

COMMUNITY ECONOMIC PROFILE *for* INDIAN WELLS RIVERSIDE COUNTY, CALIFORNIA

Prepared in conjunction with the City of Indian Wells and the Indian Wells Chamber of Commerce

Location

Indian Wells, incorporated July 14, 1967, is located 124 miles east of Los Angeles and 502 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	1,394	2,647	3,816	4,958 ¹
Taxable Sales-City	\$6,718	\$47,118	\$68,599	\$74,343 ²
Housing Units-City	558	1,258	1,982	2,745 ¹
Median Household Income-City	\$43,283	\$87,942	\$93,986	\$131,250 ³
School Enrollment K-12	9,414	16,031	22,815	29,323 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. The enrollment count is for the Desert Sands 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	37.8	54.1	70.4	0.50	57	32	32
April	57.0	72.3	87.5	0.10	55	22	19
July	76.9	92.1	107.2	0.12	60	28	25
October	58.7	75.5	92.2	0.23	58	27	28
Year	57.2	73.1	89.0	3.38	58	27	26

Transportation

RAIL: Union Pacific transcontinental line. Amtrak passenger rail service is provided in Indio and Palm Springs.

TRUCK: 28 carriers are located in the Coachella Valley.

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

AIR: Palm Springs International Airport, 17 mi. northwest, 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 3 mi. north.

BUS: Sun Bus by SunLine Transit Agency.

PORTS: Nearest ports are in Los Angeles-Long Beach, 133 mi. west, and San Diego, 128 mi. southwest.

HIGHWAYS: California 111. There are connections to the I-10 west to Los Angeles and east to Phoenix, and Calif. 86 (NAFTA Highway) to Imperial County and Mexico.

Industrial Sites

There is no industrially zoned acreage in Indian Wells. In Palm Desert, adjacent to the west, over 740 acres are zoned industrial with 50% of the land unimproved. The light industrial category is applicable, albeit there are strict guidelines prohibiting smoke, noise or any liquid pollutants. Space is being utilized as warehousing and distribution and a certain amount of assembly work.

In Indio, 7 miles east, there are 1,341 acres zoned for industry. This is available in parcels ranging in size from ½ to 200 acres. Included in this acreage total are 20 industrial parks. City-owned land is no longer available. The terrain is flat. Drainage is good. Subsoil is sandy and piling is not required for soil bearing of 2,000 lbs. per sq. ft. or less. Water main sizes range from 8 to 18 inches. Sewer line sizes are 8 to 18 inches.

Public Services

WATER: Coachella Valley Water District.

Maximum pumping capacity: 60 mg/d. Average consumption: 8.3 mg/d. Base rate per 100 cu. ft.: \$1.21 plus a monthly meter charge of \$7.00. Service connection charge based on meter size. Water System Backup Facility Charge per dwelling unit (\$3,756) and Supplemental Import Water Charge (based on type of development).

SEWER: Coachella Valley Water District.

Capacity of sewer plant: 18.0 million gal/day. Average peak 3-day flow: 10.1 million gal/day. Type of treatment plant: activated sludge/tertiary. Sewer service charge: Yes, \$24.50 per month. On what basis rated: Per Dwelling Unit (EDU). Any facilities for non-recoverable industrial wastewater: No. Sewer connection charge: Yes, \$4,231 per EDU.

Infrastructure

The city has commenced with Phase I of the Highway 111 beautification and widening project which will ultimately provide three lanes in each direction for the movement of commerce. That project also will also add roadway medians and enhanced signalization. The Highway 111 beautification and widening project is expected to be completed in the next five years.

Utilities

GAS: Southern California Gas Co.

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

ELECTRIC: Southern California Edison and Imperial Irrigation District.

For residential and business rates applicable to Indian Wells, contact the appropriate provider:

Southern California Edison.
(800) 655-4555.

Imperial Irrigation District.
(800) 303-7756.

TELEPHONE: Verizon.

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

Governmental Facilities - Tax and Insurance Rates

- Indian Wells has the council-manager form of government. Assessed valuation minus exemptions (2009-10): \$4,876,904,550; County: \$211.3 billion. Ratio of assessed value to appraised value: 100% of real cash value.
- Industrial property tax rates per \$100 assessed valuation. N/A
- Commercial property tax rates (2009-10) per \$100 assessed valuation. Code area 16-002. City rate: n/a; County: \$1.00000; School: n/a; Other: n/a; Total: \$1.16107.
- 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: Under contract with Riverside County Sheriff's Department.

The Indian Wells Labor Market Area

Characteristics of the Labor Force

Manufacturing Employment

Non-Manufacturing Employment

- Fire Department: Under contract with Riverside County Fire Department.
- Fire Insurance Classification: Source: Insurance Services Office. City rating: 4.
- Projects authorized for improvement of city services: 24 hours/day of police service.

The area consists of the Coachella Valley (the Cathedral City-Palm Desert, Palm Springs, Desert Hot 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.

Extent of Unionization: Construction workers are unionized as are retail clerks in major supermarkets. Restaurant and hotel workers are partially unionized.

Other: Major employers in Indian Wells are hotels and country clubs. The retail industry is expanding. The city has four commercial centers. These commercial centers include a grocery store, a drug store, a large restaurant and several small shops. Two additional commercial centers are planned.

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

There are no manufacturing plants in the city limits of Indian Wells, but 130 manufacturers in the nearby communities of Palm Desert (3 miles west) and Indio (7 miles east). Leading group classes of products are building supplies, food preserving and ready-mix concrete.

Name of Company	Employment	Products
Granite Construction Co.	693	Highway and steel construction
Glasstone Inc.	170	Ceramic tiles and flagstones
DiMare Company	100	Frozen food processors
West Coast Turf	100	Sod
Sullivan Group	90	Window shutters

Name of Employer	Employment	Description
Desert Sands Unified School District	2,448	Public school system
Westfield Shoppingtown Palm Desert	2,000	Retail shopping mall
Marriott's Desert Springs Resort & Spa	2,000	Resort hotel
Fantasy Springs Casino	1,200	Casino
Spotlight 29 Casino	800	Casino
Renaissance Esmeralda Resort & Spa	600	Resort hotel
J.F. Kennedy Hospital	535	Hospital
Hyatt Grand Champions Resort & Spa	500	Resort hotel
Coachella Valley Water District	477	Public water agency
El Dorado Country Club	200	Country club

Community Facilities

HEALTH: Indio (7 miles east) has John F. Kennedy Memorial Hospital with 188 beds, a 24-hour emergency care facility and a base for paramedic service. 82 physicians/surgeons, 31 dentists, 6 optometrists, 23 chiropractors and 1 podiatrist practice in Indio. Palm Desert (3 miles west) has 53 physicians/surgeons, 56 dentists, 14 optometrists, 18 chiropractors and 5 podiatrists.

EDUCATION: Desert Sands Unified School District consists of 20 elementary schools, 7 middle schools, 3 high schools, 2 continuation high schools, 1 alternative school and 1 adult school. Advanced schooling includes nearby College of the Desert, California State University, San Bernardino satellite campus, the University of California, Riverside Palm Desert Graduate Center and Brandman University.

CULTURAL: Indian Wells has 1 church, 1 bank, 1 savings and loan, 1 tennis stadium and the Joslyn Cove Senior Center. Nearby Palm Desert has 37 churches, 2 libraries, 30 banks, 1 savings and loan, 1 movie theater with 7 screens and the McCallum Theatre for the Performing Arts.

According to the California Department of Finance, there are 5,025 housing units in Indian Wells. The housing stock consists of 3,425 single detached units, 884 single attached units, 239 multiple 2 to 4 units, 469 multiple 5 plus units and 8 mobile homes.

The median sales price for new and existing homes is \$485,000, as reported by DataQuick for September 2010.

There are 5 hotels, with a total of 1,529 rooms, in Indian Wells.

Housing Availability, Prices & Rentals

Remarks

Indian Wells may be characterized as a high-end residential community, now entering a new phase of commercial and resort development. The Golf Resort at Indian Wells serves as the cornerstone for the completely renovated two 18-hole golf courses designed by architects Clive Clark and John Fought. The city's four luxury resort hotels continue to invest in enhancing the resort experience for patrons of these properties. These four destination resorts are the 533-room Hyatt Grand Champions Resort and Spa, the 560-room Renaissance Esmeralda Resort and Spa, the 155-room Indian Wells Resort Hotel, and the 215-room Miramonte Resort and Spa. Future large scale projects include: The Indian Wells Town Center, a retail/commercial/cinema complex that also features a condo/resort hotel and spa; and Indian Wells Crossing, an upscale retail/restaurant/commercial complex. The city works to balance development with the preservation of a high quality of life valued by both residents and guests of the city of Indian Wells.

For further information contact the Riverside County Economic Development Agency, P.O. Box 1180, Riverside, CA 92502, (951) 955-8916 or (800) 984-1000; Director of Community Development, City of Indian Wells, 44-950 Eldorado Dr., Indian Wells, CA 92210, (760) 776-0229; online at www.cityofindianwells.org; or, the Indian Wells Chamber of Commerce, 74-900 Highway 111, Suite 125, Indian Wells, CA 92210, (760) 346-7095.