denver/Aurora	2,408,750	21
Kansas City	1,967,405	28

HOUSING

Availability of land for housing development, as well as reasonable, by southern California standards, housing costs in fueling rapid growth in the Inland Empire. The area boasts some of the largest numbers of new housing starts ever recorded in the country.

Complementing the lower housing cost is the value of the product the buyer receives for his/her dollar. Inland Empire buyers find that similar types of homes cost significantly less than the same product selling in Orange and Los Angeles counties for triple the amount. This value is an obvious attraction, however, the areas numerous other advantages, including close proximity to major freeways, good schools and safe neighborhoods contribute to the areas appeal. In addition, resale prices in the Inland Empire have shown over the long term to be a strong investment.

New residents of Riverside County enjoy tremendous choice as to housing types. While single-family residences still dominate the market, new construction developments feature apartments, condos, and units in planned communities. Apartments, condominiums, and houses are available for varying budgets and personal preferences. On the national level, housing prices in Riverside County are within the range of most major metropolitan areas in the country.

EXECUTIVE HOUSING

The housing market in Riverside County is mature and offers a wide variety of high-end, custom homes.

Custom residential lots with valley views and mountain vistas are available throughout the region, and more and more buyers are taking advantage of the lower cost in Riverside County to get more for their money. Executive housing areas spread throughout the county and offer a range of location choices. As move-up buyers relocate from areas west of the Inland Empire, it is becoming more common to see estate-type developments that provide an unequaled value in comparison to other locations in Southern California.

HEALTH SERVICES

Riverside County is home to some of the most prestigious medical institutions in the world. Health Care and the education of the medical professions is big business in the Inland Empire.

In addition to many modern acute care facilities there are also numerous emergency medical clinics, industrial and sports clinics, convalescent hospitals, nursing homes, retirement and a variety of health maintenance organizations. Along with many private medical and dental offices, the medical care industry has become the largest employment sector in the two-county area.

In 2010, UC Regents voted to create a new Medical School at UC Riverside. The UCR Med Scholl is slated to begin accepting students in 2012 and will bring much needed medical care to the Inland Region.

RELIGION

A great diversity of religious faiths are represented in Riverside, including Baha'i, Baptist, Christian, Episcopal, Evangelical, Jewish, Lutheran, Methodist, Muslim, Presbyterian, Unitarian, Universalists, and others.

EDUCATION

Among the Inland Empire's most obvious assets are its many quality educational institutions. From technical training schools to the foremost research universities, the area's higher educational facilities lure top students and faculty from all over the world. These same schools graduate a highly educated potential work force, which provides well-trained employees in an expanding job market.

Quality education begins well before the student enters a college or graduate program. Local school districts in the Inland Empire have effectively coped with the growth in student enrollment. Riverside schools enjoy an excellent reputation for providing quality instruction in modern facilities.

COLLEGES AND UNIVERSITIES

The Inland Empire has some of the most prestigious colleges and universities in the United States. Riverside schools enjoy an excellent reputation for providing quality instruction in modern facilities. These schools include University of California Riverside, California Baptist University, La Sierra University, Riverside Community College and California State San Bernardino. In 2010, a medical school was appointed by the state to be at the University of California, Riverside.

COMMUNITY COLLEGES

There are six community colleges in the Inland Empire. They offer two-year, college-level, course for transfer to higher institutions, varied vocational and technical certificate programs leading to associate degrees, and many customized technical training programs designed to meet the employee needs in cooperation with area business.

ELEMENTARY AND SECONDARY EDUCATION

There are three public school districts within the Riverside area. Local school districts in the Inland Empire have effectively and diligently coped with the recent growth in student enrollment. To accommodate the growing population in the region additional school facilities are in the process of being built, with long-range facility master plans in place. (Please refer to school for more detailed information.) In addition, as the area work force has grown, there has been a steady increase in licensed pre-schools within an easy commute.

VOCATIONAL TRAINING PROGRAMS

There are various vocational schools in the area offering training in such areas as business, drafting, machine operation, medical specialties, real estate, and trucking. Special skilled training programs can be developed for employers through a cooperative effort of the Jobs Training Partnership Act.

LISTING OF AREA SCHOOLS, COLLEGES, & UNIVERSITIES

Riverside Unified School District

Dr. Richard Miller, Superintendent

3380 14th Street, 92501

(951) 788-7134

www.rush.k12.ca.us

Enrollment in the district is approximately 43,464 students in kindergarten through grade 12. The district operates 29 elementary schools, 6 middle schools, 5 high schools, 1 special education school, 2 continuation schools and 2 alternative schools. The school district had a 2009 API base score of 760

	Number of Students Included in the 2009 API	2009 Base API	2009 Statewide Rank	2009 Similar Schools Rank	2009-10 Growth Target	2010 API Target
<u>Riverside Unified</u>	30,697	760	B	B	B	780
<u>Elementary Schools</u>						
<u>Adams Elementary</u>	412	745	4	5	5	750
<u>Alcott Elementary</u>	593	811	7	10	A	A
<u>Bryant Elementary</u>	210	772	6	9	5	777
<u>Castle View Elementary</u>	391	797	7	7	3	800
<u>Emerson Elementary</u>	335	779	6	7	5	784
<u>Franklin (Benjamin) Elementary</u>	579	844	8	4	A	A
<u>Fremont Elementary</u>	693	701	2	5	5	706
<u>Grant Elementary</u>	171	680	2	2	6	686
<u>Harrison Elementary</u>	537	778	6	6	5	783
<u>Hawthorne Elementary</u>	405	744	4	8	5	749
<u>Highgrove Elementary</u>	446	753	5	10	5	758
<u>Highland Elementary</u>	482	758	5	8	5	763
<u>Hyatt Elementary</u>	224	753	5	8	5	758
<u>Jackson Elementary</u>	547	734	4	7	5	739
<u>Jefferson Elementary</u>	625	748	5	7	5	753
<u>Kennedy (John F.) Elementary</u>	668	875	9	8	A	A
<u>Lake Mathews Elementary</u>	408	860	9	8	A	A
<u>Liberty Elementary</u>	496	707	3	6	5	712
<u>Longfellow Elementary</u>	0	736	4	9	5	741
<u>Madison Elementary</u>	540	766	5	8	5	771
<u>Magnolia Elementary</u>	417	793	7	8	5	798
<u>Mark Twain Elementary</u>	512	816	7	7	A	A
<u>Monroe Elementary</u>	438	765	5	8	5	770
<u>Mountain View Elementary</u>	620	743	4	7	5	748
<u>Pachappa Elementary</u>	422	785	6	9	5	790
<u>Rehoboth Charter Academy</u>	126	705	3	1	5	710
<u>Rivera (Tomas) Elementary</u>	620	848	8	6	A	A

<u>Taft (William Howard) Elementary</u>	474	798	7	9	2	800
<u>Victoria Elementary</u>	406	804	7	9	A	A
<u>Washington Elementary</u>	490	790	6	6	5	795
<u>Woodcrest Elementary</u>	437	817	7	6	A	A
Middle Schools						
<u>Central Middle</u>	627	717	5	9	5	722
<u>Chemawa Middle</u>	1,189	718	5	8	5	723
<u>Earhart (Amelia) Middle</u>	1,535	810	8	8	A	A
<u>Gage (Mathew) Middle</u>	1,107	750	6	7	5	755
<u>Sierra Middle</u>	917	694	4	9	5	699
<u>University Heights Middle</u>	804	691	4	8	5	696
High Schools						
<u>Arlington High</u>	1,506	682	4	5	6	688
<u>King (Martin Luther Jr.) High</u>	2,166	754	8	6	5	759
<u>North (John W.) High</u>	1,816	705	5	9	5	710
<u>Polytechnic High</u>	2,005	722	6	5	5	727
<u>Ramona High</u>	1,473	674	4	7	6	680

Riverside County Office of Education

Mr. Kenneth Young
3924 Riverview Dr., 92509
(951)-788-6530.
www.rcoe.k12.ca.us

This entity acts as the intermediary unit between districts and State Dept. of Education. Administers special education classes throughout the county, and the Regional Occupational Program. Handles in-service training and credentialing of teachers.

Riverside Community College

Dr. Gregory Gray, Chancellor
4800 Magnolia Avenue, 92506.
(951)222-8800
www.rcc.edu

RCC currently Offers more than 100 programs leading to an associate's degree, career certificate or transfer to a four-year college or university as well as general interest classes. Approximate enrollment is in excess of 30,000 students. In addition to the main campus located in downtown Riverside, there are also satellite campuses located in Moreno Valley, Norco and the Ben Clark Public Safety Training Center.

University of California, Riverside

Timothy White, Chancellor
900 University Avenue
(951) 787-1012
www.ucr.edu

UCR offers degrees in 80 undergraduate majors, 46 master, and 38 doctoral programs. One of eight AUC campuses, UCR has 19,439 students (2009 enrollment). Nearly 20,000 students are enrolled in extension programs.

La Sierra University

Randall Wisbey, President
4500 Riverwalk Parkway, 92515.
(951) 785-2000.
www.lasierra.edu

Founded in 1922, La Sierra University is a private, co-educational Christian university, known for excellent academic and pre-professional programs. Students come from many countries and nearly every state in the nation. The campus has 25 departments offering programs leading to Doctoral Degrees in Education, Business Management, College Arts and Sciences, and Religion. Over 1,900 students are enrolled.

California Baptist University

Ronald Ellis, President
8432 Magnolia Avenue, 92504
(951) 689-5771
www.calbaptist.edu

Since its founding in 1950, California Baptist University has set the standard for faith-based educational excellence. Today, the University offers a wide range of undergraduate, graduate and credential programs to more than 3,400 students. With extension campuses in several locations, CBU has become one of the premier Christian universities in the West.

California Paramedical & Technical College

Hulia Morally, President.

Located at 4550 La Sierra Avenue, 92505. Phone number is (951) 687-9006. A Fully accredited technical school offering a series of comprehensive course designed to train students for careers in the medical, business and computer fields.

California School for the Deaf

Mall Grossinger, Superintendent

3044 Horace Street, 92506

(951) 782-6500

<http://csdr-cde.ca.gov/>

Provides a comprehensive pre-school through 12 educational residential/day programs for deaf & deaf multi-handicapped children from Southern California.

Citrus Belt Law School

Judge Elwood M. Rich, (Ret.) Dean

3775 Elizabeth Street, 92506

(951) 683-6760

A private, independent institution dedicated to preparing and training students in the practice, art and theory of law. Confers professional degrees under the California Education Code. Current enrollment is 150.

Sherman Indian High School

(Bureau of Indian Affairs)

9010 Magnolia Avenue, 92503

(951) 276-6327

www.sihhs.net

Sherman is a four-year school for Native Americans. Current enrollment is 480.

Vocational Training Programs

There are many vocational schools and a community college that offers training in such areas as business, drafting, machine operators, medical specialties, real estate, and trucking. Special skilled training programs can be developed for employers through a cooperative effort of the Jobs Training Partnership Act. Job training funds are also available through the state.

NEIGHBORHOODS

THE WOODSTREETS

Where Charm and History Abound

History flourishes in the Wood Streets. Appropriately named after numerous types of trees such as Elmwood, Rosewood, and Oakwood, it is a place of tradition.

The Wood Streets neighborhood has one of those blocks where residents get together and decorate their street with Christmas decorations. It's been going on since the late 1940's.

Then there are the homes. Spanish-style homes with tile roofs, wood-framed California bungalows, stucco Mediterranean's; wartime tract homes and American Colonial Revival are just some of the types of houses throughout the neighborhood. "This is not a tract development," said Tom Emerson, Whose grandfather built the white, frame house where he lives-what is called a Frame Pacific Redi-Cut cottage. "As lots were available, people bought them."

Price is a major consideration. On the Wood Streets, families can find a house with "character," and at a price most can afford. Schools may be part of the reason for the influx of young families. Parents like "the track," referring to the three schools students will attend-Magnolia, Central Middle School and Polytechnic High School. It is quiet too. Except for a couple of schools, markets and small businesses, the Wood Streets-generally bounded by Grand Avenue and Olivewood Avenue between Jurupa Avenue and Riverside Community-is primarily residential. The prices generally range from \$225,000 to \$700,000, with the prices of homes on Chapman Place climbing well past \$600,000. The population of the census tract that lies wholly within the Wood Streets has hovered right at the 5,000 mark, dipping and climbing a few hundred or so every 10 years since 1960.

When Realtors market Wood Streets houses, they talk about the cedar linen closets, brick fireplaces, breakfast nooks and hardwood floors. Residents say that they like the fact that there is a wide range of economic backgrounds throughout the Wood Streets. But the neighborhood is still much as it was in the first decades of this century. So much so that public hearings are scheduled to see about setting aside a portion of the Wood Streets as a California Historic District, which would ensure that any construction would be compatible with the rest of the neighborhood.

VICTORIA WOODS

Orange Groves Gave Way to Homes

It was just a couple of decades ago that the orange trees were removed from the ground to make way for the construction of buildings, high-marks homes, and charming single story ranch homes boasting mature trees. History can be found here in the beautiful Victoria Country Club, established in 1903, offering a natural environment very near to the heart of downtown. Other noteworthy focal points in the vicinity are The Riverside Swim and Tennis Club and Poly High School.

Situated off Victoria Avenue, the largest and most notable feature of this neighborhood, designed to mirror the divided carriage-way of Magnolia Avenue. The streets in this locality flow with the land, following the natural contours, and the varying house elevations make for an ever-changing urban environment. Homes in Victoria Woods range in the \$200,000 - \$750,000 price range.

WHITEGATE/HAWARDEN HILLS

Whitegate/Hawarden Hills is Pastoral Peace Tucked within City

Whitegate/Hawarden Hills is about ten square miles in Riverside's southeast corner, bounded roughly by the city limits. Much of the area is empty hillsides, protected from dense development by Prop. "R" the 1979 growth-control initiative.

Narrow, tree lined, Hawarden Drive is divided into two parts as it snakes along and above the Gage Canal. The northern side has two entrances: Arlington Avenue and Horace Street. It is dominated by sprawling older homes at the end of driveways that seem to disappear into the hills. The southern end can be entered from Washington or Mary streets. It offers primarily new, but similarly grand, custom-built homes. Census figures show Hawarden Hills households make more money than the average Riverside household. Furthermore, Hawarden residents also own their homes at a greater rate---6.2% rentals compared to 39% citywide.

Properties in the Whitegate/Hawarden Hills area generally range from \$400,000, to over 2 million.

PACHAPPA HILL

Pachappa Hill: It's Like Living in a Dream Land

Pachappa Hill area comprises an area distinguished by age-old granite rock, where homes nestle among the desert landscape and the city sprawls out below. From Pachappa Hill the Wood Streets unfold until they seem to abut Mt. Rubidoux, off to the north the valley gives way to the often snow-capped San Bernardino Mountains. The Pachappa Hills neighborhood, with its rustic homes remains secluded while remaining in the heart of the city.

Mary Estudillo, with her husband, retired Riverside Superior Court Judge Francis M. Estudillo, have lived on the hill since 1962. They enjoy the quiet wildlife, which abounds in the area. She said the neighbors, while not getting "into each others pockets," look out for each other. For the most part, the people here say they can't think of any place they'd rather live in the city. Homes in the Pachappa Hill area of Riverside sell from between \$250,000 - \$600,000

MAGNOLIA CENTER

A Neighborhood That's Just Right

Magnolia Center may be best described as a stable, sedate and comfortably middle-class neighborhood. In fact, the area may be characterized as one with little violent crime, not much residential turnover, peaceful streets populated by many long-time homeowners, few renters, and a mix of young families and retired elderly residents.

"Convenient" is probably the single word mostly used by Magnolia Center residents to describe their neighborhood, which is bordered by Hillside Avenue on the west, Jurupa Avenue on the north, the 91 Freeway on the east, and Arlington Avenue on the south. The neighborhood also includes schools, churches, banks, shopping centers, a public pool, several parks a medical clinic and surgery center, as well as quiet residential streets.

Most Magnolia Center homes can be described as "middle class," priced between \$250,000 and \$425,000. Compared to the rest of Riverside Magnolia Center hasn't had much residential growth in the past few decades. The new Riverside Plaza has added such excitement to revitalize the Magnolia Center Area.

A little slice of history: The Magnolia Center neighborhood was part of Riverside when the city was first incorporated in 1883.

In fact, Magnolia Center was home to some of the city and county's most important pioneering families including Luther and Iliza Tibbets, and Henry M. Streeter. The Tibbets family is credited with planting the state's first navel

orange trees in their front yard, thereby shaping Riverside's agricultural future and putting the young city on the map.

UNIVERSITY HEIGHTS

Living Close to the University of California

This rugged, mature neighborhood situated at the base of Box Spring Mountains lies on the eastern edge of Riverside near Highway 60. Located minutes from the campus of UCR, it is convenient for professors and students alike and also popular with middle-income families. Its close proximity to mountains provides a desert feeling among the quiet-tree-lined streets. Sycamore Canyon Park is within hiking distance of many neighborhoods and provides for abundant nature walks, critter watching, and family outings. Home prices typically range from the \$200,000 to over \$675,000 near Mt. Vernon and Floral Avenue.

LA SIERRA HEIGHTS

Panoramic views

What was once acres and acres of citrus groves, is now the picturesque Orchard Hills and surrounding neighborhoods located east of the 91 Freeway along colorful Victoria Ave.

Although the feeling is one of living in the countryside, this area is conveniently located near the Riverside and Corona business districts. A master planned community Victoria Grove boasts newer homes, schools and community pools.

Many families are attracted to these neighborhoods as they boast large lots, many with their own citrus groves, with views of Corona and Riverside's city lights and snow-capped mountain ranges. Prices range from the \$350,000 up to \$750,000.

Many professionals live on such streets as Citruswood Circle, Lyon Ave., and Dufferin Ave., to name a few. During the spring, the scents of orange blossoms intoxicate joggers and bicyclists along the scenic routes of this area.

RANCHO VALENCIA

Nestled in the midst of orange groves, the gated community of Rancho Valencia offers history, many single story homes, a park and a great lifestyle. Close to Hawarden Hills, Woodcrest, and Orangecrest, it is a super location for accessing the 215, and 91 freeways. Award winning schools support this area as well as community orange groves that provide privacy and beauty with many views of the pastoral hills. Prices range from \$400,000 to \$750,000.

WOODCREST

Woodcrest has long been noted for offering rural executive living. Horse lovers abound as well as residents that want space between their neighbors'. Custom and semi-custom homes surround the area called Mockingbird Canyon and pastoral settings create the perfect California living. These are neighborhoods, which provide a sense of community, as well as wide-open horse ranches. Prices range from \$300,000 to over \$800,000.

RIVERWALK

Beautiful Riverwalk off of La Sierra Avenue hosts a blend of residential housing and higher density PUD's. This community offers convenient access to the 91 and 15 freeways. The amenities include a network of man-made rivers, trails, basketball and volleyball courts, gazebos and gathering areas link this gated community. La Sierra University is a good neighbor to this area. Prices range from the mid \$200,000 to \$650,000.

ORANGECREST

Orangecrest is the newest addition to the city, with the major portion annexed in 1986. The remaining portions were added in two smaller annexations in 1994 and 1996. This neighborhood is a so-called master-planned community, covering 1,514 acres, with areas designated for residential, commercial, office, industrial and recreational uses. When the neighborhood is complete, there will be 4,345 houses, covering a wide price and size range. The neighborhood provides an elementary, junior high and high school, along with tree parks.

This neighborhood is marked by its very homogenous nature – property values, average household incomes, and ages all fall within a very narrow range, when compared with other neighborhoods.

Residential development has occurred very quickly, with growth concentrated in the late 1980's and early 1990's. Consequently, all of the houses are very new and all have similar architecture. Nearly all of the streets provide cul-de-sacs and long curves, reflecting the current trend in urban design. Traffic is directed away from residential streets and concentrated, via Orange Terrace Parkway onto two main through fares, Van Buren Boulevard and Trautwein Road. New additions to this neighborhood include, the Orange Terrace Library, the Orange Terrace Community Center and Baseball fields.

LIFESTYLE

Riverside County residents enjoy the best of what Southern California has to offer. The mild climate encourages personal enjoyment of abundant outdoor recreational opportunities. No other region in the country is so close to so many world-class destinations.

Those living in Riverside County can afford to take advantage of all the lifestyle choices. In comparison to the rest of California and many other locations in the country, the region's cost of living is very reasonable. People are moving in daily, both for the quality of life and the affordability of the area.

RECREATIONAL OPPORTUNITIES

Recreational opportunities in the Inland Empire exemplify the diverse life-style choices that the region has to offer. Whether it be golfing in La Quinta at the PGA West complex, skiing at the Bear Valley Ski Resort in Big Bear, camping and hiking in the Mt. San Jacinto State Park, or sailing in the alpine atmosphere of Lake Arrowhead, the Inland Empire offers a range of desirable outdoor activities.

Within a one hour drive, it's possible to water and snow ski, both on the same day. Choose from the many lakes for all types of water sports. Play a world-class golf course or attend a pro tennis or golf tournament. Visit the distinguished wineries of Temecula or drift over the vineyards in a hot air balloon. Hit the beach in Newport or visit the home of the world's most famous mouse in Anaheim.

Parks – There are 34 parks sites in the Riverside County Regional Park System. These offer a wide range of opportunities from hiking over mountain trails to water skiing on the Colorado River. The county parks headquarters is at 4600 Crestmore Road, Riverside. Telephone number is (951) 955-4310.

Camping – Individual family and group camping is available at most county parks on a reservation basis. Full and partial hookups are currently available at selected parks. For campground information or reservations call (800) 234-7275

CULTURAL AMENITIES

As Riverside County has grown, so has its access to cultural activities: From Riverside's annual Festival of Light's, to the Weekly Downtown Wednesday night street festival (see below for information), to the many diverse museums that make their home in Riverside County, culture seekers will not be disappointed. In addition to local stage and musical productions, Riverside boasts its own ballet company, philharmonic orchestra, and children's theater.

Cities in the western portion of Riverside County, in particular, the desert community of Palm Springs, and the renowned cultural amenities of the counties to the south and west, offer unique attractions as well.

Nearby Los Angeles is one of the entertainment capitals of the world. Riverside residents are well positioned to take advantage of the extensive array of live entertainment, theatrical productions, museums, musical events, and sporting events in Los Angeles County. Check local Metro-link schedules for the most convenient way to travel to Los Angeles County and beyond.

HISTORICAL SITES OF INTEREST IN RIVERSIDE

Downtown Area:

Mission Inn

3649 Mission Inn Avenue 92501

Main Operator: (951) 784-0300

Museum: (951) 781-8241

Tours: (951) 788-9556

www.missioninn.com / www.missioninmuseum.com

This gorgeous guest hotel designed in the mission revival style is an architectural gem with a rich history. The Inn occupies an entire city block, and is a National Historic and Architectural Landmark. There are three onsite restaurants, a bar, lounge, day spa, and a museum devoted to detailing unique facts specific to the Inn's history.

Riverside Municipal Museum

3580 Mission Inn Avenue 92501

(951) 826-5273

Hours: Tuesday-Friday 9-5 p.m.;

Saturday 10-5 p.m., Sunday 11-5 p.m.

Admission is Free

The Riverside Municipal Museum is a community museum, aimed at providing the public with a deeper appreciation for the region's historical legacy, in the form of permanent collections, special exhibits and a nature lab, which features a hands on exhibits of local plants and animals.

Chinese Pavilion

Corner of Mission Inn Avenue & Orange Street 92501

Constructed in 1987, and funded by private donations as well as the government of China, the pavilion commemorates the role Chinese people played in the development of Riverside and the surrounding region. This lovely structure adds color and beauty to the downtown landscape.

Riverside Municipal Auditorium

3485 Mission Inn Avenue 92501

Business Office: (951) 787-7678

Box Office: (951) 788-3944

www.riversidemunicipalauditorium.com

Riverside's premiere performing arts center and concert venue hall host's musical performances as well as providing space for weddings and other events. This lovely venue was recently renovated and provides a lush garden-area capable of accommodating large parties.

Riverside Art Museum

3425 Mission Inn Avenue 92501

Museum Store: (951) 684-7111

Hours: Monday-Saturday 10-4 p.m.

Cost: \$5.00 Donation Admission

Note: Museum members, students and children under 12 are free.

Situated in the historic Mission Inn District, the Riverside Art Museum, a non-profit organization aims to exhibit art addressing social issues and other varied themes showcasing a wide range of media techniques. Architect Julia Morgan, of Hearst Castle fame, designed the building, which houses the museum. The building was constructed in 1929 and was placed on the National Register of Historic Places in 1988.

Fox Performing Arts Center

3801 Mission Inn Avenue 92501

Box Office: (951) 779-9800

Fox's Riverside Theater opened in 1929 as a cinema/vaudeville theater house. It was built with a Spanish Colonial Revival style and attracted well-known performers including Bing Crosby and Judy Garland. Additionally, it became popular as a location for motion picture previews, the theater was the site of the first public screening of "Gone with the Wind." In 2007, the City began a major historical restoration of the Fox with the goal of making it the centerpiece of a downtown arts and culture scene. On Thursday, May 3, 2007, after more than 1,300 visitors took one final tour through the auditorium of the Fox Theater, one of the City's most revered landmarks, the doors closed for the restoration.

This historic structure has been reinvented as a state-of-the-art performing arts theater for Riverside and the Inland Empire. The new design features adaptations and additions on all three levels of the Fox Theater that include an expanded stage, new stage floor, seats, lighting, a restored decorative ceiling and a refurbished lobby. The Fox boasts a 1,600-seat state-of-the-art performing arts theater that captures the original grandeur of the 1929 building, with updated amenities for patron enjoyment and comfort. The Fox Performing Arts Center re-opened in January 2010.

Union Pacific Depot (Now the "**Coffee Depot**")

3204 Mission Inn Avenue 92507

(951) 222-2263

This historical building was originally the Union Pacific Depot, constructed by San Pedro, Los Angeles and Salt Lake Railroad in 1904, and taken over by Union Pacific Rail Road in 1921. Passenger services ended in 1971 and thereafter the Depot sat vacant for many years. Currently a Coffee House occupies the space offering an educational and quirky environment. The Coffee Depot regularly hosts local musicians, provides an onsite library, delicious treats and room rentals for large gatherings.

Sutherland Packinghouse (Now "**The Old Spaghetti Factory**")

33191 Mission Inn Avenue 92507 (across from the Union Pacific Depot)

(951) 784-4417

Built by the Salt Lake Railroad Company in 1912, this National Historic building was originally used as packinghouse for citrus fruit during the early part of the 20th Century. Presently, The Old Spaghetti Factory, the restaurant's ambiance is shaped by the grandeur of the structure and its history, which is a part of the restaurant's décor. In addition the cuisine is reasonably priced and tasty.

Riverside County Courthouse

4050 Main Street 92501

The Riverside County Courthouse, built in 1904 by Franklin Pierce Burnham was meant to duplicate the façade of the 1900 Paris Exposition's Grand Palace of Fine Arts. The resulting structure was both grand and elegant. In 1995 Riverside politicians voted to renovate the structure, including the restoration of the ceremonial courtroom to its previous grandeur. Today the Courthouse is in full operation. Walk through the stately halls of justice and soak in a piece of Riverside history.

Universalist-Unitarian Church

3657 Lemon Street 92501

(951) 686-6515

www.uuchurchofriverside.org/history.html

Constructed in 1891 of Arizona sandstone and designed by architect A. G. Willard, the building is a mixture of Norman and English Gothic architecture and features stained glass windows depicting prominent citizens from the City of Riverside who assisted in the planning, financing and construction of the church. The building has been on the National Register of Historical Sites since 1978.

First Congregational Church

3755 Lemon Street 92501
(951) 684-2494

This Spanish Renaissance building with its Churriguesque details was designed by Myron Hunt, a leading California architect, and built in 1912 the building features beautiful stained glass windows and concrete tower.

Mount Rubidoux

4706 Mt. Rubidoux Drive
www.mt-rubidoux.org

Rising 1300 feet above sea level, this natural mountain area boasts supreme city views and is an excellent area for nature hikes. On the mountain is the Peace Tower, built in 1925 to promote world peace. Easter sunrise services have taken place since 1909 and are a local tradition started by Frank Miller of the Mission Inn.

Jensen-Alvarado Ranch Historic Park

4307 Briggs Street
(951) 369-6055

Located off the 60 Freeway and Rubidoux Boulevard, this park offers an 1880's living history interpretive program and museum. The museum is open to the public on Saturday from 10-4 p.m., or by reservation for group tours.

Anza Statue in Newman Park

Magnolia Avenue and 14th Street Intersection.

Sherry Peticolas sculpted the Spanish explorer Don Juan Bautista De Anza, with the support of the Works Projects Administration in 1940. The model for the statue was an actual descendant of De Anza's brother.

Evergreen Cemetery

4414 14th Street

The city's first cemetery commemorates many of Riverside's founders. The Riverside Mausoleum, built in 1912 from a design by Henry L. A. Jekel, represents a fine example of Egyptian Revival architecture.

UCR/California Museum of Photography

3824 Main Street
(951) 784-3686

www.cmp.ucr.edu

Hosting shifting exhibitions, with a main focus upon photography's relationship to politics, art and society. The museum is located in Riverside's Downtown district and is open late during the spring and summer months for Art Walk. Admission is \$1 for the general public and free to members, students and seniors.

UCR/Culver Center for the Arts

3824 Main Street
(951) 784-3686

www.culvercenter.ucr.edu

The Barbara and Art Culver Center of the Arts is an interactive art facility housed in the renovated Rouse Building, a magnificent 1895 department store. The Culver Center extends the vitality and community interactivity of UCR/California Museum of Photography and Sweeney Art Gallery by providing new exhibition space; a new home for the Sweeney; an 80-seat film and video screening room; an atrium gallery for installation, music, and performance under a magnificent 35 foot high naturally illuminated clerestory monitor; a public café; a new seismically protected home for the UCR/CMP's world-treasure Keystone-Mast glass plate stereo collection, supported by a Federal Government's Save America's Treasures grant; and an advanced faculty and student laboratory for advanced research in the arts.

Jurupa Mountains Cultural Center

7621 Granite Hill Drive

(951) 685-5818

www.jmcc.us

The museum is a not for profit family oriented learning facility, featuring programs on archeology, geology, and earth sciences. Every Saturday is family day with Dinosaur Walks at 9:00 and 1:30. Open Tuesday-Saturday from 8:00 a.m. to 4:00 p.m.

Riverside Children's Theatre

2900 Adams Street

(951) 689-5660

www.riversidetheatre.com

Featuring exciting opportunities for children to participate in dramatic productions.

University of California Riverside Botanic Gardens

These gardens are a living plant museum with more than 3500 plant species from all over the world. The gardens are located off Canyon Crest Avenue on the UCR campus follow the Botanic Gardens signs through the campus, past parking Lot 13, to reach a cedar-lined drive and the entrance to the gardens. Open daily from 8 a.m.-5 p.m., suggested donation \$1; parking is free.

(951) 827-4650

www.gardens.ucr.edu

Castle Amusement Park

3500 Polk Avenue, Riverside

(951) 785-3000

www.castlepark.com

Featuring miniature golf, arcade, ride park and the Big Top Restaurant.

Riverside Live Steamers Hunter Park

1496 Columbia Avenue

(951) 779-9024

Operating for over forty years, the organization is dedicated to perpetuating the memory of steam locomotives. Runs occur the 2nd and 4th of each month and proceed around Iowa and Columbia Streets. Admission is free.

Parent Navel Orange Tree

Located at Magnolia and Arlington Avenue.

One of two trees received from Brazil, via Washington D.C., which helped define Riverside as a citrus mecca. The oranges produced by the parent navel trees were not only sweet tasting, but were seedless as well and later named "Riverside Navel". The parent tree still bears fruit.

Heritage House

8193 Magnolia Avenue

(951) 689-1333

A beautifully elegant architectural gem, the Heritage house has been restored and maintained to reflect the spirit of the 19th Century construction. Open Friday-Sunday, from 12-3:30 p.m. Closed during the months of July and August. Donations to the house are suggested with proceeds supporting the ongoing maintenance and development.

Benedict Castle

5445 Chicago Avenue

For guided tours call: (951) 683-4241

The castle designed by H. L. A. Jekel in the Spanish-Moorish style was built in two stages in 1922 and 1931, and has been the location for several motion picture shoots.

Other Places of Historical Interest in the Riverside Area

Perris Valley Historical Museum

Located near Fourth and D Streets in downtown Perris, next to the railway tracks in the brick Santa Fe Depot (built in 1886). Take the 215 Freeway south from Riverside, exit Fourth Street turn left onto "D" Street (museum located on left).

(951) 657-0274

Admission is free but the museum is staffed by volunteers; call to schedule tours.

Perris Orange Empire Railway Museum

Located at 2501 South A Street in Perris. From the Santa Fe Depot, continue on Fourth Street (Highway 74 to Elsinore) to A Street and turn left. Open every day from 9 a.m.-5 p.m., admission to the museum grounds and walk-through exhibits is free. The museum also features streetcar and train rides on the weekends.

General Information Line: (951) 657-2605/Direct Contact: (951) 943-3020

NEWCOMERS INFORMATION

THE RIVERSIDE NEWCOMERS & NEIGHBORS CLUB

If you are new to the area, miss familiar faces and long to connect with the community, the Riverside Newcomers Club may help. Founded in 1951, the club strives to provide social and cultural activities through which new residents may become acquainted with other newcomers and the community.

For more information visit their website: www.rivnewcomers.org

CAMPUS TOURS OF UC RIVERSIDE FOR THE NEWCOMER

Take advantage of campus tours offered to prospective students, new faculty members, or those who are simply curious about the University.

Tower Realty also provides Riverside school tours. Call us at (951) 369-8002 to schedule!

For more information contact the operator at: (951) 827-1012 or visit the website: <http://futurestudents.ucr.edu>

IMPORTANT PHONE NUMBERS

THE PRESS ENTERPRISE

The Press Enterprise, a Pulitzer-Prize winning newspaper was established in 1878. The Press Enterprise is the major news service for Riverside County. To subscribe to The Press Enterprise call: (800) 794-6937. Offices are located at 3412 Fourteenth Street in Riverside near the 91 Freeway.

VOTER REGISTRATION

Riverside residents are required to be registered 29 days prior to any election. To register to vote, simply pick up a postcard registration form, fill it out and mail it to the Registrar of Voters at 1260 Palmyrita Ave., Riverside, CA 92507. These forms can be picked up at various public offices around town such as the library, post office, or the department of motor vehicles. For further information call: (951) 486-7200 or visit the website: www.election.co.riverside.ca.us

IMPORTANT TELEPHONE NUMBERS

Utilities

<http://www.riversideca.gov/utilities>

SBC	(800) 310-2355
Riverside Pub. Utilities	(951) 782-0330
Southern CA Edison	(951) 782-0330
Southern CA Gas Co.	(800) 427-2200
Western Municipal Water	(951) 789-5100
Crown Cable	(951) 687-2590

Greater Riverside

Chamber of Commerce (951) 683-7100

<http://www.riverside-chamber.com>

Riverside Visitors (951) 222-4700

Convention Bureau (951) 222-4700

Riverside Downtown Part.(951) 781-7335

Animal Control (951) 358-7387

Express Mail Services

DHL	(800) 247-2676
Federal Express	(800) 238-5355
United Parcel Service	(800) 742-5877

Newspapers

<http://www.pe.com>

Press Enterprise	(951) 684-1200
Greater Riverside	(951) 683-7100

CITY OF RIVERSIDE

WHO TO CALL AT CITY HALL

Prefix for all numbers is 951

CITY HALL

General Information (951) 826-5311
TDD (Hearing Impaired) (951) 826-5439
City Council (951) 826-5991

BUSINESS TAX/LICENSE (951) 826-5465

COMMUNITY RELATIONS (951) 826-5709

ANIMAL CONTROL (951) 358-PETS

GRAFFITI REPORTS (866) 824-3733

HUMAN RESOURCES (951) 826-5808

Job Line (951) 826-5492

MAIN BRANCH LIBRARY (951) 826-5201

PARK & RECREATION

Park Concerns (951) 715-3440

City Tree Problems/Trimming (951) 351-6126

Rec. Programs/Reservations (951) 826-2000

POLICE DEPARTMENT

Business Information (951) 826-5700

Police Reports By Phone (951) 826-5314

Vehicle Abatement (951) 351-6039

(Inoperable vehicles on street)

Parking Control (951) 351-6039

Drug Problems (951) 320-8100

Traffic Enforcement (951) 531-6039

Gang Problems (951) 784-4264

PARKING CITATIONS (951) 782-5620

PUBLIC UTILITIES

Utility Bill Questions (951) 782-0330

Street Lights Out (951) 351-6005

Electricity/Water Emergencies (951) 687-0791

Electric Deregulation Questions (951) 826-5485

Programs & Services (951) 826-5485

PUBLIC WORKS

Code Compliance (951) 826-5341

Zoning Violations

Illegal Business Operations

Business Violations

Illegal Garage Sales

Illegal Signs

Property Maintenance

Illegal Dumping

Weeds

Litter/Debris

Parking on Lawns

Abandoned Buildings

Inoperable Vehicles

(On Private Property)

SEWER QUESTIONS (951) 826-5341

STREETS (951) 351-6127

Street/Curb/Sidewalk Repairs

Street Sweeping

Potholes

Standing Water

Street Signs

Shopping Cart Retrieval

Street Const./Grading/Paving (951) 826-5341

SOLID WASTE

Trash Pick-up Problems (951) 351-6127

TRAFFIC (951) 351-6096

Signal Problems

New Signal/Sign Requests

For numbers not listed call: (951) 826-5311

Or visit the website at:

www.ci.riverside.ca.us

3900 Main Street Riverside, California 92522 • (951) 826-5312