

COMMUNITY ECONOMIC PROFILE *for* DESERT HOT SPRINGS RIVERSIDE COUNTY, CALIFORNIA

Prepared in conjunction with the City of Desert Hot Springs and Desert Hot Springs Chamber of Commerce

Location

Desert Hot Springs, incorporated September 25, 1963, is located 112 miles east of Los Angeles and 511 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	5,941	11,668	16,582	25,938 ¹
Taxable Sales-City	\$15,873	\$40,584	\$63,475	\$79,192 ²
Housing Units-City	3,123	4,586	5,859	8,650 ¹
Median Household Income-City	\$12,312	\$20,687	\$25,987	\$36,326 ³
School Enrollment K-12	8,000	14,426	20,216	23,943 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 the Palm Springs Unified School District and is for 2009-10.

Climate

Period	AVERAGE TEMPERATURE			RAIN	HUMIDITY		
	Min.	Mean	Max.	Inches	4 A.M.	Noon	4 P.M.
January	39.1	53.7	68.3	1.27	57	32	32
April	52.5	69.9	86.9	0.08	55	22	19
July	73.2	90.6	107.8	0.19	60	28	25
October	56.4	74.0	91.4	0.11	58	27	28
Year	54.7	70.9	87.5	5.23	58	27	26

Transportation

RAIL: Union Pacific main line, 5 mi. south. Amtrak passenger rail service is provided in Palm Springs and Indio. Passenger rail service is anticipated within the near future.

TRUCK: 28 carriers in the Coachella Valley.

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

AIR: Palm Springs International Airport, 9 mi. south, is served by Alaska, Allegiant Air, American, Delta Connection, Horizon Air, Sun Country, United Airlines, United Express, US Airways Express and WestJet; general facilities, 10,000 ft. runway. Bermuda Dunes (private airport) is located 15 mi. southeast.

BUS: The SunLine Transit Agency serves Coachella Valley communities. Greyhound service is provided in Palm Springs and Indio.

PORTS: Nearest ports are in Los Angeles-Long Beach, 115 mi. west, and San Diego, 127 mi. southwest.

HIGHWAYS: Nearby connections to Calif. 62 north to Yucca Valley and south to I-10 to Los Angeles, east to Phoenix and south on Calif. 111 and the I-8 to Tucson.

Industrial Sites

There are 345 acres in the city limits zoned for industry. About 90% is vacant and available in parcels ranging in size from 1 to 35 acres. Drainage is very good. Subsoil is sandy and piling is not required for one-story buildings. Sizes of water mains range from 6 to 16 inches. Site data compiled in cooperation with the City of Desert Hot Springs.

Public Services

WATER: Mission Springs Water District, (760) 329-6448.
Maximum pumping capacity: 23.3 mg/d. Average consumption: 8.5 mg/d. Water connection charges: \$4,353 minimum. Monthly service charge by meter size: 3/4" - \$7.77; 1" - \$8.65; 1 1/2" - \$10.23; 2" - \$11.86; 3" - \$18.91; 4" - \$29.30; 6" - \$47.07. Consumption charges: 0-500 cu. ft. - \$0.50/HCF; 501-1,500 cu. ft. - \$1.55/HCF; over 1,500 cu. ft. - \$1.69/HCF. Construction water charge: \$1.72/HCF.

SEWER: Mission Springs Water District, (760) 329-6448.
Capacity of sewer plant: 2.0 mg/d. Peak flow: 1.6 mg/d. Type of treatment plant: Secondary. Any facilities for non-recoverable industrial wastewater: No. Sewer connection charges: \$2,520 minimum. Sewer service charge: \$22.43/EDU residential/monthly rate. Commercial-Industrial charges are between \$1.42 to \$9.30 per HCF.

Infrastructure

Master plan for storm drains adopted: Yes. Charges assessed on what basis: Flood hazard protection study for subdivisions based on number of lots plus \$2.00 per tentative lot or \$8 per acre if planned unit development.

Dedication requirements: Capital Improvement Plan.

Improvement requirements: Street lights, fire hydrants, centerline monument, traffic control, match-up of paving, curbs, gutters, sidewalks and parks.

Utilities

GAS: Southern California Gas Co.
For residential and business rates applicable to Desert Hot Springs, contact the Southern California Gas Co. at (800) 427-2200.

ELECTRIC: Southern California Edison.
For residential and business rates applicable to Desert Hot Springs, contact Southern California Edison at (800) 655-4555.

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

Governmental Facilities - Tax and Insurance Rates

- Desert Hot Springs has the council-manager form of government. Assessed valuation minus exemptions (2009-10): \$1,333,686,479; County: \$211.3 billion. Ratio of assessed value to appraised value: 100% of real cash value.
- Industrial property tax rates (2009-10) per \$100 assessed valuation. Code area: 61-021. City rate: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.22623.
- Commercial property tax rates (2009-10) per \$100 assessed valuation. Code area: 14-014. City rate: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.22623.
- 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: 34 sworn officers, 6 civilian employees and 32 citizen volunteers.
- Fire Department: City contracts with the Riverside County Fire Department.
- Fire Insurance Classification: Source of Rating: Insurance Services Office. City rating: 4. Adjacent unincorporated area: 9.
- Major projects authorized for improvement of city service or to adjacent unincorporated areas: public nuisance abatement, downtown lighting, improving present park buildings and street resurfacing underway.

The Desert Hot Springs Labor Market Area

- Redevelopment Agency Area: 932 acres. Projects include residential flood control, public corridor improvement, single-family rehabilitation loan assistance, spa conversion program, front yard beautification grants, first time homebuyer down-payment assistance, self-help housing assistance.

Area consists of the Coachella Valley (the Desert Hot Springs, Cathedral City-Palm Desert, Palm Springs and Coachella Valley Census County Divisions).

Area population: 404,831		Total employment: 163,026	
Natural Resources & Mining	6,323	Professional & Business Services	20,175
Construction	17,255	Education & Health Services	26,929
Manufacturing	5,110	Leisure & Hospitality	28,802
Trade, Transportation & Utilities	30,317	Other Services	9,109
Information	3,028	Government	5,348
Financial Activities	10,630		

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

Characteristics of the Labor Force

Extent of Unionization: Construction workers are generally unionized, as are culinary workers and bartenders.

A number of local “health spas” attract both visitors and residents with health problems, especially those with arthritis. A high seasonal demand exists between November and May for nurses, physiotherapists and service workers. A large population of senior citizens demands a number of service workers year-round. Considerable construction of energy producing wind machines is evident in the western portion of the city, generating some demand for technical and general labor.

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, 1325 Spruce Street, Suite 110, Riverside, California 92507, (951) 955-3204, or at 7000 Franklin Blvd., Suite 1100, Sacramento, California 95823, (916) 262-2162.

There are 61 manufacturers in the community area (Desert Hot Springs, North Palm Springs and Palm Springs). Leading product group class is medical respirators. The larger manufacturing firms in the community are:

Name of Company	Employment	Products
CareFusion	300	Medical equipment
Palm Springs Baking Co.	55	Bakery goods
Western Golf Car Manufacturing	50	Golf cars
Palm Springs Plating	30	Metal plating

The major non-manufacturing employers are motels, hotels and spas, which in the aggregate employ several hundred people.

Non-Manufacturing Employment

Name of Employer	Employment	Description
Palm Springs Unified School District	2,039	Public school system
Angel View Crippled Children’s Foundation	250	Rehabilitation services
Miracle Springs Hotel & Spa	178	Resort hotel
Desert Hot Springs Spa Hotel	143	Resort hotel
Vons	70	Supermarket
Kmart	60	Retail
City of Desert Hot Springs	60	City government
Stater Bros.	60	Supermarket
Mission Springs Water District	50	Water purveyor
Mission Lakes Country Club	47	Golf club

Community Facilities

HEALTH: 1 clinic, 3 physicians/surgeons, 8 dentists, 7 chiropractors and 1 optometrist. Major medical care is available at Desert Regional Medical Center (367 beds) in Palm Springs, 10 mi. south, and Eisenhower Medical Center (313 beds), 13 mi. east.

EDUCATION: The city has 5 elementary schools, 1 middle school and 1 high school. Two private schools are located in Desert Hot Springs. Palm Springs Unified School District includes 16 elementary schools, 4 middle schools, 3 high schools, 1 continuation high school, 2 alternative schools and 1 adult school. For continuing and advanced education, the College of the Desert, a public community college (2 year), Brandman University, the Palm Desert Campus of California State University, San Bernardino and University of California, Riverside Palm Desert Graduate Center are located in Palm Desert, 20 mi. southeast.

CULTURAL: 21 churches, 1 library, 1 daily newspaper, 9 TV channels received direct, 1 cable system (Time Warner), 4 banks, 1 savings and loan, 6 parks and 12 walking trails. Other recreational facilities include public tennis courts, 6 golf courses, 12 public day spas, 1 art gallery, 1 community center, 1 senior center and Cabot's Pueblo Museum. Nearby are the Palm Springs Aerial Tramway, Joshua Tree National Park and a variety of recreational attractions and activities in the upper Coachella Valley resorts.

Housing Availability, Prices & Rentals

According to the California Department of Finance, there are 11,073 housing units in Desert Hot Springs. The housing stock consists of 7,487 single detached units, 180 single attached units, 1,414 multiple 2 to 4 units, 1,313 multiple 5 plus units and 679 mobile homes.

The median sales price for new and existing homes is \$105,000, as reported by DataQuick for September 2010.

There are 39 hotels/motels, with 994 rooms, in Desert Hot Springs.

There are 39 mobile home and RV parks in Desert Hot Springs with 3,261 mobile home spaces and 3,749 RV spaces.

The city has 7 housing developments scattered throughout the town providing apartments for low and moderate income families and individuals. There are 628 combined total units available.

Remarks

Known as California's Spa City, Desert Hot Springs is in the foothills of the San Bernardino Mountains overlooking Palm Springs. It offers the advantages of both the high and low deserts. The community is famous for its natural hot mineral water. Each year thousands of Europeans and Canadians spend their winters in the community. Desert Hot Springs, with its 3 shopping centers, supports a significant retail market. The community favors a balanced development of commercial-industrial as well as tourist-related business now and in the future.

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 Desert Hot Springs, 65-950 Pierson Blvd., Desert Hot Springs, CA 92240, (760) 329-6411; online at www.cityofdhs.org; or the Desert Hot Springs Chamber of Commerce, 11-999 Palm Drive, Desert Hot Springs, CA 92240, (760) 329-6403.