RESOLUTION NO. OB - 044

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Palm Desert Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Palm Desert Redevelopment Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties and interests in real property of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 15, 2013.

D. The Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties and interests in real property of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

E. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

F. Pursuant to Health and Safety Code Section 34181(f), the public was provided with at least ten days' notice of date of the meeting at which the Oversight Board proposes to consider approval of the LRPMP.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal. Code Regs 15000 *et seq.*)(the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

RES. NO. OB - 044

PASSED, APPROVED AND ADOPTED this 24TH day of JUNE, 2013.

AYES: BRANDL, BUCK, CARVER, KINNAMON, LARSON, and SPIEGEL

NOES: NONE

ABSENT: REYES

ABSTAIN: NONE

ROBERT A. SPIEGEL, CHAIR

ATTEST:

RACHELL D. KLASSEN, SECRETARY
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE PALM DESERT REDEVELOPMENT AGENCY

EXHIBIT A
Long-Range Property Management Plan

RES. NO. OB - 044

LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency To The Palm Desert Redevelopment Agency**

Date Finding of Completion Received: May 15, 2013

Date Oversight Board Approved LRPMP: June 24, 2013

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

SEE ATTACHED PROPERTY SUMMARIES/BACKGROUND.

Agency Contact Information

Name:	Martin Alvarez	Name:	John M Wohlmuth
Title:	Director of Economic Devel	Title:	City Manager
Phone:	760-346-0611 x467	Phone:	760-0611 x305
Email:	malvarez@cityofpalmdesert.org	Email:	jwohlmuth@cityofpalmdesert.org
Date:	June 24, 2013	Date:	June 23, 2013

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

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RES. NO. OB - 044

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY

LONG RANGE PROPERTY MANAGEMENT PLAN

June 24, 2013

73510 Fred Waring Drive
Palm Desert, CA 92260

RES. NO. OB – 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range Property Management Plan

Property Background/Summaries

INTRODUCTION

On June 29, 2011, the California Governor signed Assembly Bill X1-26, which required the dissolution of all California redevelopment agencies and authorized the creation of successor agencies to manage former redevelopment agency owned assets. At its meeting of August 25, 2011, the City of Palm Desert chose to become the Successor Agency to the Palm Desert Redevelopment Agency (Successor Agency).

On June 27, 2012, the Governor signed State Budget Trailer Bill AB 1484, which became effective immediately. AB 1484 required successor agencies to conduct a due diligence review to determine the unobligated balances available for transfer to taxing entities in both the housing fund and all other former redevelopment agency (RDA) funds. Both the Housing Successor Agency and the Successor Agency's due diligence reviews have completed and accepted by the State Department of Finance (DOF). As part of AB 1484, those agencies who have received approval of their due diligence reviews are granted a "Finding of Completion". The Finding of Completion (FOC) allows successor agencies to submit a Long Range Property Management Plan (Management Plan), outlining the disposition strategies for all former RDA properties. The Successor Agency's property assets total 553.25 acres.

On May 15, 2013, the DOF issued a Finding of Completion to the Successor Agency to the Palm Desert Redevelopment Agency (see attached letter). The FOC verifies that the Successor Agency has met the DOF requirements under AB 1484, including sending all housing and non-housing funds to the State for dispersal to the taxing entities. Pursuant to Health and Safety Code 34191.4 the Successor Agency has prepared a Long Range Property Management Plan (Management Plan) that addresses the disposition and use of the real properties owned by the former redevelopment agency. This plan was presented to the Successor Agency Board on June 13, 2013 and is scheduled for review by the Oversight Board of the Successor Agency to the Palm Desert Redevelopment Agency on June 24, 2013.

The Successor Agency's Long Range Property Management Plan and Map is attached to this document. The following sections provide background and summaries of each of the Successor Agency owned properties. The Management Plan is organized into 14

separate project sites depending on geographical location and/or if parcels were acquired together. Project sites may contain multiple parcels (i.e. Site 1(a), 1(b), 1(c), etc.). Both the Management Plan and the map (see attached) use the following color codes to identify the proposed disposition strategy for each site.

Parcels coded in **Green** = Sell the Property
Parcels coded in **Purple** = Retain for Governmental Use
Parcels coded in **Yellow** = Retain for Future Development

PROPERTY BACKGROUND / SUMMARIES

The Management Plan provides a complete listing of all Successor Agency owned properties with details as requested by State Department of Finance Long Range Property Management Plan Checklist (see attached Checklist). Below is summary and additional background information for each property along with the Oversight Board's disposition strategy recommendation.

Alessandro Alley - Properties 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g):

Properties listed as 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g) on the attached Management Plan consist of eight parcels that were acquired by the former redevelopment agency (RDA). The former RDA originally proposed to acquire 26.5 feet from each of the rear yards of these parcels to facilitate improvements to the adjacent deteriorated Alessandro Alley. The Alessandro Alley is located between the residential district and the commercial core area on the north side of Highway 111 from Las Palmas Avenue to Monterey Avenue.

The proposed design of the Alessandro Alley improvement project was in progress prior to the dissolution of redevelopment agencies. The preliminary design proposed to widen the alley by 26.5 feet to a total width of 46.5 feet; providing new public parking at a 90° angle on the north side of the alley. The conceptual Alessandro Alley design included 169 public parking spaces along the north side with landscaping and a new barrier wall protecting the adjoining residential properties. The properties that are listed in LRPMP are those remaining parcels that were acquired by the former RDA. The details of the individual properties are listed in the Management Plan and Successor Agency proposes to sell the subject parcels, 1(a) though 1(g) on the open market.

Joslyn Senior Center Expansion– Properties 2(a), 2(b):

The Joslyn Senior Center parcels consist of two parcels totaling 1.68 acres. The parcels are located adjacent to the City owned Joslyn Cove Communities Senior Center, which serves the region and specifically the communities of Palm Desert, Rancho Mirage and Indian Wells. The Senior Centers provides serves to over 38,000 senior over the age of 50 on annual basis. The subject parcels were acquired to facilitate a future expansion to the Senior Center. The Successor Agency proposes to retain these parcels for governmental use, and transfer the two parcels to the City of Palm Desert to facilitate the future development/expansion of the Joslyn Senior Center.

Haystack Open Space – Property 3

The Haystack property total 1.90 acres. The property was acquired to facilitate the installation of a drainage facility and retention of open space. The parcel contains an underground drainage pipe that serves residential neighborhoods in this area. The having the drainage pipe underground makes the parcel undevelopable and its' only use is for open space. The Successor Agency proposes to retain the site for governmental use and transfer the property to the City for use as public open space.

Adobe Villas / Public Parking – Property No. 4

The Adobe Villas property consists of a 12-unit, vacant apartment complex on 0.53 acres. The site is adjacent to the City's commercial core business district. The former RDA acquired the site with the intent to facilitate the construction of public parking to serve the adjacent commercial district. Public parking in this area was identified in the former RDA Plan and 5-year Implementation Plan. The Successor Agency recommends the transfer of the site to the City for governmental use. The property will be used to facilitate the construction of public parking within the Core Commercial Area, a goal a of the Project Area No. 1 Redevelopment Plan.

College of the Desert Site (San Pablo/Fred Waring)
Properties No.(s) 5(a), 5(b), 5(c), 5(d), 5(e)

The subject properties consist of five contiguous parcels totaling 1.62 acres of vacant land. The properties are adjacent to the City's Community College known as College of the Desert (COD). COD submitted a written request to the Successor Agency requesting to acquire for the site future educational use. COD proposes to utilize the site for future multi-purpose educational facilities that would enhance the existing Palm

Desert Campus and serve the region. The proximity of the properties to the COD campus compliments COD's existing facilities and provides for improved community and business access (see COD letter attached).

On February 4, 2013, the Oversight Board of the Successor Agency to the Palm Desert Redevelopment Agency approved OB Resolution No.033 approving a transfer of 0.177 acres (7,705 sq ft.) from portions of:

- Property No. 5(d) (.55 acres) A.P.N.'s 627-101-038; and
- Property 5(e) (.26 acres) A.P.N. 627-101-039

to the City of Palm Desert to facilitate a road widening project. The City's road improvement project would add necessary right turn pocket at the southeast corner of San Pablo Avenue and Fred Waring Drive. The request was denied by written correspondence dated April 24, 2013 (see letter attached). The proposed land transfer of 7,705 square feet (.177 acres) out of 35,283.6 square feet to the City will serve a governmental use (i.e. road improvements). The proposed project will alleviate traffic congestion and will improve air quality by reducing the number vehicles idling at this intersection and will improve community safety.

The Successor Agency recommends that 1.443 acres be transferred to College of the Desert for governmental use and that 0.177 acres from A.P.N.(s) 627-101-038 and 627-101-039 be transferred to the City of Palm Desert to facilitate roadway improvements benefiting the public.

<u>Portola Ave. Roadway Widening Project</u> - Properties No.(s) 6(a), 6(b), 6(c)

The subject properties consist of three vacant individual single-family homes fronting Portola Avenue, an arterial roadway. The properties were acquired with the intent to deconstruct the homes and facilitate a roadway widening project on Portola Avenue. The project will add a free-right turn pocket at the northwest corner of Portola Avenue and Fred Waring Drive. The project will alleviate traffic congestion and achieve the street's ultimate width per the City's General Plan. The Successor Agency recommends retaining the properties for governmental use and transferring the properties to the City of Palm Desert to facilitate roadway improvements.

Larkspur Site – Property No.(s) 7(a), 7(b)

The Larkspur site totals 2.10 acres and is located adjacent to the City's commercial district. The site has been approved by the City Council as a 154 room hotel project through an existing Development Agreement with a hotel developer. The Successor Agency recommends retaining the property for future development which will facilitate economic development within Project Area No. 1.

Entrada Del Paseo Lot Pad – Property No. 8

The Entrada Del Paseo lot pad consists of a .68 acre parcel located within an existing 12-acre master planned commercial development. The Entrada Del Paseo master plan contains two existing restaurants, and a Museum and the Chamber of Commerce/Henderson Community Building and one vacant office professional pad. The last remaining development pad within the Entrada Del Paseo development is owned by the Successor Agency and is referred to as Property 8 on the Management Plan. The site is suitable for an office professional building or restaurant site. The Successor Agency recommends the sale of the property on the open market.

170 Acres - Frank Sinatra Dr. / Portola Ave.– Properties 9(a) thru 9(m) (13 Parcels)

The subject properties consist of 13 contiguous parcels totaling 169.55 acres located at the northeast corner of Frank Sinatra Drive and Portola Avenue. The 13 parcels were acquired as one transaction in order to facilitate future economic development. The Successor Agency recommends selling the properties on the open market. The estimated value of the site is ($16,955,000 / $100,000 per acre).

Cal State San Bernardino University - Palm Desert Campus –
Property No.(s) 10(a), 10(b)

In 1993, the former RDA acquired approximately 201.64 acres for the development of university master. The site was acquired with the intent to partner with California State University San Bernardino for the development of a university campus. On November 16, 1999, the former RDA entered into a Disposition and Development Agreement (DDA) with the Trustees of the California State University (CSU) to facilitate the future development of the California State University San Bernardino – Palm Desert Campus. On March 22, 2001, Amendment No. 1 to the DDA was approved authorizing the transfer of approximately of 55.32 of the 201.64 acres to CSU to facilitate the construction of infrastructure and facilities for the establishment of the CSU–Palm

Desert Campus. The First Amendment to the DDA also reserved approximately 125 acres for ten years for the future implementation of the remaining Palm Desert Campus Master Plan. CSU has built 5 education buildings and has a student enrollment of 1,000 students. CSU continues its efforts to expand the CSU-Palm Desert Campus and has requested approval of the transfer of approximately 123.65 acres to facilitate the future development of the CSU-Palm Desert Campus master plan.

In 2002, under approval of a Disposition and Development Agreement (DDA) 8.5 acres of the original 201.64 acres were transferred to the Regent of the University of California for the development of the University of California Riverside – Palm Desert Campus (UCR). The existing Palm Desert Campus improvements were completed on the 8.5 acres. As part of the DDA and subsequent Amendment an additional 11.5 acres were reserved under an Option Agreement (25 years). Recently, UCR received approval from the Oversight Board (Resolution No. 033) and from the Department of Finance (see attached approval letter) to transfer the 11.5 acre property for use as a future UCR School of Medicine.

After the recent transfer to UCR, the Successor Agency controls the remaining 126.32 acres. Prior to the dissolution of the RDA, staff was working with CSU to negotiate the transfer the remaining land for the implementation of the CSU – Palm Desert Campus master plan. As part of the negotiations, the Successor Agency had discussed the use/retention of 2.67 acres of remaining 126.32 for a future City of Palm Desert fire station site. The fire station site location has been identified and the conceptual design has been completed. As part of the Management Plan, the Successor Agency recommends the transfer of the 123.65 acres to CSU for governmental purpose (educational facilities) and the transfer of 2.67 acres to the City of Palm Desert for a future governmental use (fire station).

<u>132 Acre Site</u> – Properties 11(a) thru 11(h) (8 Parcels)

The 132 Acre Site consists of 8 contiguous parcels totaling 132.31 acres. The properties were acquired individually with the intent to assemble a larger project that would facilitate future economic development. To address current and future drainage facility needs, the Oversight Board and the Successor Agency recommends transferring 3.0 acres from parcel 11(h) (A.P.N. 694-310-005), which totals 27.73 acres. The Successor Agency staff has developed a legal description and map of the proposed drainage location. This drainage area will serve the drainage needs for the existing Riverside County Sheriff Station located adjacent to the west of the subject property and future development in this area. The Successor Agency recommends selling 129.31 of

the 132.31 acres on the open market and retaining 3.0 acres for governmental use (drainage facility) and transferring the 3.0 acres to the City of Palm Desert. The estimated value of the site 129.31 acres is $12,931,000 or $100,000 per acre.

Desert Willow Lot Pads- Properties 12(a), 12(b), 12(c), 12(d), 12(e), 12(f), 12(g)

The Desert Willow Lot Pads consist of 25 parcels, categorized under Properties 12(a) thru 12(f) in the Management Plan. Desert Willow Golf Resort was developed by the former RDA as an economic development tool and for public recreational opportunities. As part of the master plan development several development pads were created to attract hotel and timeshare developments. These lot pads are labeled Pad A, B, C, D, E, F & G (see attached map). The Successor Agency recommends that properties 12(a), 12(c), 12(d), be retained for future development and that a portion of Property 12(b) (3.028 of 17.68 acres) and a portion of Property 12(f) (4.238 of 19.85 acres) be retained for governmental use (see details below).

Property 12(b) totals 17.68 aces. 3.028 acres is developed as a public parking lot that serves the community and the City owned Desert Willow Golf Resort (see attached legal description). The Successor Agency recommends selling 14.652 of the 17.68 acres and the transfer 3.028 acres to the City of Palm Desert as a governmental use parcel.

Property 12(f) totals 19.85 acres. 4.238 acres are currently developed and used as a retention basin (see attached legal description). The Successor Agency and Oversight Board recommend selling 15.522 of the 19.85 acres and the transfer of 4.238 acres to the City of Palm Desert for governmental use (drainage facility).

The Successor Agency recommends selling Property 12(g). The Successor Agency also has three miscellaneous parcels that were inadvertently never transferred to the City of Palm Desert, which are currently used as part of the City owned Desert Willow Firecliff Golf Course (see attached map). These three parcels are identified portions of Property 12(b) (A.P.N. 620-450-011 & 620-450-015) and portion of Property 12(d) (A.P.N. 620-450-021). The Successor Agency recommends that these miscellaneous parcels be transferred to the City of Palm Desert for governmental use.

Casey's Restaurant Site – Property No. 13

The subject property was acquired in 2005 to facilitate the redevelopment of blighted property. The site currently totals 2.924 acres, which includes a 4,943 square foot

restaurant building, 500 square foot office building, parking facilities and a vacant lot. The Successor Agency has a lease with Casey's Restaurant through 2016. The Successor Agency and the Oversight Board recommend selling 1.64 acres, which includes the restaurant site and portion of the vacant lot and transferring 1.284 acres to the City for the development of future senior affordable housing. The affordable housing site has been designed and included the development of 72-senior affordable apartment units, combined with land currently held by the Housing Successor Agency. The Casey's restaurant site and improvements is estimated to be valued at $1,200,000.

Hillside Open Space – Property No. 14

The subject property totals 3.80 acres and is located in the hillside open space district. The site was acquired to facilitate the preservation of open space and the expansion of hillside recreation hiking trails. The Successor Agency recommend transferring the site to the City of Palm Desert for governmental use (park land). The site is estimated to be valued at $600,000.

Easements/Enforceable Obligations –

Also included on the Management Plan is a list of enforceable easements, obligations and agreements that are currently assigned to the Successor Agency. The agreements include public parking easements that were established by the former RDA to facilitate and maintain public parking on economic development projects. Examples of projects that have public parking easements include the Westfield Shopping Center parking structures, the Gardens on El Paseo parking structure and the Desert Crossings shopping center. Staff recommends that these easements and agreements be transferred and assigned to the City to maintain future enforcement capabilities in the event the Successor Agency no longer is viable. The easements do not have a monetary value nor do they burden the City with any financial obligations.

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RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 5(a), 5(b), 5(c), 5(d)

College of the Desert

(San Pablo/Fred Waring)

Attachments

COLLEGE of the DESERT

April 3, 2013

Mr. Martin C. Alvarez
Director of Economic Development
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260-2578

RE: Transfer of Properties from the Successor Agency to the Palm Desert Redevelopment Agency to College of the Desert. Assessor's Parcel Numbers: 627-101-002, 627-101-017, 627-101-033, 627-101-038 and 627-101-039 | Located at the southeast corner of Fred Waring Drive and San Pablo

Dear Mr. Alvarez:

In response to your email dated March 27, 2013, College of the Desert is interested in acquiring properties referenced above from the Successor Agency to the Palm Desert Redevelopment Agency for educational use.

College of the Desert is proposing to use the properties for a multi-purpose educational site that enhances the Palm Desert Campus. The proximity of the properties compliments our campus and provides an opportunity for improved community and business access.

Should you have any questions, please contact me at (760) 773-2500 or by email at jkinnamon@collegeofthedesert.edu.

Sincerely,

Joel L. Kinnamon, Ph.D.
Superintendent/President

JLK/lc

Enclosure

cc: Mr. Steve Renew, College of the Desert
Mr. Wade Ellis, College of the Desert

DEPARTMENT OF FINANCE
EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

April 24, 2013

Ms. Veronica Tapia, Accountant II
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260

Dear Ms. Tapia:

Subject: Objection to Oversight Board Action

The City of Palm Desert successor agency (Agency) notified the California Department of Finance (Finance) of its February 8, 2013 Oversight Board (OB) action 2013-001 on February 8, 2013. Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of your OB action, which may have included obtaining clarification for various items.

Based on our review and application of the law, the Agency's OB resolution No. 033 related to the conveyance of parcels APN 627-101-038 and APN 627-101-039 to the City of Palm Desert for the construction of the additional lanes on Monterey Avenue and the turn pocked on Fred Waring Drive is not permitted. HSC section 34181 states the OB shall direct the Agency to transfer ownership of those assets that *were constructed and used* for a governmental purpose such as roads to the appropriate public jurisdiction. Since the two parcels are currently vacant and are not yet constructed for a governmental purpose, the transfer is not allowed.

As authorized by HSC section 34179 (h), Finance is returning your OB action to the board for reconsideration.

Please direct inquiries to Beliz Chappuie, Supervisor or Mindy Patterson, Lead Analyst at (916) 445-1546.

Sincerely,

STEVE SZALAY
Program Budget Manager

cc: Ms. Janet Moore, Director of Housing, City of Palm Desert
Ms. Pam Elias, Chief Accounting Property Tax Division, County of Riverside Auditor Controller
California State Controller's Office

RESOLUTION NO. OB - 033

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY AUTHORIZING AND APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY KNOW AS A.P.N. 627-101-038 AND A.P.N 627-101-039 TO THE CITY OF PALM DESERT

RECITALS:

WHEREAS, pursuant to Health and Safety Code Section 34179(3), all actions taken by the Oversight Board to the Successor Agency to the Palm Desert Redevelopment Agency (the "Oversight Board") shall be adopted by resolution.

WHEREAS, AB X1-26 and AB X1-27 were signed by the Governor of California on June 29, 2011, making certain changes to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code), including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) ("Part 1.85").

WHEREAS, the City Council of the City of Palm Desert (the "City") made an election to serve as the successor agency for the Palm Desert Redevelopment Agency (the "Agency") under Part 1.85 (the "Successor Agency").

WHEREAS, the City Council, acting as the governing board for the Successor Agency, established rules and regulations applicable to the governance and operation of the Successor Agency, and pursuant to such resolution provided that the Successor Agency will be governed by a Board of Directors consisting of the members of the City Council of the City.

WHEREAS, in response to a letter from the California State Controller ordering the City to return to the Successor Agency real property previously conveyed by the Agency to the City after January 1, 2011 (the "Letter"), and pursuant to Health and Safety Code Section 34167.5, the Board desires to execute and deliver to the City that certain Grant Deed in the form attached hereto as Attachment "A" (the "Deed") and conveying that certain real property described therein.

WHEREAS, on January 24, 2013, the Successor Agency and City approved the conveyance and acceptance of that certain real property described in the Deed.

NOW, THEREFORE, THE OVERSIGHT BOARD HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby authorizes the Successor Agency to execute and deliver the Deed to the City, and to take any such other action and to execute and deliver such other documents and instruments as may be necessary to effectuate the purpose of this Resolution, all under such circumstances and at such time as he deems appropriate upon the advice of legal counsel.

PASSED, APPROVED, AND ADOPTED this 4th day of February 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert A. Spiegel, Chair

ATTEST:

Rachelle D. Klassen, Secretary
Oversight Board for the Successor
Agency to the Palm Desert
Redevelopment Agency

RESOLUTION NO. OB - 033

ATTACHMENT "A"

GRANT DEED

RESOLUTION NO. OB - 033

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY CLERK OFFICE
CITY OF PALM DESERT
73-510 Fred Waring Drive
Palm Desert, California 92260

Exempt from Recording Fee
Pursuant to government code 6103

APN: 627-101-038, and 627-101-039

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

This transfer is exempt from Documentary Transfer Tax pursuant to Revenue & Taxation Code Section 11922, and exempt from Recording Fees pursuant to California Government Code Section 6103.

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY, a public body, corporate and politic,

Hereby grants to the **CITY OF PALM DESERT**, a municipal corporation, the following described real property in the City of Palm Desert, County of Riverside, State of California:

LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" RESPECTIVELY INCORPORATED HEREIN BY THIS REFERENCE.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the date set forth below.

Dated: January 24, 2013

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY,
A public body, corporate and politic

BY_____
Jan C. Harnik, Chairman

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY
APN: 627-101-038, 039

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 IN PALMA VILLAGE GROVES AS PER MAP FILED IN BOOK 20, PAGE 51 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 89°51'21" EAST A DISTANCE OF 35.79 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°51'21" EAST A DISTANCE OF 20.05 FEET;

THENCE LEAVING SAID NORTHERLY LINE SOUTH 44°31'10" WEST A DISTANCE OF 32.95 FEET;

THENCE SOUTH 03°01'34" WEST A DISTANCE OF 196.45 FEET;

THENCE SOUTH 00°04'43" EAST A DISTANCE OF 57.78 FEET;

THENCE SOUTH 45°09'45" EAST A DISTANCE OF 18.41 FEET;

THENCE SOUTH 00°14'46" EAST A DISTANCE OF 8.53 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 89°49'21" WEST A DISTANCE OF 33.38 FEET TO THE MOST EASTERLY CORNER OF THAT EASEMENT GRANTED TO THE CITY OF PALM DESERT PER INSTRUMENT NUMBER 124083, RECORDED JUNE 22, 1983;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID EASEMENT NORTH 45°00'27" WEST A DISTANCE OF 4.23 FEET TO THE MOST NORTHERLY CORNER THEREOF, BEING ALSO ON THE WESTERLY LINE OF SAID LOT 1;

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY
APN: 627-101-038, 039

THENCE ALONG SAID WESTERLY LINE NORTH 00°09'46" EAST A DISTANCE OF 153.12 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL "G" OF THAT EASEMENT GRANTED TO THE CITY OF PALM DESERT PER INSTRUMENT NUMBER 124086, RECORDED JUNE 22, 1983;

THENCE LEAVING SAID WESTERLY LINE ALONG THE EASTERLY LINE OF SAID EASEMENT THE FOLLOWING FOUR COURSES;

NORTH 89°51'52" EAST A DISTANCE OF 0.47 FEET;

THENCE NORTH 03°09'52" EAST A DISTANCE OF 111.44 FEET TO THE BEGINNING OF A 32.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 46.22 FEET THROUGH A CENTRAL ANGLE OF 82°45'52";

THENCE NORTH 04°04'16" WEST A DISTANCE OF 1.49 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE **TRUE POINT OF BEGINNING.**

CONTAINING 7,705 SQUARE FEET OR 0.177 ACRE, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

12/07/2012

MICHAEL JAMES KNAPTON — DATE

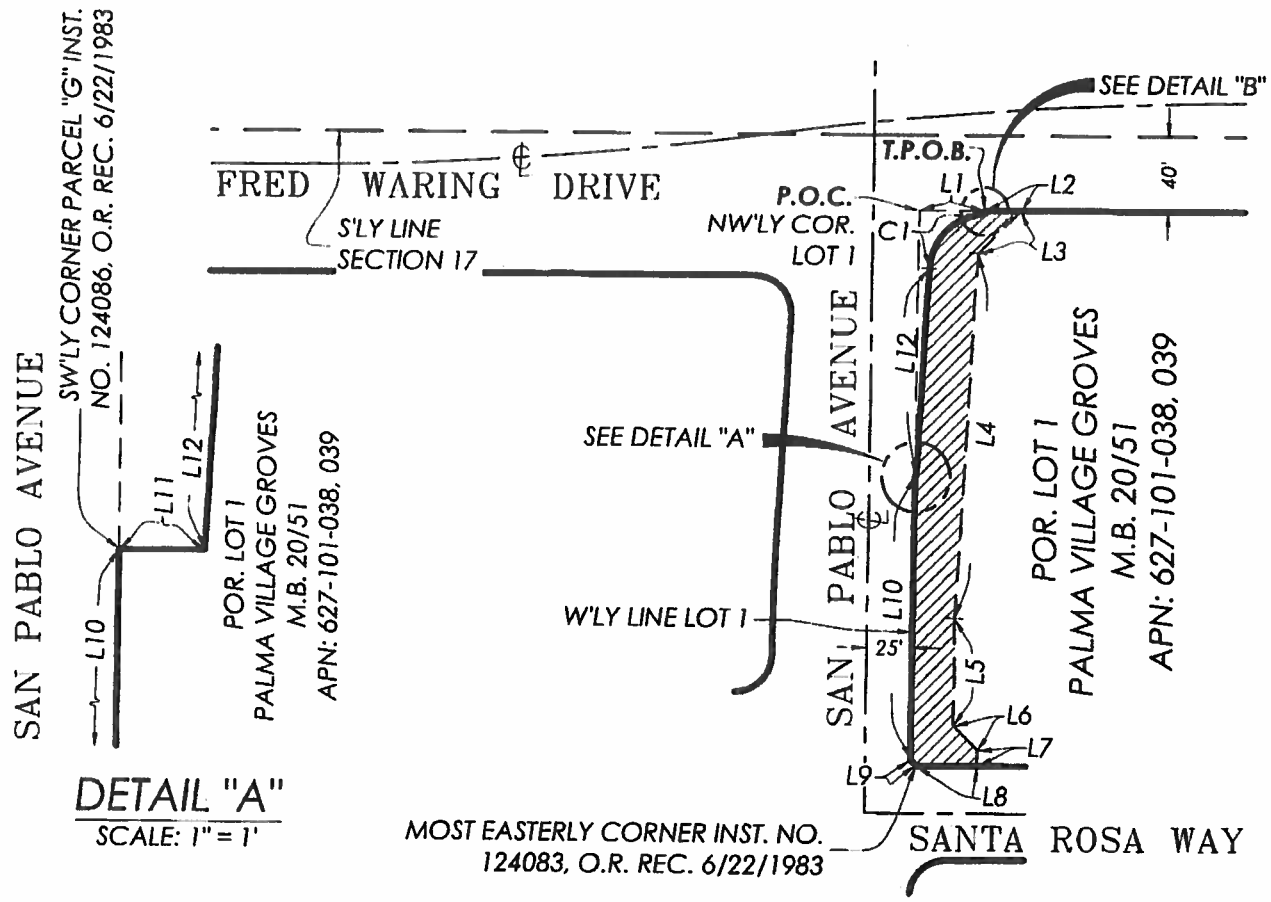
P.L.S.8012

REV: 12/07/2012

PROFESSIONAL LAND SURVEYOR
MICHAEL J. KNAPTON
No. 8012
STATE OF CALIFORNIA

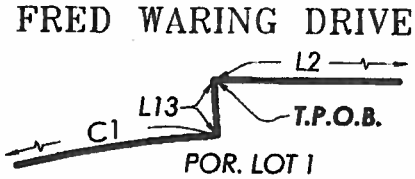
RESOLUTION NO. OB - 033

EXHIBIT "B"



DETAIL "A"

SCALE: 1" = 1'



DETAIL "B"

SCALE: 1" = 5'

NORTH

0 50 100 200

SCALE: 1" = 100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	46.22'	32.00'	82°45'52"

LINE TABLE

LINE	LENGTH	BEARING
L1	35.79'	N89°51'21"E
L2	20.05'	N89°51'21"E
L3	32.95'	S44°31'10"W
L4	196.45'	S03°01'34"W
L5	57.78'	S00°04'43"E
L6	18.41'	S45°09'45"E
L7	8.53'	S00°14'46"E
L8	33.38'	N89°49'21"E
L9	4.23'	N45°00'27"W
L10	153.12'	N00°09'46"E
L11	0.47'	N89°51'52"E
L12	111.44'	N03°09'52"E
L13	1.49'	N04°04'16"W

LEGEND

INDICATES RIGHT-OF-WAY GRANTED HEREON (7,705 SQ. FT. / 0.177 AC)

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

(R) INDICATES RADIAL BEARING

LICENSED LAND SURVEYOR
MICHAEL J. KNAPTON
No. 8012
STATE OF CALIFORNIA

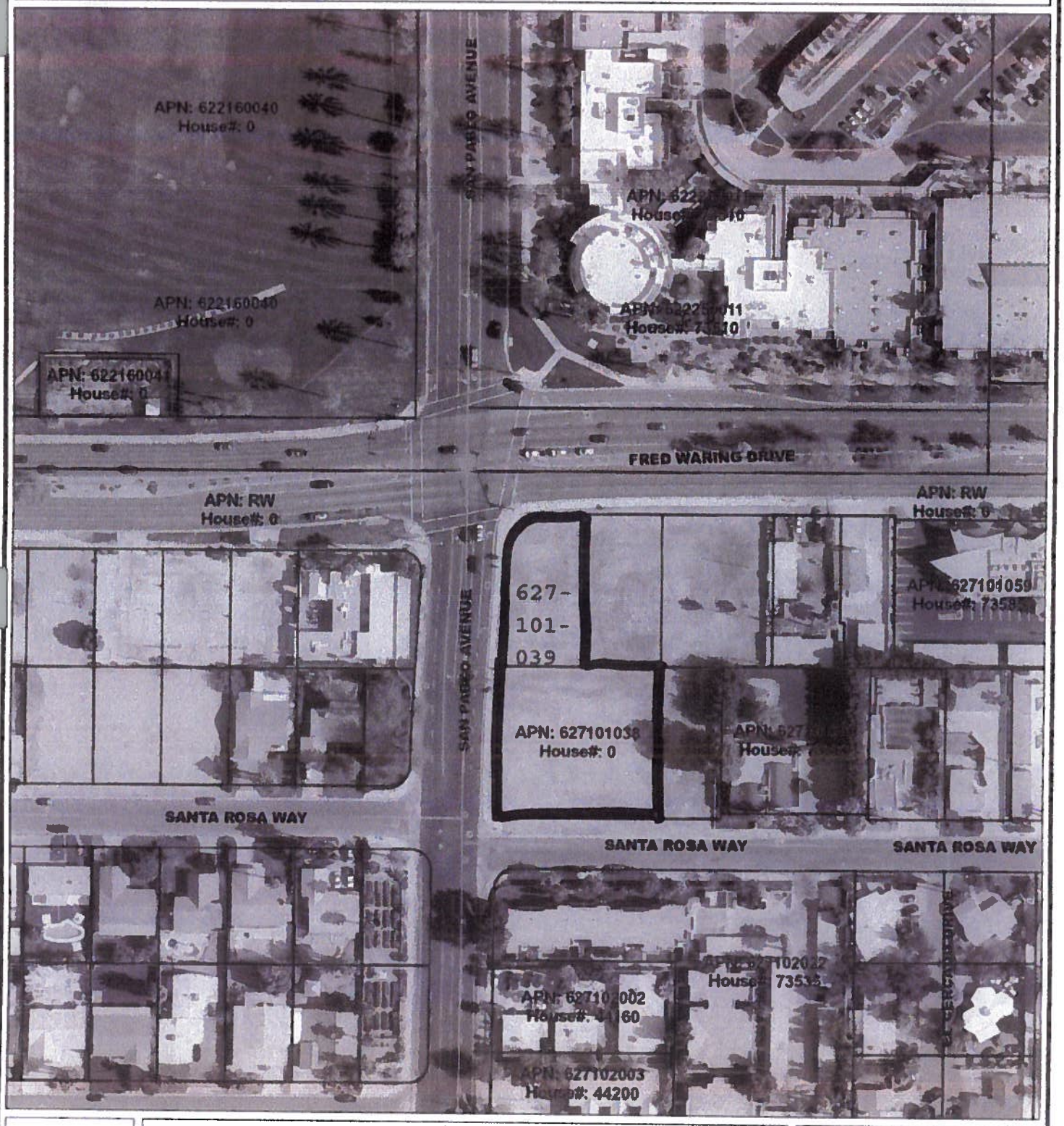
Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING & ENVIRONMENTAL CONSULTANTS
401 B Street, SUITE 600 SAN DIEGO, CA 92101
TEL: (619) 234-9411

PREPARED BY:

12/06/2012

MICHAEL J. KNAPTON PLS 8012 DATE

VICINITY MAP

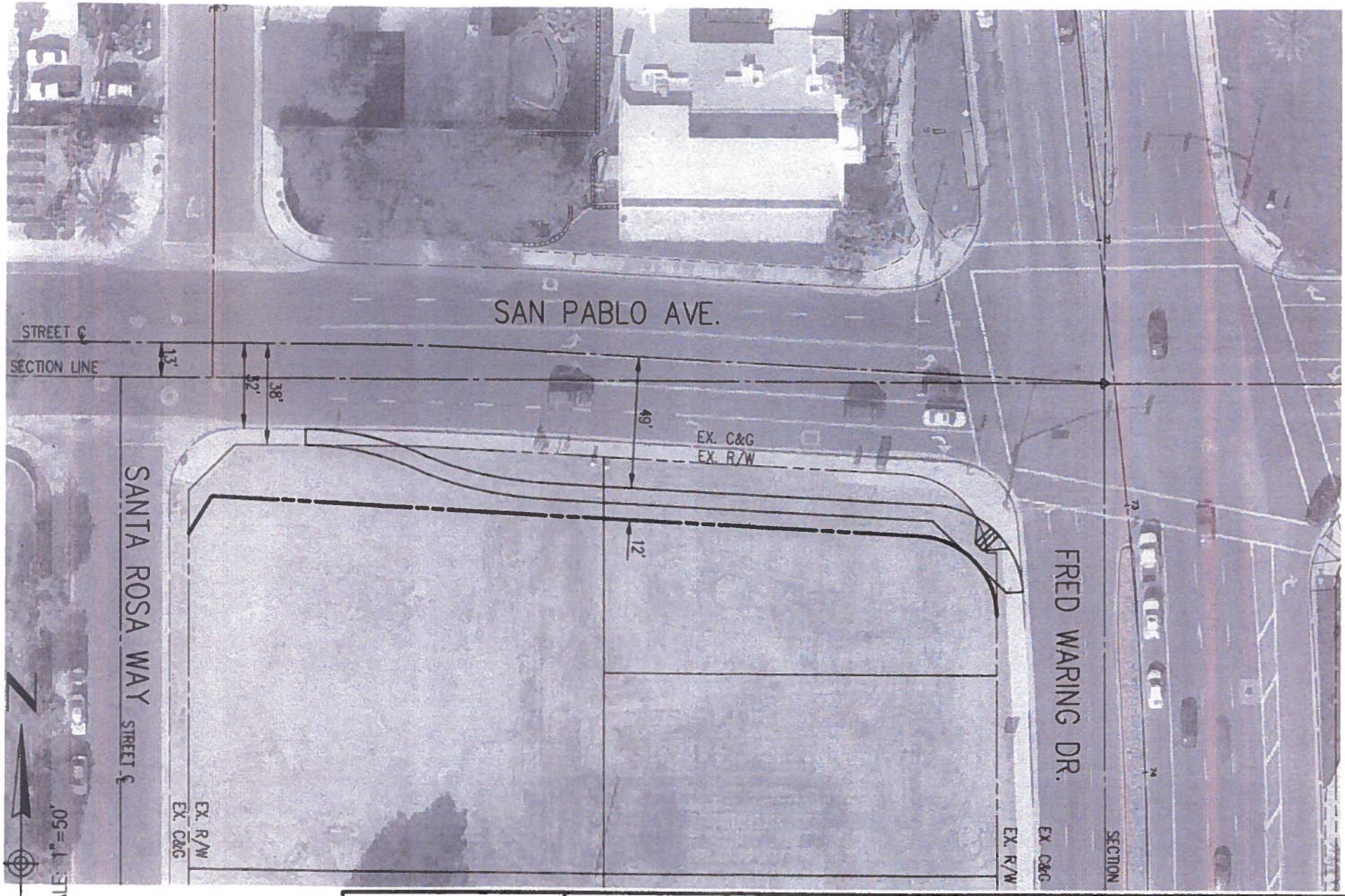


Legend

- Circulation Network
- City Boundary 2009
- Green: Band_2
- Streets
- Parcels (10/2012)
  - Red: Band_1
  - Blue: Band_3

1: 1,483

Notes



DATE: Jan 29, 2013	RIGHT TURN POCKET VICINITY MAP SAN PABLO AVE. AT FRED WARING DR.	SCALE: 1"=50'
MSD BY	DEPARTMENT OF PUBLIC WORKS CITY OF PALM DESERT	SHEET NO. 1

RES. NO. OB - 044

Fred Waring Drive at San Pablo Avenue - CMAQ Analysis Comparison

Indicators	Without Improvements		With Improvements	
	AM Peak	PM Peak	AM Peak	PM Peak
Average Daily Traffic	35856	35856	35856	35856
	2997	3425		
	8.36%	9.55%		
Level of Service	AM	PM	AM	PM
Fred Waring at San Pablo	C	C	C	C

Hours of Travel saved per year 3,800 to 4,300 hrs per year

Hours of Delay saved per year 3,800 to 8,700 hrs per year

MOE's	Without Improvements		With Improvements		Difference		***Yearly Reductions***	
	AM	PM	AM	PM	AM	PM	***AM Per Year***	***PM Per Year***
Control Delay / Veh (s/v)	23	29	21	28	-2	-1		
Queue Delay / Veh (s/v)	0	0	0	0	0	0		
Total Delay / Veh (s/v)	23	29	21	28	-2	-1		
Total Delay (hr)	***19***	***28***	***18***	***27***	-1	-1	***-4367***	***-3821***
Stops / Veh	0.58	0.58	0.45	0.55	-0.13	-0.03		
Stops (#)	***1750***	***1997***	***1362***	***1885***	***-388***	***-112***	***-1694337***	***-427969***
Average Speed (mph)	27	24	28	24	1	0		
Total Travel Time (hr)	***60***	***69***	***58***	***68***	-2	-1	***-8734***	***-3821***
Distance Traveled (mi)	1611	1646	1611	1646	0	0		
Fuel Consumed (gal)	***89***	***99***	***84***	***97***	***-5***	***-2***	***-21834***	***-7642***
Fuel Economy (mpg)	18.1	16.7	19.2	17	1.1	0.3		
CO Emissions (kg)	***6.23***	***6.9***	***5.87***	***6.78***	***-0.36***	***-0.12***	***-1572***	***-459***
NOx Emissions (kg)	***1.21***	***1.34***	***1.14***	***1.32***	***-0.07***	***-0.02***	***-306***	***-76***
VOC Emissions (kg)	***1.44***	***1.6***	***1.36***	***1.57***	***-0.08***	***-0.03***	***-349***	***-115***

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	38	594	128	168	734	436	151	242	257	114	105	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	1	1	2	2	1
Lane Assignment												
Cap, veh/h	96	1898	402	253	2867	811	299	448	380	256	849	344
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.11	0.85	0.85	0.14	0.51	0.51	0.09	0.24	0.24	0.07	0.23	0.22
Ln Grp Delay, s/veh	44.9	5.2	6.0	43.6	14.3	20.5	45.1	34.7	38.3	45.7	31.2	31.7
Ln Grp LOS	D	A	A	D	B	C	D	C	D	D	C	C
Approach Vol, veh/h		844			1487			723			278	
Approach Delay, s/veh		7.4			20.0			38.5			37.9	
Approach LOS		A			C			D			D	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	8.5	55.0	11.8	26.1	17.4	46.0	10.5	27.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	7.2	3.7	4.7	3.7	7.2	3.7	4.7
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	4.2	23.8	6.8	4.5	12.2	5.3	5.6	19.0
Green Ext Time (g_e), s	0.0	23.0	0.1	3.7	0.3	30.1	0.1	2.8
Prob of Phs Call (p_c)	0.69	1.00	0.99	1.00	0.99	1.00	0.97	1.00
Prob of Max Out (p_x)	0.05	0.87	1.00	0.01	0.07	0.81	1.00	0.19

Left-Turn Movement Data				
Assigned Mvmt	1	3	5	7
Mvmt Sat Flow, veh/h	1774	3442	1774	3442

Through Movement Data				
Assigned Mvmt	2	4	6	8
Mvmt Sat Flow, veh/h	5588	3725	4471	1863

Right-Turn Movement Data				
Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	1581	1579	947	1579

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	42	0	168	0	187	0	127	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	2.2	0.0	4.8	0.0	10.2	0.0	3.6	0.0

Cycle Q Clear Time (g_c), s	2.2	0.0	4.8	0.0	10.2	0.0	3.6	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	96	0	299	0	253	0	256	0
V/C Ratio (X)	0.44	0.00	0.56	0.00	0.74	0.00	0.50	0.00
Avail Cap (c_a), veh/h	210	0	373	0	368	0	373	0
Upstream Filter (I)	0.99	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	43.8	0.0	44.4	0.0	41.7	0.0	45.1	0.0
Incr Delay (d2), s/veh	1.2	0.0	0.6	0.0	1.9	0.0	0.6	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	44.9	0.0	45.1	0.0	43.6	0.0	45.7	0.0
1st-Term Q (Q1), veh/ln	1.0	0.0	2.1	0.0	4.5	0.0	1.6	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.0	0.0	2.1	0.0	4.7	0.0	1.6	0.0
%ile Storage Ratio (RQ%)	0.17	0.00	0.26	0.00	0.66	0.00	0.20	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	1
Grp Vol (v), veh/h	0	816	0	117	0	548	0	269
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	8.4	0.0	2.5	0.0	3.2	0.0	13.0
Cycle Q Clear Time (g_c), s	0.0	8.4	0.0	2.5	0.0	3.2	0.0	13.0
Lane Grp Cap (c), veh/h	0	2867	0	849	0	1582	0	448
V/C Ratio (X)	0.00	0.28	0.00	0.14	0.00	0.35	0.00	0.60
Avail Cap (c_a), veh/h	0	2867	0	1213	0	1582	0	606
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	14.1	0.0	31.2	0.0	4.6	0.0	34.2
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.0	0.0	0.6	0.0	0.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	14.3	0.0	31.2	0.0	5.2	0.0	34.7
1st-Term Q (Q1), veh/ln	0.0	3.6	0.0	1.2	0.0	1.0	0.0	5.9
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.1
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	3.7	0.0	1.2	0.0	1.2	0.0	6.0

%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.01	0.00	0.02	0.00	0.07
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	484	0	34	0	254	0	286
Grp Sat Flow (s), veh/h/ln	0	1581	0	1579	0	1693	0	1579
Q Serve Time (g_s), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Cycle Q Clear Time (g_c), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.56	0.00	1.00
Lane Grp Cap (c), veh/h	0	811	0	344	0	719	0	380
V/C Ratio (X)	0.00	0.60	0.00	0.10	0.00	0.35	0.00	0.75
Avail Cap (c_a), veh/h	0	811	0	498	0	719	0	514
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.3	0.0	31.7	0.0	4.6	0.0	35.7
Incr Delay (d2), s/veh	0.0	3.2	0.0	0.0	0.0	1.3	0.0	2.6
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	20.5	0.0	31.7	0.0	6.0	0.0	38.3
1st-Term Q (Q1), veh/ln	0.0	7.7	0.0	0.7	0.0	1.0	0.0	6.6
2nd-Term Q (Q2), veh/ln	0.0	0.7	0.0	0.0	0.0	0.3	0.0	0.3
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	8.4	0.0	0.7	0.0	1.2	0.0	6.9
%ile Storage Ratio (RQ%)	0.00	1.07	0.00	0.17	0.00	0.02	0.00	0.44
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Intersection Summary								
HCM 2010 Ctrl Delay		22.3						
HCM 2010 LOS		C						
Notes								

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	760	1338	650	250	2998
Control Delay / Veh (s/v)	15	18	37	42	23
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	15	18	37	42	23
Total Delay (hr)	3	7	7	3	19
Stops / Veh	0.79	0.43	0.59	0.75	0.58
Stops (#)	603	573	386	188	1750
Average Speed (mph)	26	32	20	20	27
Total Travel Time (hr)	9	32	13	6	60
Distance Traveled (mi)	224	1009	266	112	1611
Fuel Consumed (gal)	16	47	18	8	89
Fuel Economy (mpg)	13.8	21.6	14.6	14.0	18.1
CO Emissions (kg)	1.13	3.26	1.28	0.56	6.23
NOx Emissions (kg)	0.22	0.63	0.25	0.11	1.21
VOC Emissions (kg)	0.26	0.76	0.30	0.13	1.44
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	13	31	9	4	57

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	38	594	128	168	734	436	151	242	257	114	105	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	2	1	2	2	1
Lane Assignment												
Cap, veh/h	96	1897	402	252	2864	811	298	898	381	256	852	345
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.11	0.85	0.85	0.14	0.51	0.51	0.09	0.24	0.24	0.07	0.23	0.22
Ln Grp Delay, s/veh	45.0	5.3	6.0	43.7	14.4	20.6	45.1	31.6	38.3	45.7	31.2	31.7
Ln Grp LOS	D	A	A	D	B	C	D	C	D	D	C	C
Approach Vol, veh/h		844			1487			723			278	
Approach Delay, s/veh		7.5			20.1			37.4			37.9	
Approach LOS		A			C			D			D	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	8.5	55.0	11.8	26.2	17.4	46.0	10.5	27.5
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	7.2	3.7	4.7	3.7	7.2	3.7	4.7
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	4.2	23.8	6.8	4.5	12.3	5.3	5.6	19.0
Green Ext Time (g_e), s	0.0	23.0	0.1	3.8	0.2	30.1	0.1	2.9
Prob of Phs Call (p_c)	0.69	1.00	0.99	1.00	0.99	1.00	0.97	1.00
Prob of Max Out (p_x)	0.05	0.87	1.00	0.01	0.07	0.81	1.00	0.18

Left-Turn Movement Data				
Assigned Mvmt	1	3	5	7
Mvmt Sat Flow, veh/h	1774	3442	1774	3442

Through Movement Data				
Assigned Mvmt	2	4	6	8
Mvmt Sat Flow, veh/h	5588	3725	4472	3725

Right-Turn Movement Data				
Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	1581	1579	947	1579

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	42	0	168	0	187	0	127	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	2.2	0.0	4.8	0.0	10.3	0.0	3.6	0.0

Cycle Q Clear Time (g_c), s	2.2	0.0	4.8	0.0	10.3	0.0	3.6	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	96	0	298	0	252	0	256	0
V/C Ratio (X)	0.44	0.00	0.56	0.00	0.74	0.00	0.50	0.00
Avail Cap (c_a), veh/h	210	0	373	0	367	0	373	0
Upstream Filter (I)	0.99	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	43.8	0.0	44.5	0.0	41.7	0.0	45.1	0.0
Incr Delay (d2), s/veh	1.2	0.0	0.6	0.0	1.9	0.0	0.6	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	45.0	0.0	45.1	0.0	43.7	0.0	45.7	0.0
1st-Term Q (Q1), veh/ln	1.0	0.0	2.1	0.0	4.6	0.0	1.6	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.0	0.0	2.1	0.0	4.7	0.0	1.6	0.0
%ile Storage Ratio (RQ%)	0.17	0.00	0.26	0.00	0.66	0.00	0.20	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	2
Grp Vol (v), veh/h	0	816	0	117	0	548	0	269
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	8.5	0.0	2.5	0.0	3.2	0.0	6.0
Cycle Q Clear Time (g_c), s	0.0	8.5	0.0	2.5	0.0	3.2	0.0	6.0
Lane Grp Cap (c), veh/h	0	2864	0	852	0	1580	0	898
V/C Ratio (X)	0.00	0.28	0.00	0.14	0.00	0.35	0.00	0.30
Avail Cap (c_a), veh/h	0	2864	0	1212	0	1580	0	1212
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	14.1	0.0	31.2	0.0	4.7	0.0	31.5
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.0	0.0	0.6	0.0	0.1
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	14.4	0.0	31.2	0.0	5.3	0.0	31.6
1st-Term Q (Q1), veh/ln	0.0	3.6	0.0	1.2	0.0	1.0	0.0	2.8
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	3.7	0.0	1.2	0.0	1.2	0.0	2.8

%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.01	0.00	0.02	0.00	0.03
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	484	0	34	0	254	0	286
Grp Sat Flow (s), veh/h/ln	0	1581	0	1579	0	1694	0	1579
Q Serve Time (g_s), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Cycle Q Clear Time (g_c), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.56	0.00	1.00
Lane Grp Cap (c), veh/h	0	811	0	345	0	718	0	381
V/C Ratio (X)	0.00	0.60	0.00	0.10	0.00	0.35	0.00	0.75
Avail Cap (c_a), veh/h	0	811	0	498	0	718	0	514
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.4	0.0	31.6	0.0	4.7	0.0	35.7
Incr Delay (d2), s/veh	0.0	3.2	0.0	0.0	0.0	1.3	0.0	2.6
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	20.6	0.0	31.7	0.0	6.0	0.0	38.3
1st-Term Q (Q1), veh/ln	0.0	7.7	0.0	0.7	0.0	1.0	0.0	6.6
2nd-Term Q (Q2), veh/ln	0.0	0.7	0.0	0.0	0.0	0.3	0.0	0.3
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	8.5	0.0	0.7	0.0	1.2	0.0	6.9
%ile Storage Ratio (RQ%)	0.00	1.07	0.00	0.17	0.00	0.02	0.00	0.44
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 2010 Ctrl Delay	22.1
HCM 2010 LOS	C

Notes

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	760	1338	650	250	2998
Control Delay / Veh (s/v)	10	15	38	46	21
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	10	15	38	46	21
Total Delay (hr)	2	5	7	3	18
Stops / Veh	0.35	0.38	0.60	0.78	0.45
Stops (#)	268	505	393	196	1362
Average Speed (mph)	29	33	20	19	28
Total Travel Time (hr)	8	31	14	6	58
Distance Traveled (mi)	224	1009	266	112	1611
Fuel Consumed (gal)	12	45	18	8	84
Fuel Economy (mpg)	18.4	22.4	14.4	13.6	19.2
CO Emissions (kg)	0.85	3.15	1.29	0.58	5.87
NOx Emissions (kg)	0.17	0.61	0.25	0.11	1.14
VOC Emissions (kg)	0.20	0.73	0.30	0.13	1.36
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	13	31	9	4	57

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	54	967	186	124	836	109	260	209	331	219	100	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	1	1	2	2	1
Lane Assignment												
Cap, veh/h	107	1879	362	197	2590	733	337	505	429	337	1011	415
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.12	0.83	0.83	0.11	0.46	0.46	0.10	0.27	0.27	0.10	0.27	0.26
Ln Grp Delay, s/veh	49.6	8.0	9.7	49.8	19.8	18.0	68.1	34.3	51.9	55.4	30.7	31.2
Ln Grp LOS	D	A	A	D	B	B	E	C	D	E	C	C
Approach Vol, veh/h		1341			1188			889			388	
Approach Delay, s/veh		10.3			23.1			52.5			46.2	
Approach LOS		B			C			D			D	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	9.7	55.0	14.0	33.4	15.5	49.3	14.0	33.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	8.1	3.7	4.6	3.7	8.1	3.7	4.6
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	5.6	14.0	11.3	4.5	10.4	10.8	9.7	26.8
Green Ext Time (g_e), s	0.0	33.8	0.0	3.7	0.2	28.6	0.0	1.5
Prob of Phs Call (p_c)	0.85	1.00	1.00	1.00	0.99	1.00	1.00	1.00
Prob of Max Out (p_x)	0.37	0.93	1.00	0.01	0.01	0.94	1.00	1.00

Left-Turn Movement Data				
Assigned Mvmt	1	3	5	7
Mvmt Sat Flow, veh/h	1774	3442	1774	3442

Through Movement Data				
Assigned Mvmt	2	4	6	8
Mvmt Sat Flow, veh/h	5588	3725	4554	1863

Right-Turn Movement Data				
Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	1581	1580	877	1580

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	60	0	289	0	138	0	243	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0

Cycle Q Clear Time (g_c), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	107	0	337	0	197	0	337	0
V/C Ratio (X)	0.56	0.00	0.86	0.00	0.70	0.00	0.72	0.00
Avail Cap (c_a), veh/h	190	0	337	0	332	0	337	0
Upstream Filter (I)	0.93	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	48.0	0.0	49.8	0.0	48.1	0.0	49.1	0.0
Incr Delay (d2), s/veh	1.6	0.0	18.3	0.0	1.7	0.0	6.3	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	49.6	0.0	68.1	0.0	49.8	0.0	55.4	0.0
1st-Term Q (Q1), veh/ln	1.6	0.0	4.1	0.0	3.8	0.0	3.4	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.9	0.0	0.1	0.0	0.3	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	4.9	0.0	3.8	0.0	3.7	0.0
%ile Storage Ratio (RQ%)	0.27	0.00	0.62	0.00	0.54	0.00	0.47	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	1
Grp Vol (v), veh/h	0	929	0	111	0	878	0	232
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	11.6
Cycle Q Clear Time (g_c), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	11.6
Lane Grp Cap (c), veh/h	0	2590	0	1011	0	1537	0	505
V/C Ratio (X)	0.00	0.36	0.00	0.11	0.00	0.57	0.00	0.46
Avail Cap (c_a), veh/h	0	2590	0	1096	0	1537	0	548
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	19.4	0.0	30.7	0.0	6.5	0.0	34.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.0	0.0	1.4	0.0	0.2
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	19.8	0.0	30.7	0.0	8.0	0.0	34.3
1st-Term Q (Q1), veh/ln	0.0	5.3	0.0	1.2	0.0	2.2	0.0	5.3
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.3	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	5.4	0.0	1.2	0.0	2.5	0.0	5.4

%ile Storage Ratio (RQ%)	0.00	0.04	0.00	0.01	0.00	0.04	0.00	0.06
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	121	0	34	0	403	0	368
Grp Sat Flow (s), veh/h/ln	0	1581	0	1580	0	1706	0	1580
Q Serve Time (g_s), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Cycle Q Clear Time (g_c), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.51	0.00	1.00
Lane Grp Cap (c), veh/h	0	733	0	415	0	704	0	429
V/C Ratio (X)	0.00	0.17	0.00	0.08	0.00	0.57	0.00	0.86
Avail Cap (c_a), veh/h	0	733	0	451	0	704	0	465
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.5	0.0	31.2	0.0	6.5	0.0	38.8
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.0	0.0	3.1	0.0	13.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.0	0.0	31.2	0.0	9.7	0.0	51.9
1st-Term Q (Q1), veh/ln	0.0	1.8	0.0	0.7	0.0	2.0	0.0	9.7
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.6	0.0	1.6
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	1.9	0.0	0.7	0.0	2.6	0.0	11.2
%ile Storage Ratio (RQ%)	0.00	0.25	0.00	0.18	0.00	0.05	0.00	0.71
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Intersection Summary								
HCM 2010 Ctrl Delay		27.8						
HCM 2010 LOS		C						
Notes								

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	1207	1069	800	350	3426
Control Delay / Veh (s/v)	13	21	52	55	29
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	13	21	52	55	29
Total Delay (hr)	4	6	12	5	28
Stops / Veh	0.50	0.54	0.66	0.81	0.58
Stops (#)	606	581	527	283	1997
Average Speed (mph)	27	31	17	17	24
Total Travel Time (hr)	13	26	20	9	69
Distance Traveled (mi)	355	806	328	157	1646
Fuel Consumed (gal)	22	39	25	12	99
Fuel Economy (mpg)	16.2	20.6	12.9	12.7	16.7
CO Emissions (kg)	1.54	2.73	1.78	0.86	6.90
NOx Emissions (kg)	0.30	0.53	0.35	0.17	1.34
VOC Emissions (kg)	0.36	0.63	0.41	0.20	1.60
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	25	35	8	4	72

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	54	967	186	124	836	109	260	209	331	219	100	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	2	1	2	2	1
Lane Assignment												
Cap, veh/h	107	1879	362	197	2589	733	337	1012	429	337	1012	415
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.12	0.82	0.82	0.11	0.46	0.46	0.10	0.27	0.27	0.10	0.27	0.26
Ln Grp Delay, s/veh	49.6	8.0	9.7	49.8	19.8	18.0	68.1	31.8	51.8	55.5	30.7	31.2
Ln Grp LOS	D	A	A	D	B	B	E	C	D	E	C	C
Approach Vol, veh/h		1341			1188			889			388	
Approach Delay, s/veh		10.3			23.1			51.9			46.3	
Approach LOS		B			C			D			D	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	9.7	55.0	14.0	33.5	15.5	49.3	14.0	33.5
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	8.1	3.7	4.6	3.7	8.1	3.7	4.6
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	5.6	14.0	11.3	4.5	10.4	10.8	9.7	26.8
Green Ext Time (g_e), s	0.0	33.8	0.0	3.8	0.2	28.6	0.0	1.5
Prob of Phs Call (p_c)	0.85	1.00	1.00	1.00	0.99	1.00	1.00	1.00
Prob of Max Out (p_x)	0.37	0.93	1.00	0.01	0.01	0.94	1.00	1.00

Left-Turn Movement Data				
Assigned Mvmt	1	3	5	7
Mvmt Sat Flow, veh/h	1774	3442	1774	3442

Through Movement Data				
Assigned Mvmt	2	4	6	8
Mvmt Sat Flow, veh/h	5588	3725	4555	3725

Right-Turn Movement Data				
Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	1581	1580	877	1580

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	60	0	289	0	138	0	243	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0

Cycle Q Clear Time (g_c), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	107	0	337	0	197	0	337	0
V/C Ratio (X)	0.56	0.00	0.86	0.00	0.70	0.00	0.72	0.00
Avail Cap (c_a), veh/h	190	0	337	0	332	0	337	0
Upstream Filter (I)	0.93	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	48.0	0.0	49.8	0.0	48.1	0.0	49.1	0.0
Incr Delay (d2), s/veh	1.6	0.0	18.3	0.0	1.7	0.0	6.4	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	49.6	0.0	68.1	0.0	49.8	0.0	55.5	0.0
1st-Term Q (Q1), veh/ln	1.6	0.0	4.1	0.0	3.8	0.0	3.4	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.9	0.0	0.1	0.0	0.3	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	4.9	0.0	3.8	0.0	3.7	0.0
%ile Storage Ratio (RQ%)	0.27	0.00	0.62	0.00	0.54	0.00	0.47	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	2
Grp Vol (v), veh/h	0	929	0	111	0	878	0	232
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	5.4
Cycle Q Clear Time (g_c), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	5.4
Lane Grp Cap (c), veh/h	0	2589	0	1012	0	1537	0	1012
V/C Ratio (X)	0.00	0.36	0.00	0.11	0.00	0.57	0.00	0.23
Avail Cap (c_a), veh/h	0	2589	0	1095	0	1537	0	1095
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	19.4	0.0	30.7	0.0	6.5	0.0	31.8
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.0	0.0	1.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	19.8	0.0	30.7	0.0	8.0	0.0	31.8
1st-Term Q (Q1), veh/ln	0.0	5.3	0.0	1.2	0.0	2.2	0.0	2.5
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.3	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	5.4	0.0	1.2	0.0	2.5	0.0	2.5

%ile Storage Ratio (RQ%)	0.00	0.04	0.00	0.01	0.00	0.04	0.00	0.03
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	121	0	34	0	403	0	368
Grp Sat Flow (s), veh/h/ln	0	1581	0	1580	0	1706	0	1580
Q Serve Time (g_s), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Cycle Q Clear Time (g_c), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.51	0.00	1.00
Lane Grp Cap (c), veh/h	0	733	0	415	0	704	0	429
V/C Ratio (X)	0.00	0.17	0.00	0.08	0.00	0.57	0.00	0.86
Avail Cap (c_a), veh/h	0	733	0	450	0	704	0	465
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.5	0.0	31.2	0.0	6.5	0.0	38.8
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.0	0.0	3.1	0.0	13.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.0	0.0	31.2	0.0	9.7	0.0	51.8
1st-Term Q (Q1), veh/ln	0.0	1.8	0.0	0.7	0.0	2.0	0.0	9.7
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.6	0.0	1.5
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	1.9	0.0	0.7	0.0	2.6	0.0	11.2
%ile Storage Ratio (RQ%)	0.00	0.25	0.00	0.18	0.00	0.05	0.00	0.71
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Intersection Summary								
HCM 2010 Ctrl Delay		27.7						
HCM 2010 LOS		C						
Notes								

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	1207	1069	800	350	3426
Control Delay / Veh (s/v)	12	19	52	56	28
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	12	19	52	56	28
Total Delay (hr)	4	6	11	5	27
Stops / Veh	0.43	0.52	0.65	0.82	0.55
Stops (#)	521	556	521	287	1885
Average Speed (mph)	28	31	17	17	24
Total Travel Time (hr)	13	26	20	9	68
Distance Traveled (mi)	355	806	328	157	1646
Fuel Consumed (gal)	21	39	25	12	97
Fuel Economy (mpg)	17.1	20.9	13.0	12.6	17.0
CO Emissions (kg)	1.45	2.70	1.77	0.87	6.78
NOx Emissions (kg)	0.28	0.52	0.34	0.17	1.32
VOC Emissions (kg)	0.34	0.62	0.41	0.20	1.57
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	25	35	8	4	72

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RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

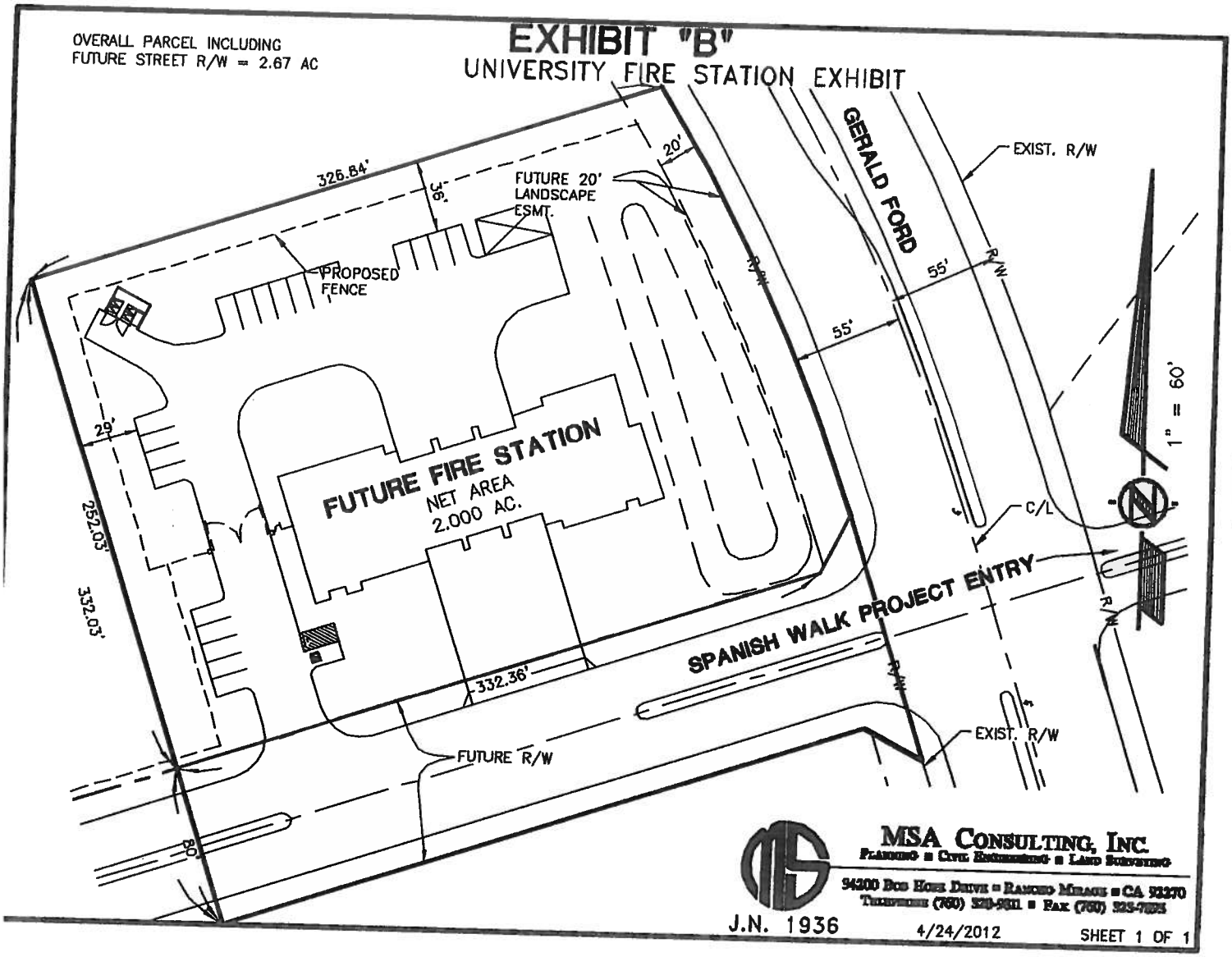
PROPERTY 10(b)

Cal State San Bernardino University-Palm Desert Campus

Attachments

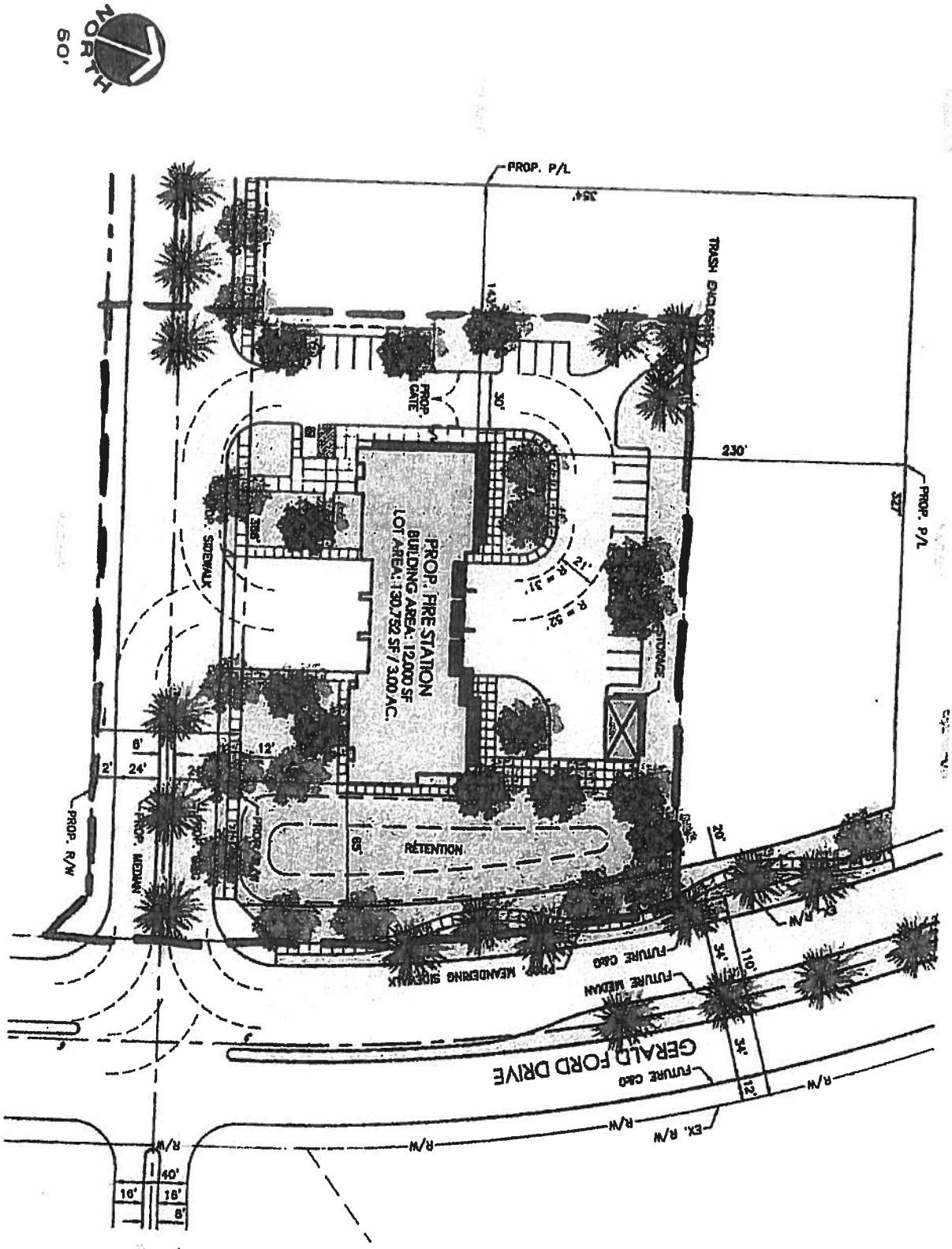
EXHIBIT "B"

UNIVERSITY FIRE STATION EXHIBIT



MSA CONSULTING, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
94200 BOB HOPE DRIVE • RANCHO MIRAGE • CA 92270
TELEPHONE (760) 320-9811 • FAX (760) 323-7925

J.N. 1936 4/24/2012 SHEET 1 OF 1



MSA CONSULTING, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
34200 Bob Hope Drive • Rancho Mirage • CA 92270
Telephone (760) 320-9221 • Fax (760) 323-7220

Date: 11/24/2000

Site Plan Alt. 2

CITY OF PALM DESERT
PALM DESERT FIRE STATION

Date:
4/2013

UCR Transfer

- CAL STATE SAN BERNARDINO
- PARCEL A - UNIVERSITY OF CALIFORNIA RIVERSIDE
- REDEVELOPMENT AGENCY CITY OF PALM DESERT
- PALM DESERT CITY BOUNDARY

RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

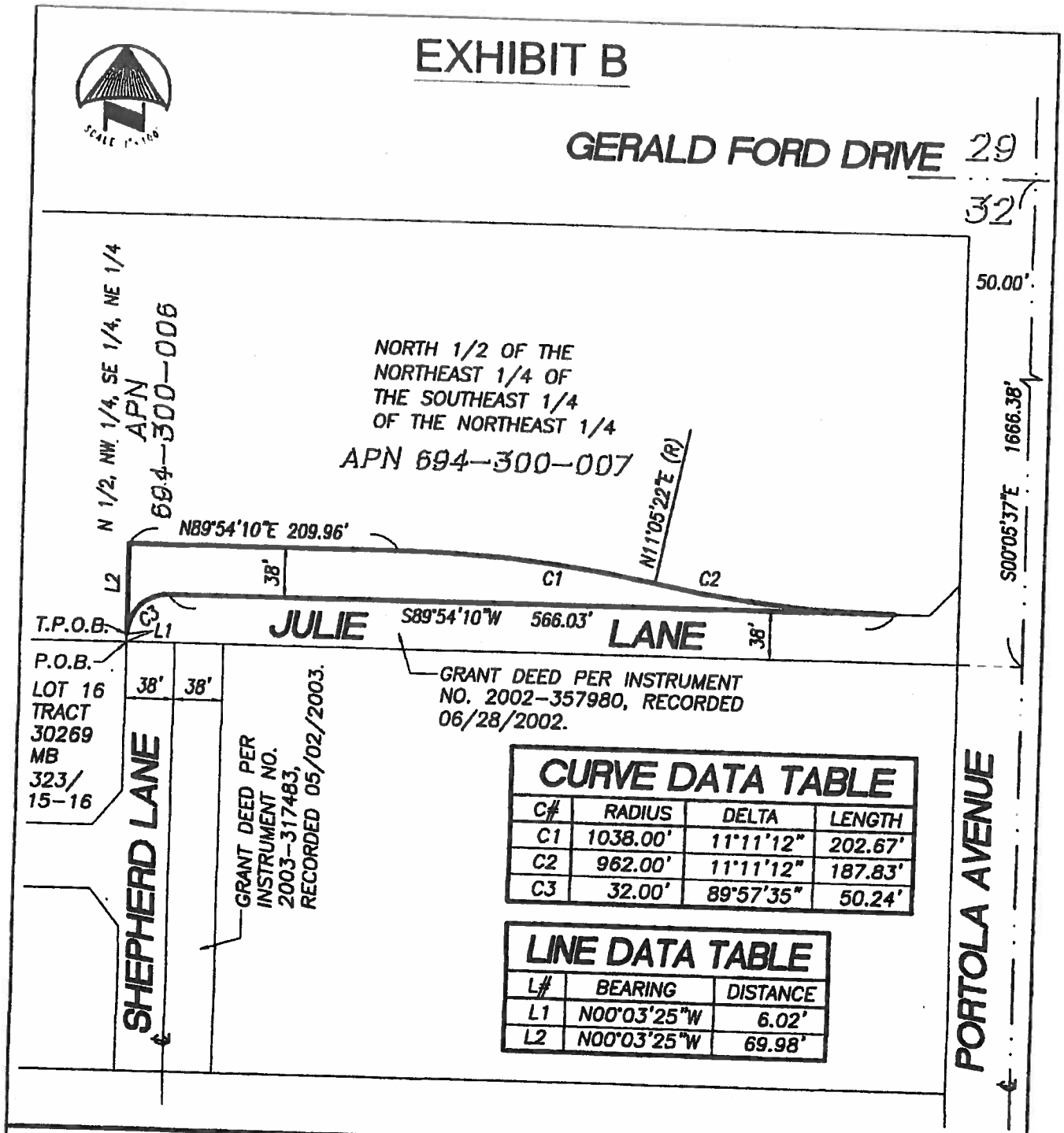
Property Management Plan

PROPERTY 11(d) & 11(e)

132 Acres

Attachments

EXHIBIT B



CURVE DATA TABLE

C#	RADIUS	DELTA	LENGTH
C1	1038.00'	11°11'12"	202.67'
C2	962.00'	11°11'12"	187.83'
C3	32.00'	89°57'35"	50.24'

LINE DATA TABLE

L#	BEARING	DISTANCE
L1	N00°03'25"W	6.02'
L2	N00°03'25"W	69.98'

PROFESSIONAL LAND SURVEYOR
DAVID HACKER
Exp. 6-30-13
No. 5128
STATE OF CALIFORNIA
6/6/13

PORTION OF SE 1/4, OF THE NE 1/4, SEC. 32, T. 4 S., R. 6 E., S.B.M.

HEITEC CONSULTING
www.heitecinc.com
42-575 Melanie Place, Suite P
Palm Desert, California 92211
760.340.9060 Fax:760.340.9070

CITY OF PALM DESERT

SUBJECT:
JULIE LANE DEDICATION

APN 694-300-006 & 007

SCALE: 1"=100' DATE: 06/04/13 DRAWN BY: J.R. CHECKED BY: D.H. FILE: 130301X01

EXHIBIT A

THOSE CERTAIN PARCELS OF LAND LOCATED IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER, BOTH OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, TRACT 30269 AS SHOWN ON A MAP FILED IN BOOK 323, PAGES 15 AND 16 OF MAPS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF PALM DESERT RECORDED JUNE 28, 2002 AS INSTRUMENT NUMBER 2002-357980 OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG THE WEST LINE OF SAID LAND DESCRIBED PER INSTRUMENT NO. 2002-357980 NORTH 00°03'25" WEST A DISTANCE OF 6.02 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE CONTINUING NORTH 00°03'25" WEST ALONG THE PROLONGATION OF SAID WEST LINE A DISTANCE OF 69.98 FEET;

THENCE NORTH 89°54'10" EAST A DISTANCE OF 209.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1038.00 FEET;

THENCE SOUTHEASTERLY 202.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°11'12" TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 962.00 FEET;

THENCE SOUTHEASTERLY 187.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°11'12" TO A POINT OF CUSP, AND THE NORTH LINE OF SAID LAND DESCRIBED PER INSTRUMENT NO. 2002-357980;

THENCE ALONG SAID NORTH LINE SOUTH 89°54'10" WEST A DISTANCE OF 566.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 32.00 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE SOUTHWESTERLY 50.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'35" TO THE **TRUE POINT OF BEGINNING.**

CONTAINS 0.36 ACRES, MORE OR LESS.

EXHIBIT 'B' ATTACHED AND BY THIS REFERENCE IS HEREBY MADE A PART HEREOF.

PROFESSIONAL LAND SURVEYOR
DAVID HACKER
13
Exp. 6-30-~~08~~
P.L.S. 5[illegible]
STATE OF CALIFORNIA

6/6/13

I:\2013\130301 access exhibit a.doc

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RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 11(h)

132 Acre Site

Attachments

EXHIBIT "A"

PARCEL A

LEGAL DESCRIPTION

That certain real property located in the City of Palm Desert, County of Riverside, State of California, described as follows:

Being a portion of the north half of the north half of the west half of the east half of Section 32, Township 4 South, Range 6 East, San Bernardino Meridian, County of Riverside, State of California, according to the official plat thereof, more particularly described as follows:

The east 220.85 feet of the north 666.70 feet of said north half of the north half of the west half of the east half of Section 32;

Excepting therefrom the north 75.00 feet.

Said described land contains 3.00 acres, more or less.

Subject to all covenants, rights, rights of ways and easements of record, if any.

Exhibits B-1 and B-2 attached hereto and by this reference are made a part of hereof.

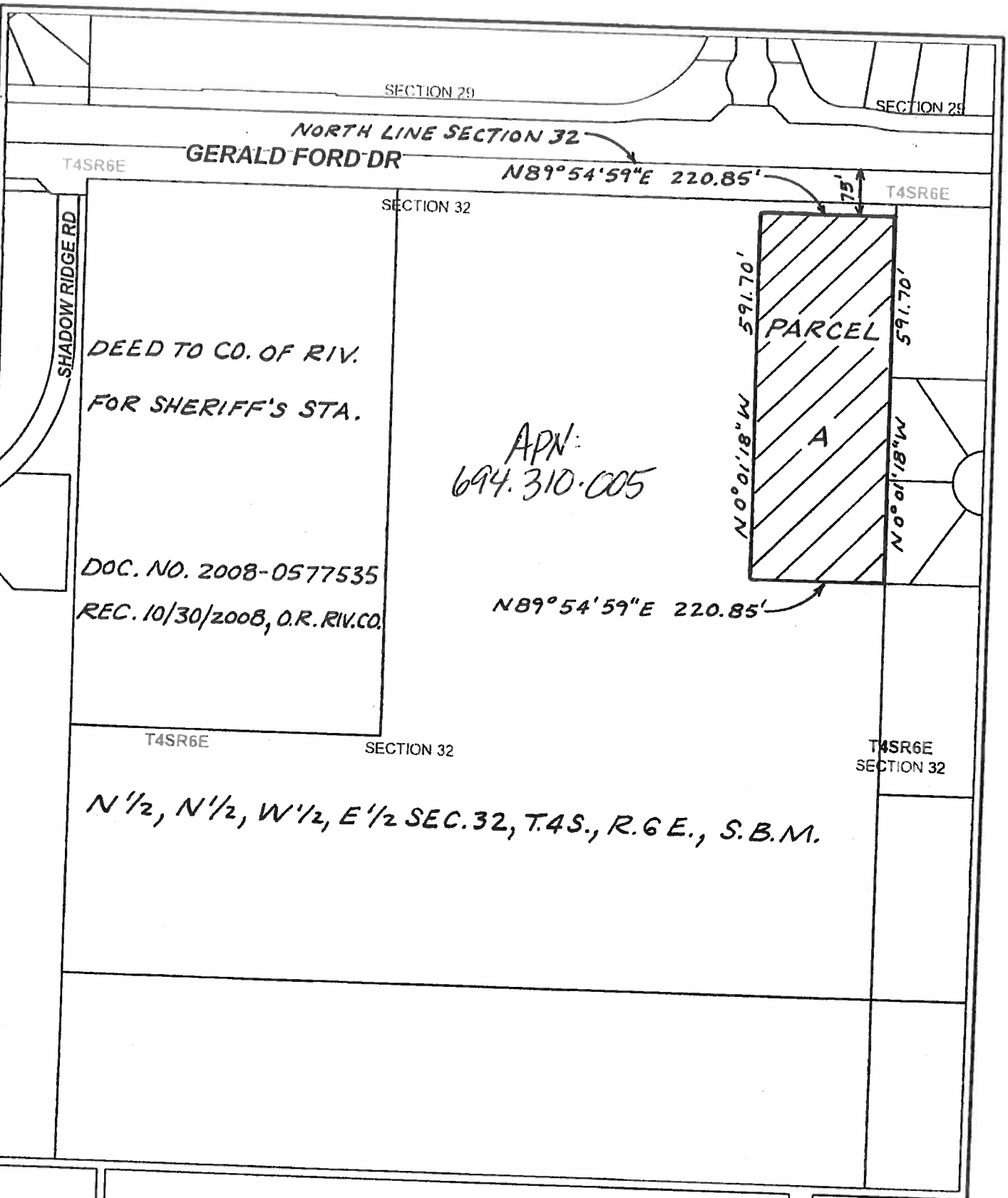
R. Page Garner

R. Page Garner, L.S.
City Surveyor
City of Palm Desert, CA

9/21/12

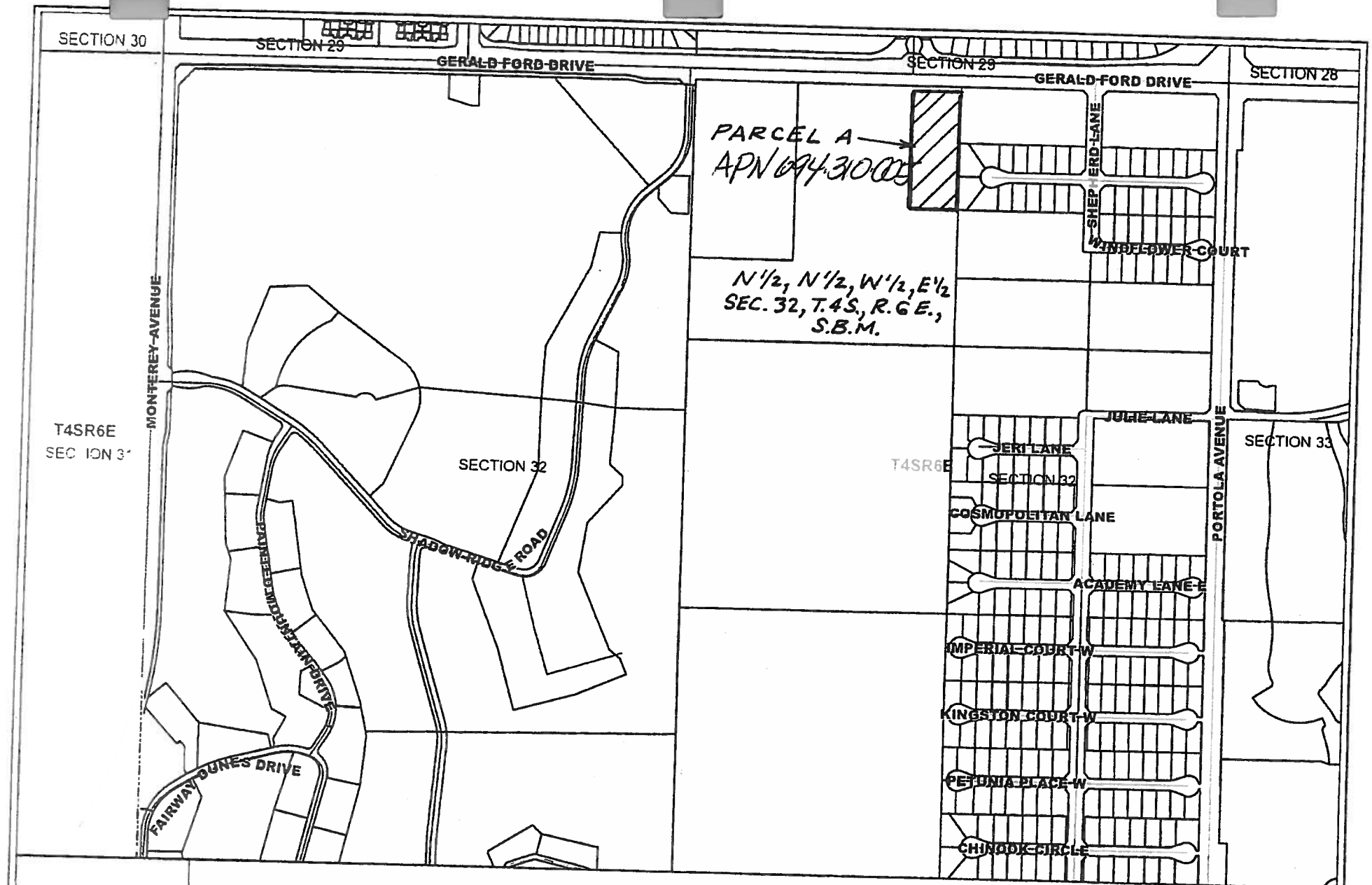
Date

LICENSED LAND SURVEYOR
R. PAGE GARNER
Exp. 3/31/14
L.S. No. 6155
STATE OF CALIFORNIA



1: 2,400

EXHIBIT B-2



1:7,200

Notes

RETENTION BASIN PARCEL

EXHIBIT B – I

RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(b)

Desert Willow Lot Pad B

Attachments

EXHIBIT "A"
PARCEL "A"
Legal Description

That portion of Lot 8 of Tract No. 28450 in the City of Palm Desert, County of Riverside, State of California, as per map filed in Book 264, Pages 4 through 15 inclusive, of Maps in the office of the County Recorder of said County described as follows:

Beginning at the westerly terminus of that certain course in the northerly line of said Lot 8 shown as "N 89° 46' 41" W 293.56' " on said map;

thence along said northerly line S 89° 46" 41" E 293.56 feet to the west line of Desert Willow Drive, and to the beginning of a non-tangent curve concave to the east having a radius of 137.00 feet and to which beginning a radial line bears S 88° 57' 01" W;

thence along said west line southeasterly 170.74 feet along said curve through a central angle of 71° 24' 21" to the beginning of a reverse curve concave to the southwest having a radius of 65.00 feet, a radial line through said beginning of reverse curve bears N 17° 32' 40" E;

thence continuing along said west line southeasterly 51.87 feet along said curve through a central angle of 45° 43' 21" to the beginning of a compound curve concave to the southwest having a radius of 526.00 feet;

thence continuing along said west line southeasterly 36.97 feet along said curve through a central angle of 4° 01' 37";

thence leaving said west line S 46° 18' 47" W 347.14 feet;

thence N 43° 41' 13" W 394.66 feet to the northerly line of said Lot 8;

thence along said northerly line N 54° 05' 23" E 97.66 feet;

thence continuing along said northerly line N 0° 50' 56" E 92.68 feet to the Point of Beginning.

Containing 3.028 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

R. Page Garner

R. Page Garner, L.S.
City Surveyor
City of Palm Desert, CA

10/11/12
Date

LICENSED LAND SURVEYOR
R. PAGE GARNER
Exp. 3/31/14
L.S. No.6155
STATE OF CALIFORNIA

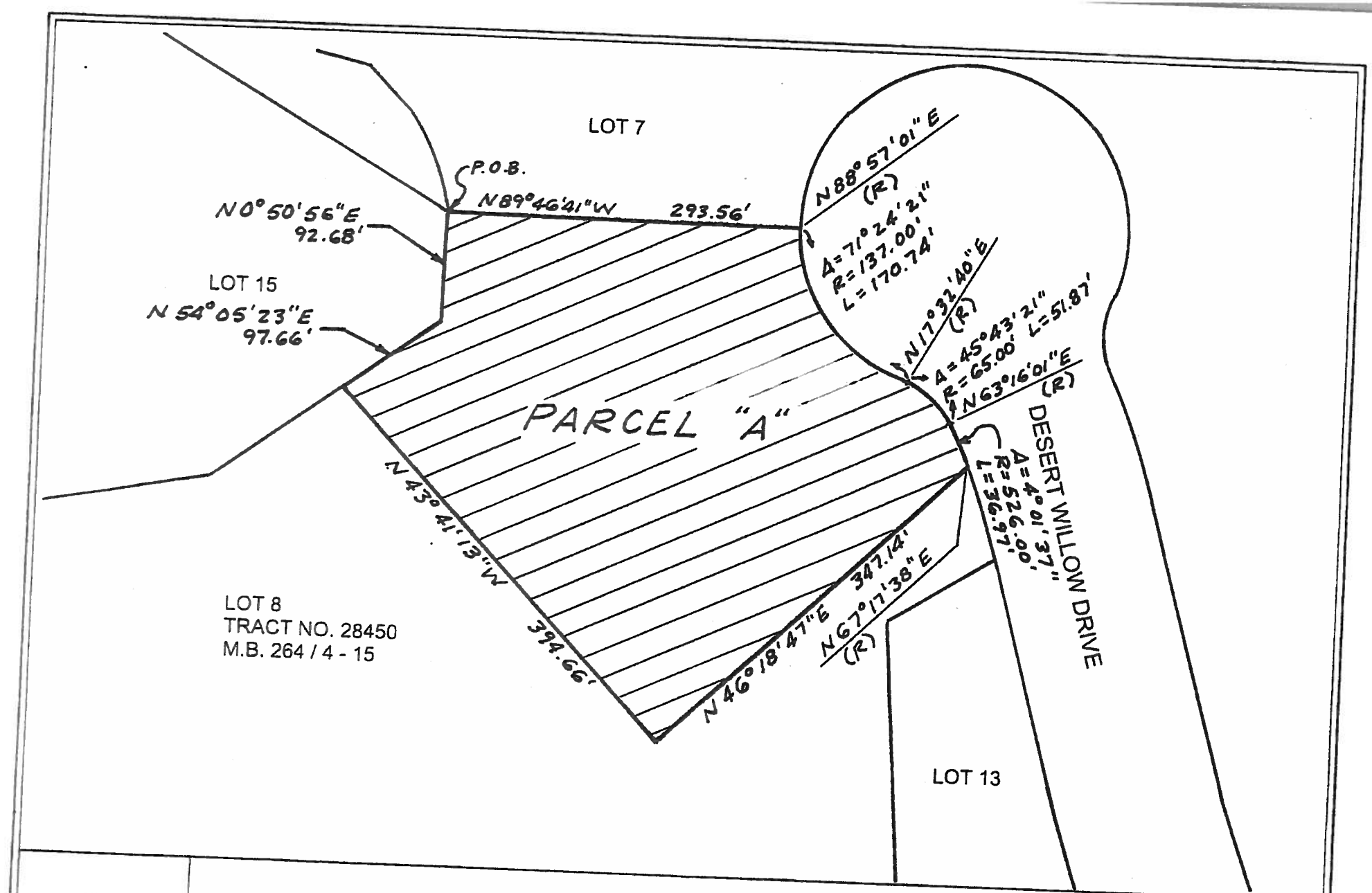


EXHIBIT "B"

1: 1,200

Notes

DESERT WILLOW OVERFLOW PARKING PARCEL

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RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(c)

Desert Willow Lot Pad C

Attachments

RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

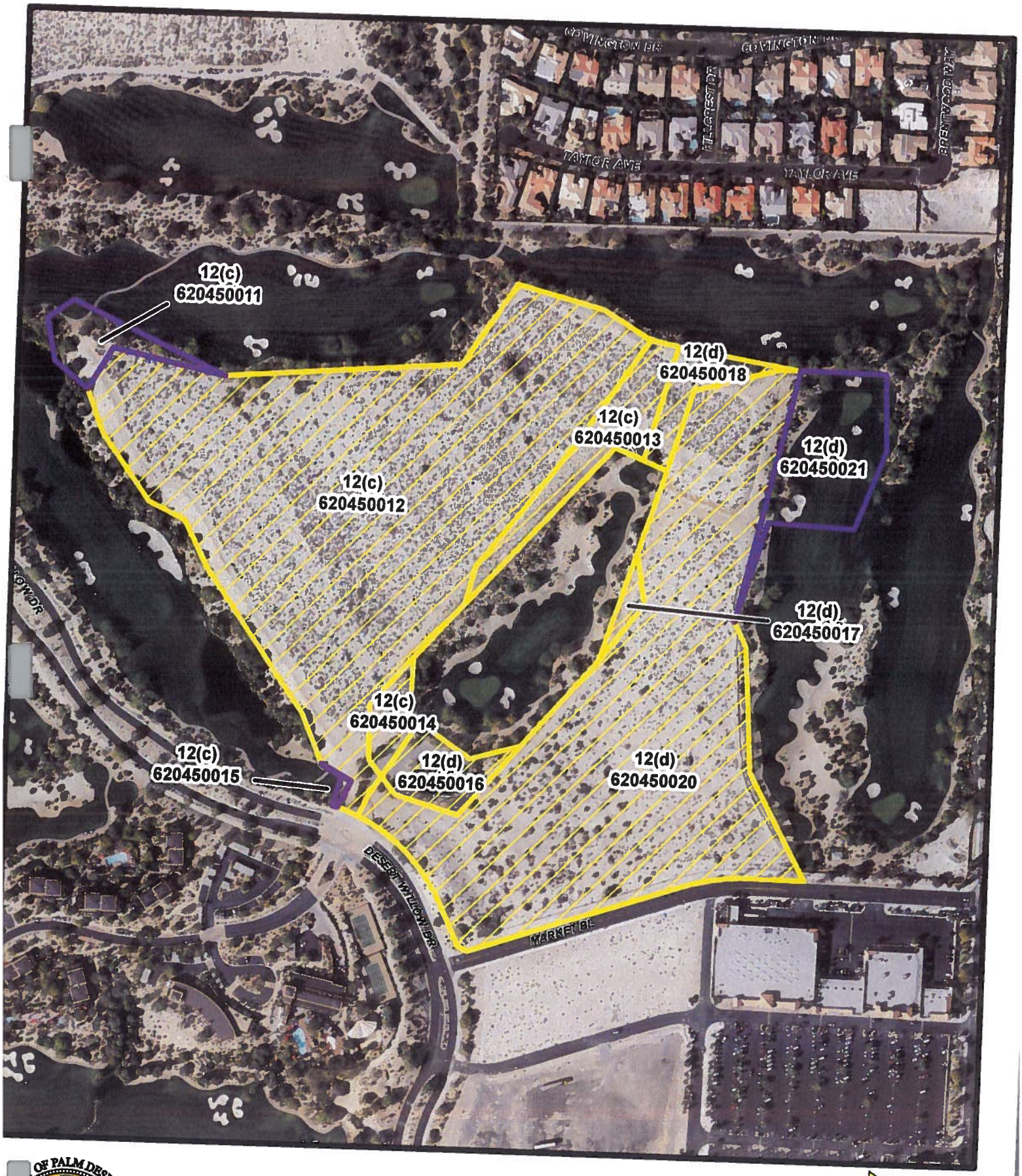
Long Range

Property Management Plan

PROPERTY 12(d)

Desert Willow Lot Pad D

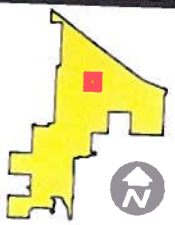
Attachments



RETAIN FOR GOVERNMENT USE

RETAIN FOR FUTURE DEVELOPMENT

Date:
6/2013



VICINITY MAP

CITY OF PALM DESERT

CITY OF PALM DESERT
GEOGRAPHIC INFORMATION SYSTEM

DESERT WILLOW GOLF RESORT DEVELOPMENT OPPORTUNITIES

Desert Willow
Golf Resort

N
W E
S

1 inch = 800 feet

Aerial Photo Flown April 2009

RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(e)

Desert Willow Lot Pad E

Attachments

PARKING AGREEMENT

THIS PARKING AGREEMENT (this "Agreement") is entered into as of October 25, 2007 (the "Effective Date"), and is entered into by and between the PALM DESERT REDEVELOPMENT AGENCY ("PDRDA"), a public body, corporate and politic and JW MARRIOTT RESORT & SPA ("JWMRS").

RECITALS

WHEREAS, PDRDA is the fee owner of that certain real property adjacent to the Desert Springs Marketplace at the Northwest corner of Cook Avenue and Country Club Drive (the "Property"); and

WHEREAS, PDRDA desires to assist JWMRS to provide for temporary overflow parking on that portion of the Property identified on the Site Plan attached hereto as Exhibit "A" (the "Premises"), on the terms and conditions described below;

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, it is hereby mutually agreed as follows:

AGREEMENT

SECTION 1. Parking Privileges. PDRDA shall allow for parking privileges for the Term and upon the covenants, agreements, and conditions set forth herein. JWMRS shall have use of the Premises for parking as hereinafter provided.

SECTION 2. Term and Effective Date. Commencing on the Effective Date and continuing thereafter on a month-to-month basis until terminated by either PDRDA or JWMRS upon thirty (30) days prior written notice ("Term"), unless terminated earlier in accordance with the provisions of this Agreement.

SECTION 3. Use Payments. JWMRS shall pay to PDRDA on a monthly basis the amount of One Dollar ($1.00) for such parking privileges, payable on or before the first (1st) day of each month.

SECTION 4. Use of the Premises. The Premises shall be used by JWMRS as an overflow parking area for the employees of JWMRS, and the Premises shall not be used for any other purpose whatsoever. Without limiting the foregoing, only passenger vehicles shall be parked on the Premises, and no construction vehicles or vehicles with more than two (2) axles shall be parked on the Premises or be given access thereto. No overnight parking shall be permitted by JWMRS. JWMRS shall not place any personal property on the Premises, or alter the Premises, without the prior written consent of PDRDA, which consent may be given or withheld in the sole and absolute discretion of PDRDA.

JWMRS shall be solely responsible for providing security for the vehicles parked on the Premises and all persons accessing the Premises for parking, and

JWMRS, at its sole cost and expense, shall hire and supervise all security personnel necessary to provide such security during all times in which vehicles are parked on the Premises. JWMRS, at its sole cost and expense, shall maintain and keep the Premises clean and free of debris. JWMRS shall be responsible for any damage to the Premises caused by JWMRS or JWMRS's invitees, and JWMRS shall promptly repair any such damage at JWMRS's sole cost and expense. JWMRS shall obtain any and all necessary permits required for parking on the Premises. JWMRS hereby assumes the risk of damage to personal or real property, or injury to persons in or on the Premises or arising from the use or occupancy thereof from any cause whatsoever, except when caused by the gross negligence or willful misconduct of PDRDA. Vehicles shall be allowed to park on the Premises only between the hours of 5:00 a.m. to 3:00 a.m. the following day. JWMRS shall provide PDRDA with a written weekly schedule of the days in each week in which vehicles will be parked on the Premises, and such schedule shall be given to PDRDA no later than the Friday preceding each such week. JWMRS shall cause all vehicles parking on the Premises to enter and exit the Premises from Desert Willow Drive.

SECTION 5. Condition of the Premises. PDRDA shall have no obligation to maintain, repair or improve the Premises.

SECTION 6. Possessory Interest Tax and Other Taxes. PDRDA hereby gives JWMRS notice, and JWMRS acknowledges receipt of such notice, as required pursuant to California Revenue and Taxation Code Section 107.6, that a leasehold interest may be created by this Agreement and may result in a possessory interest tax being levied against the Premises, and that in such event JWMRS shall be obligated to pay such tax. In addition, JWMRS shall be solely responsible for the payment of all other taxes attributable to JWMRS's occupancy and use of the Premises.

SECTION 7. Assignment and Subletting. JWMRS shall not assign, or otherwise convey its rights under this Agreement without PDRDA's written consent, which consent may be given or withheld in the sole and absolute discretion of PDRDA.

SECTION 8. Rights of Entry and Use. PDRDA shall have the right to enter and inspect the Premises at any time. PDRDA does not relinquish its right of ownership and does not convey a property interest through this Agreement and simply conveys parking rights.

SECTION 9. Insurance. JWMRS, at its sole cost and expense, shall at all times during the Term keep in full force and effect the hereinafter described policies of insurance. All such policies shall be issued by companies acceptable to PDRDA, shall be issued by reputable companies authorized to do business and operating in the State of California, shall be rated A-X or better in Best's Insurance Guide, shall name PDRDA and the City of Palm Desert (the "City") as additional insureds, shall not provide for a deductible in excess of $5,000.00 without the prior written consent of PDRDA (and JWMRS shall be liable for payment of any such deductible in the event of any casualty), and shall be primary to any other insurance that may be available to PDRDA or City. All insurance policies shall contain a clause stating that the insurer will not cancel or reduce

coverage's without first giving PDRDA thirty (30) days prior written notice. JWMRS will provide PDRDA with current evidence of such insurance, including a copy of all additional insured endorsements, on or before the Effective Date, and shall provide PDRDA evidence of renewal of such insurance at least thirty (30) days prior to the expiration date of such insurance, and will provide true and complete copies of such insurance policies upon PDRDA's request.

JWMRS shall maintain comprehensive/commercial general liability insurance with respect to the Premises and any business operations conducted by JWMRS, its independent contractors and permitees, if any. Said insurance shall provide coverage's for bodily injury and property damage liability; personal and advertising injury liability; blanket contractual liability; independent contractors liability; and fire damage liability. PDRDA and City shall be named as an additional insured(s) under JWMRS's commercial liability insurance policy as provided under the standard insurance service office ("ISO") endorsement number CG201111 entitled, "Additional Insured—Managers of Premises." (or its equivalent). The policy or policies of insurance shall provide coverage on an "occurrence" basis (not on a "claims made" form) and shall provide limits of no less than the following:

General Aggregate Limit:	$2,000,000
Personal Injury Limit:	$2,000,000
Each Occurrence Limit:	$2,000,000
Fire Damage Limit:	$50,000

These limits of insurance may be satisfied by the use of a combination of primary and excess liability or "blanket" insurance policies. In such event, JWMRS shall not be deemed to have complied with its obligations hereunder until JWMRS shall have obtained and delivered to PDRDA a copy of each such policy together with an appropriate endorsement or certificate applicable to and evidencing full compliance with the specific requirements of this Agreement (irrespective of any claim which may be made with respect to any other property or liability covered under such policy), and until the same shall have been approved by PDRDA in writing. PDRDA may from time to time require, with due regard to prevailing prudent business practices, that these limits be increased, or that additional liability coverage's be provided, as may be reasonably adequate for PDRDA's protection.

SECTION 10. Surrender. JWMRS agrees, upon the expiration or earlier termination of this Agreement, to quit and surrender the Premises to PDRDA in clean condition and free of any personal property of JWMRS or its invitees (including any vehicles located on the Premises).

SECTION 11. Default. In the event JWMRS shall be in default in the performance of any obligation on its part to be performed under the terms of this Agreement, and default continues for ten (10) days, following notice and demand for

correction thereof to JWMRS, PDRDA may (i) immediately terminate this Agreement by written notice to JWMRS and (ii) exercise any and all remedies granted by law.

SECTION 12. Indemnification. JWMRS hereby agrees to indemnify PDRDA and City against and save PDRDA and City harmless from any and all losses, costs, damages, charges, liabilities, obligations, fines, penalties, claims, demands, or judgments and any and all expenses, including without limitation reasonable attorneys fees and expenses, court costs, and costs of appeal, settlement and negotiations, arising out of or in connection with: (a) the use of the Premises by JWMRS or JWMRS's employees or invitees; (b) the conduct of JWMRS's business or any activity, work or thing done, permitted or suffered by JWMRS in, on or about the Premises; (c) any failure to perform or observe any of the terms, covenants, conditions or provisions required to be performed or observed by JWMRS under this Agreement; and (d) any negligence by JWMRS or its employees or agents. In the event any action or proceeding is brought against PDRDA or City by reason of clauses (a) through (d) inclusive, JWMRS shall, at the request of PDRDA or City, assume the defense of the same at JWMRS's sole cost with counsel reasonably satisfactory to PDRDA or City, as appropriate. The indemnification obligations of JWMRS contained in this Section 12 shall survive the expiration or earlier termination of this Agreement.

SECTION 13. Waiver of Relocation Benefits. JWMRS hereby waives as against PDRDA claims for any and all relocation assistance benefits including compensation to which it may later claim to be entitled under either state or federal relocation assistance statutes and regulations due to the expiration or early termination of this Agreement for any reason whatsoever. JWMRS acknowledges that this waiver may be used as a defense by PDRDA against any claim for state or federal relocation benefits by JWMRS based on its occupancy the Premises. JWMRS further acknowledges that it has been given an adequate opportunity to seek the advise of legal counsel regarding the rights being waived hereunder.

JWMRS INITIALS: _____

SECTION 14. Partial Invalidity. If any one or more of the terms, provisions, covenants or conditions of this Agreement shall to any extent be invalid, unenforceable, void or voidable for any reason whatsoever, none of the remaining terms, provisions, covenants and conditions of this Agreement shall be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

SECTION 15. Notices. All notices, statements, demands, consents, approvals, authorizations, offers, designations, requests or other communications hereunder by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if delivered personally or if mailed by United States certified or registered mail, return receipt requested, postage prepaid, and:

If to PDRDA: Palm Desert Redevelopment Agency
73510 Fred Waring Drive
Palm Desert, CA 92260
Attention: Executive Director

If to JWMRS: Desert Springs Marriot Resort and Spa
74885 Country Club Drive
Palm Desert, CA 92260
Attention:_____

or to such other addresses as each respective party may from time to time designate by notice in writing.

SECTION 16. Section Headings. All section headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

SECTION 17. Amendment. This Agreement may only be amended by a written instrument duly authorized and executed by PDRDA and Agency.

SECTION 18. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same agreement.

SECTION 19. Binding Effect. This Agreement shall be binding upon and inure to the benefit of PDRDA and JWMRS and their respective successors, assigns and successors in interest.

IN WITNESS WHEREOF, the parties have caused this Parking Agreement to be executed on the date first written above.

PDRDA:

PALM DESERT REDEVELOPMENT AGENCY, a public body, corporate and politic

By:_____
Name:_____
Title:_____

JWMRS:

JW MARRIOTT RESORT & SPA

By:_____
Name:_____
Title:_____

ATTEST:

_____
Rachelle D. Klassen, Secretary

EXHIBIT A

SITE PLAN

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RES. NO. OB - 044

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(f)

Desert Willow Lot Pad F

Attachments

DOC # 2009-0659531
12/23/2009 08:00A Fee:NC
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

No Recording Fees Required Per
Government Code Section 27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF PALM DESERT
73-510 Fred Waring Drive
Palm Desert, California 92260

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CA					T:		CTY	UNI	

NO DOCUMENTARY TRANSFER TAX DUE
APN: 620-400-003

M 030

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

PALM DESERT REDEVELOPMENT AGENCY, a public body, corporate and politic,

hereby grants to the CITY OF PALM DESERT, a municipal corporation, the following described real property in the City of Palm Desert, County of Riverside, State of California:

An easement for drainage and water retention purposes and the maintenance thereof over, under, along and across all that certain property described in a legal description and plat attached hereto and made a part hereof as Exhibits "A" and "B" respectively.

Palm Desert Redevelopment Agency, a public body, corporate and politic,

PALM DESERT REDEVELOPMENT AGENCY

Dated: December 10, 2009

BY Cindy Finerty

Cindy Finerty, Chairman

STATE OF CALIFORNIA
COUNTY OF Riverside

ON December 17, 2009 before me, M. Gloria Martinez a

Notary Public, personally appeared Cindy Finerty

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

M. Gloria Martinez
Name (typed or printed), Notary Public in and for said county and state

M. GLORIA MARTINEZ
Commission # 1697036
Notary Public - California
Riverside County
My Comm. Expires Oct 29, 2010

#837

EXHIBIT "A"

That portion of Lot 3 of Tract No. 28450 in the City of Palm Desert, County of Riverside, State of California, as per map filed in Book 264, Pages 4 through 15 inclusive, of Maps in the office of the County Recorder of said County described as follows:

Commencing at the southwest corner of said Lot 3;

thence along the southerly line of said Lot 3 S71°37'39"E 25.32 feet to the True Point of Beginning;

thence continuing along said southerly line the following three courses:
S71°37'39"E 173.04 feet to an angle point therein;

thence N84°22'17"E 594.27 feet to an angle point therein;

thence N49°35'57"E 93.28 feet;

thence leaving said southerly line N47°12'02"W 309.65 feet;

thence S66°49'56"W 166.02 feet;

thence N87°30'47"W 91.50 feet;

thence N64°19'30"W 220.48 feet;

thence S27°46'57"W 211.21 feet to the beginning of a tangent curve concave to the southeast having a radius of 1727.00 feet;

thence southwesterly 135.14 feet along said curve through a central angle of 4°29'01" to said southerly line of Lot 3 and to the True Point of Beginning.

Containing 188,545.3 square feet, or 4.328 acres, more or less.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

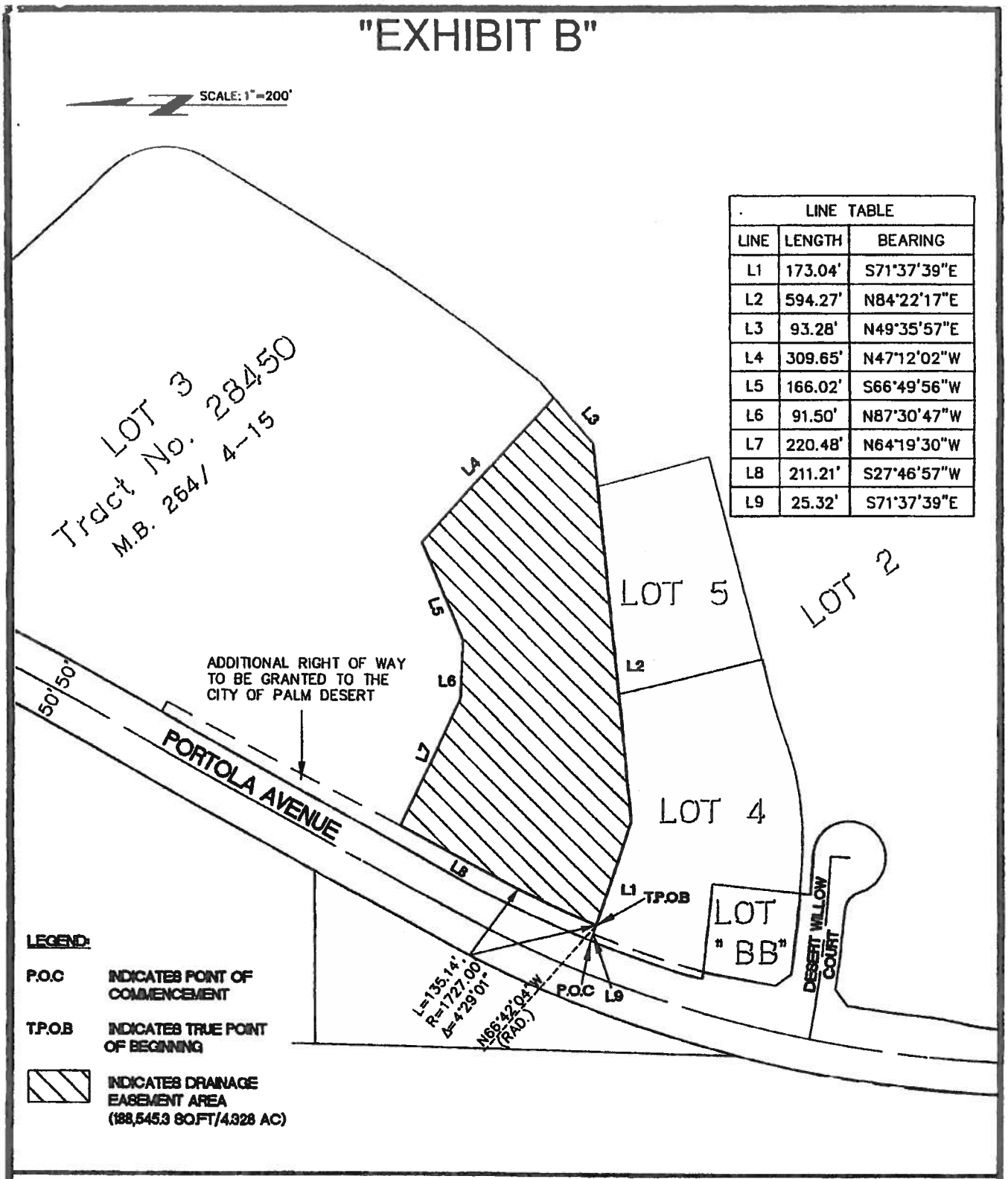
R. Page Garner

R. Page Garner, L.S.
City Surveyor
City of Palm Desert

11/19/09
Date

LICENSED LAND SURVEYOR
R. PAGE GARNER
Exp 3/31/10
L S No 6155
STATE OF CALIFORNIA

"EXHIBIT B"



LINE TABLE		
LINE	LENGTH	BEARING
L1	173.04'	S71°37'39"E
L2	594.27'	N84°22'17"E
L3	93.28'	N49°35'57"E
L4	309.65'	N47°12'02"W
L5	166.02'	S66°49'56"W
L6	91.50'	N87°30'47"W
L7	220.48'	N64°19'30"W
L8	211.21'	S27°46'57"W
L9	25.32'	S71°37'39"E

CITY OF PALM DESERT
DRAINAGE EASEMENT

CITY OF PALM DESERT ENGINEERING DEPARTMENT

CITY OF PALM DESERT

73-510 FRED WARING DRIVE
PALM DESERT, CALIFORNIA 92260-2578
TEL: 760 346-0611
FAX: 760 340-0574
info@palm-desert.org

Drainage Easement
APN 620-400-003

EXHIBIT

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the GRANT OF EASEMENT dated December 10, 2009, from THE PALM DESERT REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC, to THE CITY OF PALM DESERT, A MUNICIPAL CORPORATION, is hereby accepted pursuant to its Resolution No. 77-48, adopted May 12, 1977.

RACHELLE D. KLASSEN, CITY CLERK
CITY OF PALM DESERT, CALIFORNIA

December 17, 2009

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SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
Long Range Property management Plan																
Alessandro Alley						Based on market comparables land only				Performed	Per Planning Department Review					
1 (a)	44887 San Antonio Circle	627-071-069	0.14	6/27/2008	$ 312,000	$24,393	N/A	Removal of Blight, proposed public parking improvements	N/A	Phase I Environmental	No Potential	None	R-1 Single Family Residential	Low Density Residential	Sell Property	Vacant Lot
1 (b)	44870 San Antonio Circle	624-071-067	0.25	9/18/2006	$ 405,000	$43,560	$405,000 (2006)		N/A	Lead and Asbestos Test	No Potential	SFR Deconstructed 2-24-11				Vacant Lot
1 (c)	44850 San Antonio Circle	627-071-068	0.38	6/15/2009	$ 232,748	$66,211	$230,000 (2008)		N/A	Phase I Environmental	No Potential	SFR Deconstructed 2-24-12				Vacant Lot
1 (d)	44845 San Clemente Cir	627-071-070	0.38	7/11/2008	$ 337,630	$66,211 land only	$335,000 (2007)		N/A	N/A	No Potential	Existing 1,331 sf, SFR				Vacant SFR
1 (e)	44889 San Clemente Cir	627-071-071	0.14	12/28/2009	$ 285,000	$24,393	$117,600 (2007)		N/A	Phase I Environmental	No Potential	Deconstructed Triplex, 2-24-11				Vacant Lot
1 (f)	San Clemente Circle	627-074-014	0.42	12/31/2007	$ 333,240	$73,180	$333,242 (2007)		N/A	N/A	No Potential	None				Vacant Lot
1 (g)	San Benito Circle	627-092-043	0.25	2/10/1998	$ 341,141	$43,560	N/A		N/A	N/A	No Potential	None				Vacant Lot
			1.96													
Joslyn Senior Center Expansion																
2 (a)	44215 San Pascual	627-102-017	0.65	12/30/2004	$ 561,924	$124,320 $74,000/acre	N/A	Senior Center Expansion	N/A	N/A	No Potential	Deconstructed, 2006	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Vacant
2 (b)	Pueblos East 73697 Santa Rosa Way (3) 1-br, (1) 3-br units	627-102-019	1.03	1/4/2008	$ 730,492		$725,000 (2007)	Senior Center Expansion	N/A	Phase I Environment/Lead & Asbestos Test	No Potential	Ex. 1,200 SFR, (3) 600 sqft. MF-Units	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Improved with Architecturally Significant House & 3-Deteriorated Studio Apartments
			1.68													

RES. NO. OB - 044

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
Long Range Property management Plan																
Haystack Open Space						Based on market comparables land only				Performed	Per Planning Department Review					
3	Haystack	630-250-022	1.90	4/5/2005	$ 1,256,272	$331,056	$1,500,000 (2005)	Open Space Park	N/A	N/A	No Potential	None	R-1 Single-family Residential (10,000)	Low Density Residential	Retain for Governmental Use. Existing Drainage Facility Under Property, Transfer to the City of Palm Desert	Vacant Lot, Drainage facilities exist under ground
Adobe Villas / Public Parking																
4	Adobe Villas 45330 Ocotillo Drive (6) 1-br units; (6) 2-br units	627-232-005	0.53	9/2/2008	$ 1,500,000	N/A	$1,536,000 (2007)	Public Parking	N/A	Phase I Environ. Lead&Asbestos	No Potential	Improved with (6) I-br. units, (6) 2-br units	R-3 Multi-family Residential (4,000)	Med Density Residential	Retain for Governmental Use, (Public Parking) Transfer to the City of Palm Desert	Intended for Public Parking Facilities, identified goal of Project Area No. 1 Redevelopment Plan
College of the Desert (San Pablo/Fred Waring)																
5 (a)	1 62 Acres Corner of San Pablo/Fred Waring	627-101-002	0.35	7/29/2002	$ 1,150,567	N/A	$1,350,000 (2010)	Education Facilities	N/A	Phase I Environmental	No Potential	None	Office Professional	Office Professional	1. Retain 1.443 acres for Governmental Use and Transfer to College of the Desert (Future Educational Facilities) 2. Transfer .177 acres from portions APN(s) 627-101-038, 627-101-039 to City of Palm Desert for Public Purpose Use (Roadway Widening)	Vacant Lots
5 (b)		627-101-017	0.21													
5 (c)		627-101-033	0.25													
5 (d)		627-101-038	0.55													
5 (e)		627-101-039	0.26													
			1.62													
Portola Ave. Roadway Widening Project																
6 (a)	43915 Portola Avenue	622-200-053	0.16	6/27/2008	$ 293,396	N/A	$290,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test 8/13/08	No Potential	Existing SFR 1,364 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
6 (b)	43895 Portola Avenue	622-200-054	0.16	6/27/2008	$ 260,000	N/A	$200,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,171 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
6 (c)	43845 Portola Avenue	622-200-056	0.16	12/23/2008	$ 272,500	N/A	$270,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,482 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
			0.48													

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
Long Range Property management Plan																
Larkspur Site						Based on market comparables land only				Performed	Per Planning Department Review					
7 (a)	Larkspur Lane & Shadow Mountain Dr NEC	627-262-008	0.08	4/11/2007	$ 5,000,000	N/A	$3,660,000 (2012)	Economic Development	N/A	Phase I Environmental 2/23/07	No Potential	Vacant Land Entitlemented with 154 Room Hotel	R-3 Multi-family Residential	Med Density Residential	Retain for Future Development	Vacant
7 (b)		627-262-011	2.02											Med Density Residential		
			2.10													
Entrada Del Paseo Lot Pad																
8	72565 Highway 111	640-370-016	0.68	11/24/1998	Portion of larger 12 ac parcel 640-060-011	$770,000	N/A	Economic Development	N/A	N/A	No Potential	Vacant - None	Office Professional	Office Professional	Sell Property	Vacant
170 Acre Frank Sinatra Dr./Portola Ave.																
9 (a)	North Sphere North of Frank Sinatra, East of Portola	694-190-005	5.00	12/5/2002	$ 11,900,000	$16,955,000 100,000/acre	$11,900,000 Land Value (2002)	Economic Development	N/A	Phase I Enviromental	No Potential	Vacant Land - None	Planned Residential-5unit/acre	Open Space, Parks	Sell Property	Vacant
9 (b)		694-190-006	0.02													
9 (c)		694-190-007	8.54													
9 (d)		694-190-013	2.55													
9 (e)		694-190-014	5.03													
9 (f)		694-190-016	0.21													
9 (g)		694-200-003	4.89													
9 (h)		694-200-004	7.90													
9 (i)		694-200-006	0.05													
9 (j)		694-200-007	8.81													
9 (k)		694-200-011	81.50													
9 (l)		694-200-012	2.20													
(m)		694-200-022	42.85													
			169.55													
Cal State San Bernardino University- Palm Desert Campus																
(a)	Education Center	694-200-001	3.89	9/15/1993	$ 9,272,806	N/A	N/A	Education Facilities / University	N/A	Phase I Environmental	No Potential	Vacant Land - None	Public Institution	Public Facility/University	Retain for Governmental Use 1. Transfer 123.65 acres to Cal State San Bernardino (Educational Use). 2. Transfer 2.67 acres to the City of Palm Desert for Governmental Use (Future Fire Station)	Vacant Master Planned University Site
(b)	Education Center	694-160-003	122.43													Vacant Master Planned University Site
			126.32													

RES. NO. OB - 044

1/8/13

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

Long Range Property management Plan

132 Acre Site

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY		COMMENTS
						Based on market comparables land only				Performed	Per Planning Department Review						
11 (a)	North Sphere South of Gerald Ford, West of Portola	694-300-001	5.00	10/16/2000	$ 320,000	$500,000.00 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Sell Property		Vacant
11 (b)	North Sphere South of Gerald Ford, West of Portola	694-300-002	4.69	11/19/2001	Equal Trade for 653-380-025	$469,000 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Sell Property		Vacant
11 (c)	North Sphere South of Gerald Ford, West of Portola	694-300-005	4.83	11/30/1999	$ 210,000	$483,000 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Sell Property		Vacant
11 (d)	North Sphere South of Gerald Ford, West of Portola	694-300-006	4.95	10/31/2000	$ 249,770	$495,000 $100,000/acres	N/A	Economic Development	N/A		No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Sell 4.912 acres	Retain .038 acres for Roadway Improvemetns	Vacant, See Legal Description
11 (e)	North Sphere South of Gerald Ford, West of Portola	694-300-007	4.18	4/19/2001	In kind trade for 653-380-025	$418,000 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Sell 3.859 acres	Retain .321 acres for Roadway Improvements	Vacant, See Legal Description
11 (f)	North Sphere South of Gerald Ford, West of Portola	694-310-002	40.47	7/16/2002	$ 6,600,000	$10,866,000 $100,000/acre	N/A	Economic Development	N/A	Phase I Enviromental 8/4/99	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Comm.D43	Sell Property		Vacant
11 (g)	North Sphere South of Gerald Ford, East of Monterey	694-310-003	40.46												Sell Property		Vacant
11 (h)	North Sphere South of Gerald Ford, East of Monterey	694-310-005	27.73												Sell 24.73 acres	Retain 3.0 acres for Retention Basin (Drainage Facility)	Retain 3.0 acres for Retention Basin (see legal description)
			132.31														

RES. NO. OB - 044

RES. NO. OB-044

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

Long Range Property management Plan

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
Desert Willow Lot Pads						Based on market comparables land only				Performed	Per Planning Department Review					
12 (a)	Pad A - Lot 6	620-400-025	14.46	Various lots acquired at different times. Maps redrawn and new APN's assigned	N/A	N/A	$7,750,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 5 units/acre	Commercial, Resort	Retain for Future Development	Identified goal in Project Area No. 2 RDA Plan-Preparation of Building Sites
		620-400-026	2.40													
12 (b)	Pad B - Lot 8	620-420-008	0.88		N/A	N/A	$3,675,000 (2012)	Economic Development	N/A	N/A	No Potential	3.028 acres developed with public parking spaces -Remainder Vacant Land	Planned Residential 5 units/acre	Commercial, Resort	Sell 14.652 acres / Retain 3.028 acre Governmental Use, transfer to the City of Palm Desert, existing Public Parking Lot	Retain 3.028 ac. for Public Parking, Serving Existing City Owned Public Recreational Facility (see legal description)
		620-400-010	16.80													
12 (c)		620-450-011	0.75												Retain .75 acres for Governmental Use (Open Space, Part of Existing Public Recreational Facility)	Part of Existing City Owned Recreational Facility
12 (c)	Pad C - Lot 11	620-450-012	16.91		N/A	N/A	$3,590,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 10 units/acre		Retain 18.73 acres for Future Development	Identified goal in Project Area No. 2 RDA Plan-Preparation of Building Sites
		620-450-013	1.37													
		620-450-014	0.45													
12 (c)		620-450-015	0.04												Retain .04 acres for Governmental Use (Open Space, Existing Public Recreational Facility)	Part of Existing City Owned Recreational Facility
12(d)		620-450-016	0.85											Commercial, Resort		
12(d)	Pad D - Lot 14	620-450-017	0.19									Improved Parking Lot				Improved Parking Lot
		620-450-018	0.67												Retain 15.38 acres for Future Development	Identified goal in Project Area No. 2 RDA Plan-Preparation of Building Sites
		620-450-020	13.67		N/A	N/A	$2,840,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 10 units/acre			
2(d)		620-450-021	2.10									Existing Public Recreational Facility			Retain 2.10 acres for Governmental Use (Open Space, Existing Public Recreational Facility)	Part of Existing City Owned Recreational Facility
2 (e)	Pad E - Desert Marketplace	620-370-002	0.20	6/29/2007	$ 9,752,822	N/A	$4,670,000 (2012)	Economic Development	Existing Parking Lots Use Agreement with JW Marriott Resort & Spa. $1.00/month, Month to Month Contract	Phase I Enviromental	No Potential	Vacant Land- None	Planned Commercial	Commercial, Resort	Sell Property	Vacant Land
		620-370-003	0.20													
		620-370-004	1.56													
		620-370-017	0.69													
		620-370-018	1.02													
		620-370-020	3.61													
		620-370-033	0.94													
		620-370-043	2.92													
2 (f)	Pad F - Lot 3	620-400-028	19.85		N/A	N/A	$2,710,000 (2012)	Economic Development	N/A	N/A	No Potential	15.522 acres Vacant Land / Existing 4.328 acres Retention Basin	Planned Residential 5 units/acre	Commercial, Resort	Sell 15.522 acres / Retain 4.328 ac. for Governmental Use-Transfer to City (Retention Basin)	Existing 4.328 ac. Retention Basin (see legal description)
4(g)	Pad G - Fronts CC Drive	620-430-024	4.67	10/15/1991	$ 635,164	N/A	$3,100,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 5 units/acre	Commercial, Office Professional	Sell Property	Vacant Land
		620-430-025	4.67													
			108.13													

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY		COMMENTS
Long Range Property management Plan																	
Casey's Restaurant						Based on market comparables land only				Performed	Per Planning Department Review						
13	42-455 Washinton Street	637-071-002	2.924	9/30/2005	$5,675,000 Full 2.87 acre site	N/A	$1,200,000 1.66ac (2011)	Economic Development	$6,962.74/mo. Restaurant Lease thru 2016	Phase I Environmental Lead & Asbestos 10/2005	No Potential	Existing Restaurant 4,943 sf / Vacant Land	Planned Commercial	Community Commercial	Sell 1.64 acres (Restaurant/ Vacant Land)	Retain 1.284 acres for Governmental Use (Affordable Housing Project)	Existing Casey's Restaurant/Vacant Land. 1.284 acres for Carlos Ortega Villas Affordable Senior Housing Project under design
Hillside Open Space																	
14	Hillside	628-120-001	3.80	12/30/2008	$ 600,000	N/A	$600,000 (2008)	Open Space	N/A	N/A	No Potential	None	Open Space	Open Space Public Reserves	Retain for Governmental Use (Open Space)		Hillside Vacant Open Space
See Attached List of Successor Agency Dedications, DDA's, Easements, MOU's (Exhibit A)															Assign to City of Palm Desert		

RES. NO. OB - 044

RES. NO. OB - 044

EXHIBIT - A

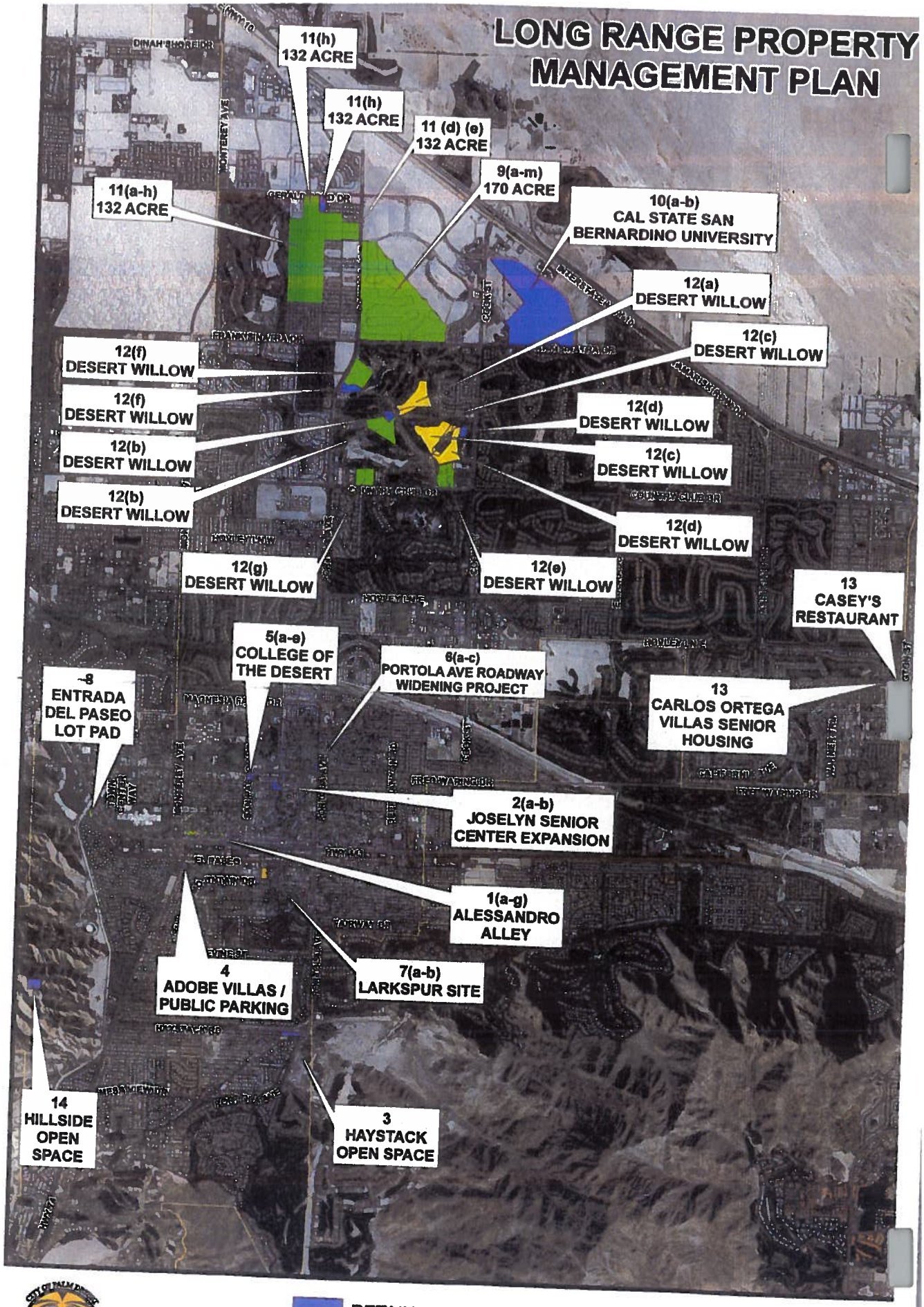
PUBLIC PARKING

Dedications, DDA's, Easements & Memorandum of Understanding

	PARTIES	EASEMENT RECORDED DOC NO.	PUBLIC PARKING EASEMENT TERM	PROPERTY PARCEL NO.
1	CUISTOT RESTAURANT PDRDA & Dervieux, Inc.	2003-097803	Perpetuity	640-370-009 (Parking) 640-370-011 (Parking) 640-370-010 (Parking) 640-370-003 (Cuistot)
2	EL PASEO COLLECTION NORTH HWY 111 & EL PASEO PDRDA & CITY & James Cotter & El Paseo Collection North & RUI One Corp (dba Palomino Restaurant) & Stanley B. Rose Co.	37150 (1.29.99)	Perpetuity	627-192-042 (City) Palm Desert Drive S (City) 627-192-036 (Cotter) 627-192-034 (Rose) 627-192-037 (El Paseo) 627-192-014 (El Paseo)
3	GARDENS ON EL PASEO, THE PDRDA & Gardens SPE II LLC A Delaware Limited Liability Company	2009-0130399	**Parking Easement Term:** The later of (a) 30 yrs from date of orig agmt (b) the date no longer operated as a shopping center (c) but no longer than 50 yrs **Storage Easement Term:** 4/9/2004 thru (a) orig parking easement term or (b) when City terminates El Paseo Courtesy Shuttle Program	627-261-006
4	LA SPIGA RESTAURANT PDRDA & ~~CV Food Service, Inc.~~ Cultraro Group dba La Spiga	2003-097803	Perpetuity	640-370-009 (Parking) 640-370-011 (Parking) 640-370-010 (Parking) 640-370-017 (La Spiga)
5	LIVING DESERT RESERVE, The - PARKING LOT SUBLEASE PDRDA (Lessee) & The Living Desert Reserve (Lessor)	2004-0099812	October 23, 2002 thru December 31, 2020	655-230-019 630-250-045
6	PALMS TO PINES EAST PDRDA ("Grantee") & American Investment Palms to Pines East & HWS Palm Desert & Quinto Corporation & Staples & New England Audio ("Grantor")	2004-0984004	February 1, 2004 thru 55 years	640-170-015 (Palms2Pines) 640-170-004 (HWS) 640-170-007 (Quinto) 640-170-016 (Staples) 640-170-008 (New E. Audio)
7	PORTOLA AVENUE, 45-188 PDRDA & Timothy R. Bartlett (letter from Bartlett 2/22/2008 notifying RDA of his intention to transfer property to Heather James Arts & Antiquities)	1999-290097	**April 27, 2001 thru April 27, 2031:** 30 yrs from completion of last improvement: Bus Stop final 4/27/2001 & Bldg CofO dated 4/26/2001	625-111-033
8	SAN MARINO CIRCLE 74-039 PDRDA & Gregory & Gregory, LLC	2007-0445283	Perpetuity	625-082-004
9	WELL CARE CLINIC PDRDA & John F. Kennedy Memorial Foundation	2002-381904	Runs with the Land	627-151-006

RES. NO.
OB - 044

LONG RANGE PROPERTY MANAGEMENT PLAN

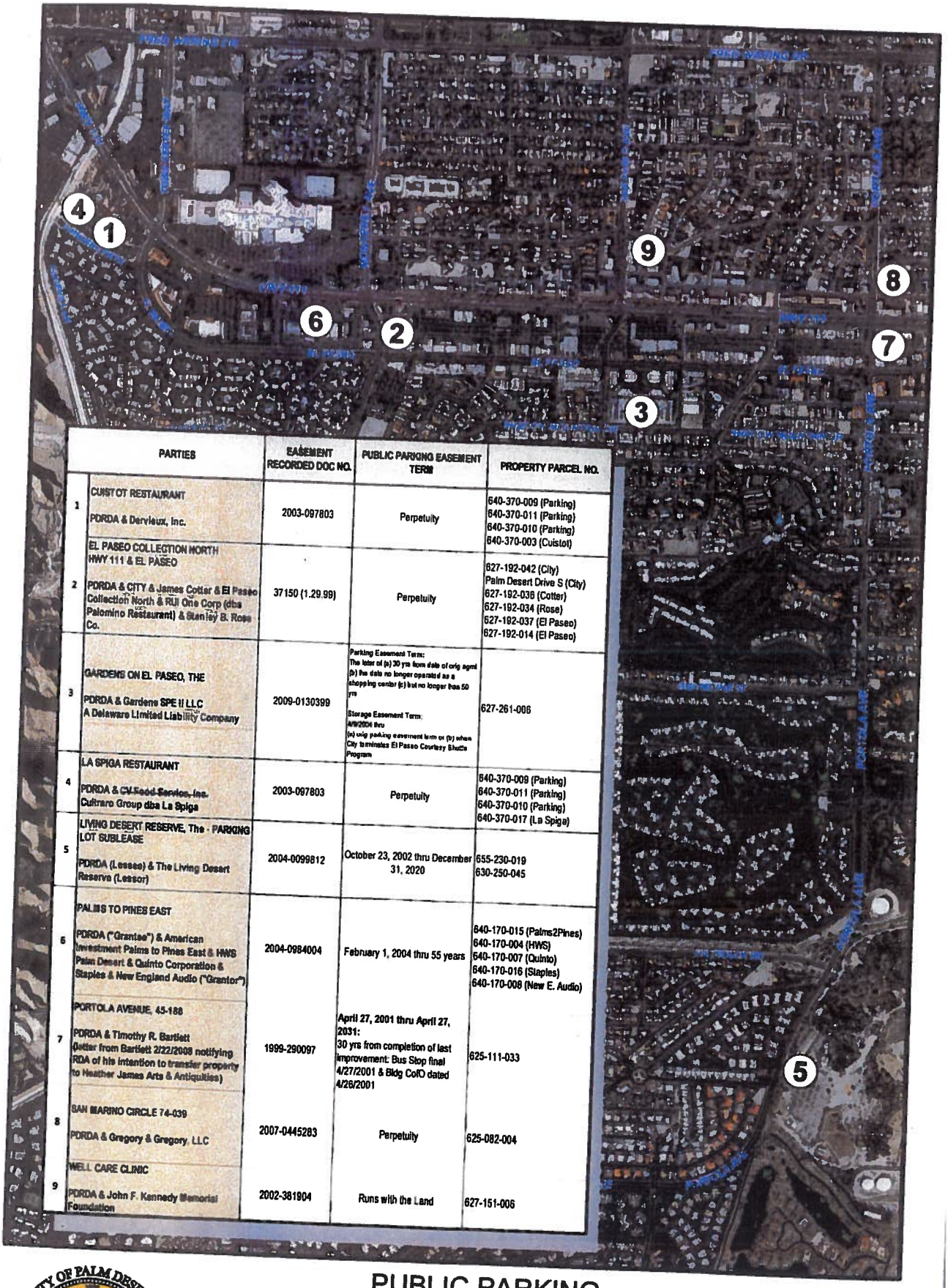


RETAIN FOR GOVERNMENT USE

RETAIN FOR FUTURE DEVELOPMENT

SELL

RES. NO.
OB - 044



	PARTIES	EASEMENT RECORDED DOC NO.	PUBLIC PARKING EASEMENT TERM	PROPERTY PARCEL NO.
1	CUISTOT RESTAURANT PORDA & Dervieux, Inc.	2003-097803	Perpetuity	640-370-009 (Parking) 640-370-011 (Parking) 640-370-010 (Parking) 640-370-003 (Cuistot)
2	EL PASEO COLLECTION NORTH HWY 111 & EL PASEO PORDA & CITY & James Cotter & El Paseo Collection North & RJI One Corp (dba Palomino Restaurant) & Stanley B. Rose Co.	37150 (1.29.99)	Perpetuity	627-192-042 (City) Palm Desert Drive S (City) 627-192-036 (Cotter) 627-192-034 (Rose) 627-192-037 (El Paseo) 627-192-014 (El Paseo)
3	GARDENS ON EL PASEO, THE PORDA & Gardens SPE II LLC A Delaware Limited Liability Company	2009-0130399	Parking Easement Term: The later of (a) 30 yrs from date of orig agmt (b) the date no longer operated as a shopping center (c) but no longer than 50 yrs Storage Easement Term: 4/8/2004 thru (a) orig parking easement term or (b) when City terminates El Paseo Courtesy Shuttle Program	627-261-006
4	LA SPIGA RESTAURANT PORDA & ~~CV Food Service, Inc.~~ Cultrare Group dba La Spiga	2003-097803	Perpetuity	640-370-009 (Parking) 640-370-011 (Parking) 640-370-010 (Parking) 640-370-017 (La Spiga)
5	LIVING DESERT RESERVE, The - PARKING LOT SUBLEASE PORDA (Lessee) & The Living Desert Reserve (Lessor)	2004-0099812	October 23, 2002 thru December 31, 2020	655-230-019 630-250-045
6	PALMS TO PINES EAST PORDA ("Grantee") & American Investment Palms to Pines East & HWS Palm Desert & Quinto Corporation & Staples & New England Audio ("Grantor")	2004-0984004	February 1, 2004 thru 55 years	640-170-015 (Palms2Pines) 640-170-004 (HWS) 640-170-007 (Quinto) 640-170-016 (Staples) 640-170-008 (New E. Audio)
7	PORTOLA AVENUE, 45-188 PORDA & Timothy R. Bartlett (letter from Bartlett 2/22/2008 notifying RDA of his intention to transfer property to Heather James Arts & Antiquities)	1999-290097	April 27, 2001 thru April 27, 2031: 30 yrs from completion of last improvement: Bus Stop final 4/27/2001 & Bldg CofO dated 4/26/2001	625-111-033
8	SAN MARINO CIRCLE 74-039 PORDA & Gregory & Gregory, LLC	2007-0445283	Perpetuity	625-082-004
9	WELL CARE CLINIC PORDA & John F. Kennedy Memorial Foundation	2002-381904	Runs with the Land	627-151-006

CITY OF PALM DESERT
GEOGRAPHIC INFORMATION SYSTEM

PUBLIC PARKING
Dedications, DDA's, Easements & Memorandum of Understanding

Date:
6/2013

VICINITY MAP

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN (GOVERNMENTAL USE / PUBLIC PURPOSE USE PROPERTIES)

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
Long Range Property management Plan																
Joslyn Senior Center Expansion						Based on market comparables land only				Performed	Per Planning Department Review					
2 (a)	44215 San Pascual	627-102-017	0.65	12/30/2004	$ 561,924	$124,320 $74,000/acre	N/A	Senior Center Expansion	N/A	N/A	No Potential	Deconstructed, 2006	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Vacant
2 (b)	Pueblos East 73697 Santa Rosa Way (3) 1-br, (1) 3-br units	627-102-019	1.03	1/4/2008	$ 730,492		$725,000 (2007)	Senior Center Expansion	N/A	Phase I Environment/Lead & Asbestos Test	No Potential	Ex. 1,200 SFR, (3) 600 sqft. MF-Units	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Improved with Architecturally Significant House & 3-Deteriorated Studio Apartments
			1.68													
Haystack Open Space																
3	Haystack	630-250-022	1.90	4/5/2005	$ 1,256,272	$331,056	$1,500,000 (2005)	Open Space Park	N/A	N/A	No Potential	None	R-1 Single-family Residential (10,000)	Low Density Residential	Retain for Governmental Use. Existing Drainage Facility Under Property, Transfer to the City of Palm Desert	Vacant Lot, Drainage facilities exist under ground
Adobe Villas / Public Parking																
4	Adobe Villas 45330 Ocotillo Drive (6) 1-br units; (6) 2-br units	627-232-005	0.53	9/2/2008	$ 1,500,000	N/A	$1,536,000 (2007)	Public Parking	N/A	Phase I Environ. Lead&Asbestos	No Potential	Improved with (6) I-br. units, (6) 2-br units	R-3 Multi-family Residential (4,000)	Med Density Residential	Retain for Governmental Use, (Public Parking) Transfer to the City of Palm Desert	Intended for Public Parking Facilities, identified goal of Project Area No. 1 Redevelopment Plan
College of the Desert (San Pablo/Fred Waring)																
5 (a)	1.62 Acres Corner of San Pablo/Fred Waring	627-101-002	0.35	7/29/2002	$ 1,150,567	N/A	$1,350,000 (2010)	Education Facilities	N/A	Phase I Environmental	No Potential	None	Office Professional	Office Professional	1. Retain 1.443 acres for Governmental Use and Transfer to College of the Desert (Future Educational Facilities) 2. Transfer .177 acres from portions APN(s) 627-101-038, 627-101-039 to City of Palm Desert for Public Purpose Use (Roadway Widening)	Vacant Lots
5 (b)		627-101-017	0.21													
5 (c)		627-101-033	0.25													
5 (d)		627-101-038	0.55													
5 (e)		627-101-039	0.26													
			1.62													

RES. NO. OB - 044

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN (GOVERNMENTAL USE / PUBLIC PURPOSE USE PROPERTIES)

Long Range Property management Plan

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
Portola Ave. Roadway Widening Project						Based on market comparables land only				Performed	Per Planning Department Review					
6 (a)	43915 Portola Avenue	622-200-053	0.16	6/27/2008	$ 293,396	N/A	$290,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test 8/13/08	No Potential	Existing SFR 1,364 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
6 (b)	43895 Portola Avenue	622-200-054	0.16	6/27/2008	$ 260,000	N/A	$200,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,171 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
6 (c)	43845 Portola Avenue	622-200-056	0.16	12/23/2008	$ 272,500	N/A	$270,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,482 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
			0.48													
Larkspur Site																
7 (a)	Larkspur Lane & Shadow Mountain Dr NEC	627-262-008	0.08	4/11/2007	$ 5,000,000	N/A	$3,660,000 (2012)	Economic Development	N/A	Phase I Environmental 2/23/07	No Potential	Vacant Land Entitlemented with 154 Room Hotel	R-3 Multi-family Residential	Med Density Residential	Retain for Future Development	Vacant
7 (b)		627-262-011	2.02											Med Density Residential		
			2.10													
Cal State San Bernardino University- Palm Desert Campus																
10 (a)	Education Center	694-200-001	3.89	9/15/1993	$ 9,272,806	N/A	N/A	Education Facilities / University	N/A	Phase I Environmental	No Potential	Vacant Land - None	Public Institution	Public Facility/University	Retain for Governmental Use, Transfer to Cal State San Bernardino (Educational Use)	Vacant Master Planned University Site
10 (b)	Education Center	694-160-003	122.43												Retain for Governmental Use 1. Transfer 123.65 acres to Cal State San Bernardino (Educational Use) 2. Transfer 2.67 acres to the City of Palm Desert for Governmental Use (Future Fire Station)	Vacant Master Planned University Site
			126.32													
132 Acre Site																
11 (h)	Portion of North Sphere South of Gerald Ford, East of Monterey	694-310-005	27.73	7/16/2002	$ 6,600,000	$10,866,000 $100,000/acre	N/A	Economic Development	N/A	Phase I Environmental 8/4/99	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Comm.D43	Set 24.73 acres	Retain 3.0 acres for Retention Basin (Drainage Facility)	Retain 3.0 acres for Retention Basin (see legal description)
			27.73													

RES. NO. OB - 044

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN (GOVERNMENTAL USE / PUBLIC PURPOSE USE PROPERTIES)

Long Range Property management Plan

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY		COMMENTS
Desert Willow Lot Pads						Based on market comparables land only				Performed	Per Planning Department Review						
12 (b)	Portion of Pad B - Lot 8	620-420-008	0.88	Various lots acquired at different times	N/A	N/A	$3,675,000 (2012)	Economic Development	N/A	N/A	No Potential	3.028 acres developmed with public parking spaces -Remainder Vacant Land	Planned Residential 5 units/acre	Commercial, Resort	Sell 14.652 acres	Retain 3.028 acre Governmental Use, transfer to the City of Palm Desert, existing Public Parking Lot	Retain 3.028 ac. for Public Parking, Serving Existing City Owned Public Recreational Facility (see legal description)
		620-400-010	16.80														
12 (c)		620-450-011	0.75		N/A	N/A	$3,590,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 10 units/acre	Commercial, Resort	Retain .75 acres for Governmental Use (Open Space, Part of Existing Public Recreational Facility)		Part of Existing City Owned Recreational Facility
12 (c)		620-450-015	0.04														
12(d)		620-450-021	2.10				N/A								Retain .04 acres for Governmental Use (Open Space, Existing Public Recreational Facility)		Part of Existing City Owned Recreational Facility
12 (f)	Portion of Pad F - Lot 3	620-400-028	19.85		N/A	N/A	$2,710,000 (2012)	Economic Development	N/A	N/A	No Potential	Existing Public Recreational Facility 15.522 acres Vacant Land / Existing 4.328 acres Retention Basin	Planned Residential 5 units/acre	Commercial, Resort	Retain 2.10 acres for Governmental Use (Open Space, Existing Public Recreational Facility)		Part of Existing City Owned Recreational Facility
			40.42												Sell 15.522 acres	Retain 4.328 ac. for Governmental Use-Transfer to City (Retention Basin)	Existing 4.328 ac. Retention Basin (see legal description)
Casey's Restaurant																	
13	42-455 Washinton Street	637-071-002	2.924	9/30/2005	$5,675,000 Full 2.87 acre site	N/A	$1,200,000 1.66ac (2011)	Economic Development	$6,962.74/mo. Restaurant Lease thru 2016	Phase I Environmental Lead & Asbestos 10/2005	No Potential	Existing Restaurant 4,943 sf / Vacant Land	Planned Commercial	Community Commercial	Sell 1.64 acres (Restaurant/ Vacant Land)	Retain 1.284 acres for Governmental Use (Affordable Housing Project)	Existing Casey's Restaurant/Vacant Land. 1.284 acres for Carlos Ortega Villas Affordable Senior Housing Project under design
Hillside Open Space																	
14	Hillside	628-120-001	3.80	12/30/2008	$ 600,000	N/A	$600,000 (2008)	Open Space	N/A	N/A	No Potential	None	Open Space	Open Space Public Reserves	Retain for Governmental Use (Open Space)		Hillside Vacant Open Space

RES. NO. OB - 044

3/5/13

RESOLUTION NO. OB - 067

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Palm Desert Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Palm Desert Redevelopment Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties and interests in real property of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 15, 2013.

D. The Successor Agency has prepared and submitted to the Oversight Board the revised long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the State Department of Finance's January 17, 2014 correspondence and disposition and use of the real properties and interests in real property of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

E. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

F. Pursuant to Health and Safety Code Section 34181(f), the public was provided with at least ten days' notice of date of the meeting at which the Oversight Board proposes to consider approval of the LRPMP.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal. Code Regs 15000 *et seq.*)(the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

RES. NO. OB - 067

PASSED, APPROVED AND ADOPTED this 24TH day of FEBRUARY, 2014.

AYES: BUCK, JONATHAN, LARSON, and CARVER

NOES: NONE

ABSENT: BRANDL and SPIEGEL

ABSTAIN: KINNAMON

ROY WILLIAM CARVER, ACTING CHAIR

ATTEST:

RACHELL D. KLASSEN, SECRETARY
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE PALM DESERT REDEVELOPMENT AGENCY

RES. NO. OB - 067

EXHIBIT A
Long-Range Property Management Plan

LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency to the Palm Desert Redevelopment Agency**

Date Finding of Completion Received: May 15, 2014

Date Oversight Board Approved LRPMP: June 24, 2013 / February 24, 2014

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

SEE ATTACHED PROPERTY SUMMARIES/BACKGROUND/ATTACHEMENTS

Agency Contact Information

Name:	Martin Alvarez	Name:	John M. Wohlmuth
Title:	Director of Economic Devel.	Title:	City Manager
Phone:	(760) 346-0611, Ext. 467	Phone:	(760) 346-0611, Ext. 305
Email:	malvarez@cityofpalmdesert.org	Email:	jwohlmuth@cityofpalmdesert.org
Date:	February 24, 2014	Date:	February 24, 2014

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

Successor Agency to the Palm Desert Redevelopment Agency

Long Range Property Management Plan

Property Background/Summaries

INTRODUCTION

On June 29, 2011, the California Governor signed Assembly Bill X1-26, which required the dissolution of all California redevelopment agencies and authorized the creation of successor agencies to manage former redevelopment agency owned assets. At its meeting of August 25, 2011, the City of Palm Desert chose to become the Successor Agency to the Palm Desert Redevelopment Agency (Successor Agency).

On June 27, 2012, the Governor signed State Budget Trailer Bill AB 1484, which became effective immediately. AB 1484 required successor agencies to conduct a due diligence review to determine the unobligated balances available for transfer to taxing entities in both the housing fund and all other former redevelopment agency (RDA) funds. Both the Housing Successor Agency and the Successor Agency's due diligence reviews have completed and accepted by the State Department of Finance (DOF). As part of AB 1484, those agencies who have received approval of their due diligence reviews are granted a "Finding of Completion". The Finding of Completion (FOC) allows successor agencies to submit a Long Range Property Management Plan (Management Plan), outlining the disposition strategies for all former RDA properties. The Successor Agency's property assets total 553.25 acres.

On May 15, 2013, the DOF issued a Finding of Completion to the Successor Agency to the Palm Desert Redevelopment Agency (see attached letter). The FOC verifies that the Successor Agency has met the DOF requirements under AB 1484, including sending all housing and non-housing funds to the State for dispersal to the taxing entities. Pursuant to Health and Safety Code 34191.4 the Successor Agency has prepared a Long Range Property Management Plan (Management Plan) that addresses the disposition and use of the real properties owned by the former redevelopment agency. The Successor Agency Board approved the Management Plan on June 13, 2013 and the Oversight Board of the Successor Agency to the Palm Desert Redevelopment Agency approved the Management Plan on June 24, 2013.

On January 17, 2014, the DOF provided a written response to the Successor Agency's Management Plan and indicated that the plan was not approved (see attached letter). The DOF's letter requested modifications, clarification and the addition of specific

language to the Management Plan to comply with requirements of AB X1-26 and AB 1484.

The Successor Agency's revised Long Range Property Management Plan and map is attached to this document addressing the DOF's January 17, 2014 letter. The following sections provide background and summaries of each of the Successor Agency owned properties. The Management Plan is organized into 14 separate project sites depending on geographical location and/or if parcels were acquired together. Project sites may contain multiple parcels (i.e. Site 1(a), 1(b), 1(c), etc.). Both the Management Plan and the map use the following color codes to identify the proposed disposition strategy for each site.

Parcels coded in **Green** = Sell the Property
Parcels coded in **Purple** = Retain for Governmental Use

PROPERTY BACKGROUND / SUMMARIES

The Management Plan provides a complete listing of all Successor Agency owned properties with details as requested by the State Department of Finance Long Range Property Management Plan Checklist (see attached Checklist). Below is summary and additional background information for each property along with the Oversight Board's recommended disposition strategy.

Alessandro Alley - Properties 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g):

Properties listed as 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g) on the attached Management Plan consist of eight parcels that were acquired by the former redevelopment agency (RDA). The former RDA originally proposed to acquire 26.5 feet from each of the rear yards of these parcels to facilitate improvements to the adjacent deteriorated Alessandro Alley. Alessandro Alley is located between the residential district and the commercial core area on the north side of Highway 111 from Las Palmas Avenue to Monterey Avenue.

The proposed design of the Alessandro Alley improvement project was in progress prior to the dissolution of redevelopment agencies. The preliminary design proposed to widen the alley by 26.5 feet to a total width of 46.5 feet; providing new public parking at a 90° angle on the north side of the alley. The conceptual Alessandro Alley design included 169 public parking spaces along the north side with landscaping and a new barrier wall protecting the adjoining residential properties. The properties that are listed

in LRPMP are those remaining parcels that were acquired by the former RDA. The details of the individual properties are listed in the Management Plan. **The Management Plan directs that properties 1(a-g) be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B).**

Joslyn Senior Center Expansion– Properties 2(a), 2(b):

The Joslyn Senior Center sites consist of two parcels totaling 1.68 acres. The parcels are located adjacent to the City owned Joslyn Cove Communities Senior Center, which serves the region and specifically the communities of Palm Desert, Rancho Mirage and Indian Wells. The Senior Center serves over 38,000 seniors over the age of 50 on an annual basis.

On June 10, 2010, the former Redevelopment Agency and the City Council held a Joint Study Session where they discussed the Joslyn Senior Center's Long Range Plan. Included in this discussion, was the Senior Center's master plan which included the expansion of the Senior Center with the use of the Successor Agency's properties (see attached City/RDA agenda notice). In addition, the Senior Center's architect provided a development program and a conceptual site design (see attached) illustrating the master plan. The attached information provides documentation supporting the intent by the former Redevelopment Agency to retain these sites for future "Governmental Use" (i.e. expansion of the City owned Senior Center). **The Management Plan directs that the Successor Agency retain these parcels for governmental use, and transfer the two parcels to the City of Palm Desert to facilitate the future development/expansion of the Joslyn Senior Center.**

Haystack Open Space – Property 3

The Haystack property total 1.90 acres. The property was acquired to facilitate the installation of a drainage facility and retention of open space. The parcel contains an underground drainage pipe that serves residential neighborhoods in this area. Having the drainage pipe underground makes the parcel undevelopable and its' only use is for open space. **The Management Plan directs that the Successor Agency retain the site for governmental use and transfer the property to the City for use as public open space.**

Adobe Villas / Public Parking – Property No. 4

The Adobe Villas property consists of a 12-unit, vacant apartment complex on 0.53 acres. The site is adjacent to the City's commercial core business district. The former RDA acquired the site with the intent to facilitate the construction of public parking to serve the adjacent commercial district. Public parking in this area was identified in the former RDA Plan and 5-year Implementation Plan. **The Management Plan directs that the Successor Agency transfer the site to the City for governmental use. The property will be used to facilitate the construction of public parking within the Core Commercial Area, a goal of the Project Area No. 1 Redevelopment Plan.**

College of the Desert Site (San Pablo/Fred Waring)
Properties No.(s) 5(a), 5(b), 5(c), 5(d), 5(e)

The subject properties consist of five contiguous parcels totaling 1.62 acres of vacant land. On February 4, 2013, the Oversight Board of the Successor Agency to the Palm Desert Redevelopment Agency approved OB Resolution No.033 approving a transfer of 0.177 acres (7,705 sq ft.) from portions of:

- Property No. 5(d) (.55 acres) A.P.N.'s 627-101-038; and
- Property 5(e) (.26 acres) A.P.N. 627-101-039

to the City of Palm Desert to facilitate a road widening project. The City's road improvement project would add a necessary right turn pocket at the southeast corner of San Pablo Avenue and Fred Waring Drive. The request was denied by written correspondence dated April 24, 2013 (see letter attached). The proposed land transfer of 7,705 square feet (.177 acres) out of 35,283.6 square feet to the City will serve a governmental use (i.e. road improvements). The proposed project will alleviate traffic congestion and will improve air quality by reducing the number of vehicles idling at this intersection and will improve community safety. **The Management Plan directs that the Successor Agency liquidate and sell 1.443 acres for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that 0.177 acres from A.P.N.(s) 627-101-038 and 627-101-039 be transferred to the City of Palm Desert for governmental use, facilitating roadway improvements benefiting the public.**

Portola Ave. Roadway Widening Project - Properties No.(s) 6(a), 6(b), 6(c)

The subject properties consist of three vacant individual single-family homes fronting Portola Avenue, an arterial roadway. The properties were acquired with the intent to deconstruct the homes and facilitate a roadway widening project on Portola Avenue. The project will add a free-right turn pocket at the northwest corner of Portola Avenue and Fred Waring Drive. The project will alleviate traffic congestion and achieve the street's ultimate width per the City's General Plan. **The Management Plan directs that the Successor Agency retain the properties for governmental use and transfer the properties to the City of Palm Desert to facilitate roadway improvements.**

Larkspur Site – Property No.(s) 7(a), 7(b)

The Larkspur site totals 2.10 acres and is located adjacent to the City's commercial district. The site has been approved by the City Council as a 154 room hotel project through an existing Development Agreement with a hotel developer. **The Management Plan directs that these parcels be liquidated and sold to the existing developer under contract for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B).**

Entrada Del Paseo Lot Pad – Property No. 8

The Entrada Del Paseo lot pad consists of a .68 acre parcel located within an existing 12-acre master planned commercial development. The Entrada Del Paseo master plan contains two existing restaurants, and a Museum and the Chamber of Commerce/Henderson Community Building and one vacant office professional pad. The last remaining development pad within the Entrada Del Paseo development is owned by the Successor Agency and is referred to as Property 8 on the Management Plan. The site is suitable for an office professional building or restaurant site. **The Management Plan directs that this property be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B).**

170 Acres - Frank Sinatra Dr. / Portola Ave.– Properties 9(a) thru 9(m) (13 Parcels)

The subject properties consist of 13 contiguous parcels totaling 169.55 acres located at the northeast corner of Frank Sinatra Drive and Portola Avenue. The 13 parcels were

acquired as one transaction in order to facilitate future economic development. **The Management Plan directs that the properties be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B).** The estimated value of the site is ($16,995,000 / $100,000 per acre).

Cal State San Bernardino University - Palm Desert Campus –
Property No.(s) 10(a), 10(b)

In 1993, the former RDA acquired approximately 201.64 acres for the development of a university master plan. The site was acquired with the intent to partner with California State University San Bernardino for the development of a university campus. On November 16, 1999, the former RDA entered into a Disposition and Development Agreement (DDA) with the Trustees of the California State University (CSU) to facilitate the future development of the California State University San Bernardino – Palm Desert Campus. On March 22, 2001, Amendment No. 1 to the DDA was approved authorizing the transfer of approximately of 55.32 of the 201.64 acres to CSU to facilitate the construction of infrastructure and facilities for the establishment of the CSU–Palm Desert Campus. The First Amendment to the DDA also reserved approximately 125 acres for ten years for the future implementation of the remaining Palm Desert Campus Master Plan. CSU has built 5 education buildings and has a student enrollment of 1,000 students. CSU continues its efforts to expand the CSU-Palm Desert Campus and has requested approval of the transfer of approximately 123.65 acres to facilitate the future development of the CSU-Palm Desert Campus master plan.

In 2002, under approval of a Disposition and Development Agreement (DDA) 8.5 acres of the original 201.64 acres were transferred to the Regent of the University of California for the development of the University of California Riverside – Palm Desert Campus (UCR). The existing Palm Desert Campus improvements were completed on the 8.5 acres. As part of the DDA and subsequent Amendment an additional 11.5 acres were reserved under an Option Agreement (25 years). Recently, UCR received approval from the Oversight Board (Resolution No. 033) and from the Department of Finance (see attached approval letter) to transfer the 11.5 acre property for use as a future UCR School of Medicine.

After the recent transfer to UCR, the Successor Agency controls the remaining 126.32 acres. Prior to the dissolution of the RDA, staff was working with CSU to negotiate the transfer the remaining land for the implementation of the CSU – Palm Desert Campus

master plan. As part of the negotiations, the Successor Agency had discussed the use/retention of 2.67 acres of remaining 126.32 for a future City of Palm Desert fire station site. The fire station site location has been identified and the conceptual design has been completed. **The Management Plan directs that the Successor Agency transfer 123.65 acres to CSU for governmental purpose (university educational facilities) and transfer of 2.67 acres to the City of Palm Desert for a future governmental use (fire station).**

132 Acre Site – Properties 11(a) thru 11(h) (8 Parcels)

The 132 Acre Site consists of 8 contiguous parcels totaling 132.31 acres. The properties were acquired individually with the intent to assemble a larger project that would facilitate future economic development. To address current and future drainage facility needs, the Oversight Board and the Successor Agency recommends transferring 3.0 acres from parcel 11(h) (A.P.N. 694-310-005), which totals 27.73 acres. The Successor Agency staff has developed a legal description and map of the proposed drainage location. This drainage area will serve the drainage needs for the existing Riverside County Sheriff Station located adjacent to the west of the subject property and future development in this area. **The Management Plan directs that 129.31 of the 132.31 acres be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 3.0 acres for governmental use and transfer to the City of Palm Desert for a future drainage facility.** The estimated value of the site 129.31 acres is $12,931,000 or $100,000 per acre.

Desert Willow Lot Pads- Properties 12(a), 12(b), 12(c), 12(d), 12(e), 12(f), 12(g)

The Desert Willow Lot Pads consist of 25 parcels, categorized under Properties 12(a) thru 12(f) in the Management Plan. Desert Willow Golf Resort was developed by the former RDA as an economic development tool and for public recreational opportunities. As part of the master plan development several development pads were created to attract hotel and timeshare developments. These lot pads are labeled Pad A, B, C, D, E, F & G (see attached map). The Successor Agency's Management Plan directs the following for each of the Desert Willow Lot Pad:

Site 12(a) – This site consists of two parcels totaling 16.86, zoned Commercial Resort. **The Management Plan directs that the properties be liquidated and sold for**

appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Plan also directs that the Successor Agency retain 3.0 acres for governmental use and transfer to the City of Palm Desert for a future drainage facility.

Site 12(b) – This site consists of two parcels totaling 17.68 aces. 14.652 acres are undeveloped and 3.028 acres are developed as a public parking lot that serves the community and the City owned Desert Willow Golf Resort (see attached legal description). **The Management Plan directs that 14.652 of the 17.68 acres be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 3.028 acres for governmental use and transfer to the City of Palm Desert for use as public parking.**

Site 12(c) - This site consists of five parcels totaling 18.845 aces. Included in this site, the Successor Agency has two miscellaneous parcels (A.P.N. 620-450-011 & 620-450-015, totaling 0.79 acres) that were inadvertently never transferred to the City of Palm Desert and are currently used as part of the City owned Desert Willow Mountainview Golf Course (see attached map). **The Management Plan directs that 18.055 of the 18.845 acres be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 0.79 acres (A.P.N. 620-450-011 & 620-450-015) for governmental use and transfer to the City of Palm Desert as part of the existing City owned recreational facility.**

Site 12(d) – This site consists of five parcels totaling 17.48 acres. Included in this site the Successor Agency has one miscellaneous parcel (A.P.N. 620-450-021, totaling 2.10 acres) that was inadvertently never transferred to the City of Palm Desert and is currently used as part of the City owned Desert Willow Mountainview Golf Course (see attached map). **The Management Plan directs that 15.38 of the 17.48 acres be liquidated and sold for appraised value and the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 2.10 acres (A.P.N. 620-450-**

021) for governmental use and transfer to the City of Palm Desert as part of the existing City owned recreational facility.

Site 12(e) – This site consists of eight parcels totaling 11.14 acres. **The Management Plan directs that this site be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B).**

Site 12(f) – This site consist of one parcel totaling 19.85 acres. 4.238 of the 19.85 acres are currently developed and used as a storm water retention basin (see attached legal description). The remaining 15.612 acres are undeveloped. **The Management Plan directs that 15.612 out of the 19.85 acres be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 4.238 acres for governmental use and transfer to the City of Palm Desert for continue use as a drainage facility.**

Site 12(g) – This site consist of two parcels totaling 9.34 acres. The parcels are currently undeveloped. **The Management Plan directs that the properties be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B).**

Casey's Restaurant Site – Property No. 13

The subject property was acquired in 2005 to facilitate the redevelopment of blighted property. The site currently totals 2.924 acres, which includes a 4,943 square foot restaurant building, 500 square foot office building, parking facilities and a vacant lot. The Successor Agency's lease with Casey's Restaurant has been terminated at the request of the lessee. **The Management Plan directs that 1.64 acres out of the 2.924 acres be liquidated and sold for appraised value and the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency transfer 1.284 acres to the Palm Desert Housing Authority for governmental use (i.e. future affordable senior housing).** The affordable housing site has been designed and includes the

development of 72-senior affordable apartment units, combined with land currently held by the Housing Successor Agency.

Hillside Open Space – Property No. 14

The subject property totals 3.80 acres and is located in the hillside open space district. The site was acquired to facilitate the preservation of open space and the expansion of hillside recreation hiking trails. **The Management Plan directs that the Successor Agency transfer the site to the City of Palm Desert for governmental use (i.e. open space park land).**

Easements/Enforceable Obligations –

Also included on the Management Plan is a list of enforceable easements, obligations and agreements that are currently assigned to the Successor Agency. The agreements include public parking easements that were established by the former RDA to facilitate and maintain public parking on economic development projects. Examples of projects that have public parking easements include the Westfield Shopping Center parking structures, the Gardens on El Paseo parking structure and the Desert Crossings shopping center. Staff recommends that these easements and agreements be transferred and assigned to the City to maintain future enforcement capabilities in the event the Successor Agency no longer is viable. The easements do not have a monetary value nor do they burden the City with any financial obligations.

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SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
ong Range Property management Plan																
lessandro Alley						Based on market comparables land only				Performed	Per Planning Department Review					
(a)	44657 San Antonio Circle	627-071-069	0.14	6/27/2008	$ 312,000	$24,393	N/A	Removal of Blight, proposed public parking improvements	N/A	Phase I Environmental	No Potential	None	R-1 Single Family Residential	Low Density Residential	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Vacant Lot
(b)	44870 San Antonio Circle	624-071-067	0.25	9/18/2006	$ 405,000	$43,560	$405,000 (2006)		N/A	Lead and Asbestos Test	No Potential	SFR Deconstructed 2-24-11				Vacant Lot
(c)	44850 San Antonio Circle	627-071-068	0.38	6/15/2009	$ 232,748	$66,211	$230,000 (2008)		N/A	Phase I Environmental	No Potential	SFR Deconstructed 2-24-12				Vacant Lot
(d)	44845 San Clemente Cir	627-071-070	0.38	7/11/2008	$ 337,630	$66,211 land only	$335,000 (2007)		N/A	N/A	No Potential	Existing 1,331 sf, SFR				Vacant SFR
(e)	44889 San Clemente Cir	627-071-071	0.14	12/28/2009	$ 285,000	$24,393	$117,600 (2007)		N/A	Phase I Environmental	No Potential	Deconstructed Triplex, 2-24-11				Vacant Lot
(f)	San Clemente Circle	627-074-014	0.42	12/31/2007	$ 333,240	$73,180	$333,242 (2007)		N/A	N/A	No Potential	None				Vacant Lot
(g)	San Benito Circle	627-092-043	0.25	2/10/1998	$ 341,141	$43,560	N/A		N/A	N/A	No Potential	None				Vacant Lot
			1.96													
oslyn Senior Center Expansion																
(a)	44215 San Pascual	627-102-017	0.65	12/30/2004	$ 561,924	$124,320 $74,000/acre	N/A	Senior Center Expansion	N/A	N/A	No Potential	Deconstructed, 2006	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Vacant
(b)	Pueblos East 73657 Santa Rosa Way (3) 1-br, (1) 3-br units	627-102-019	1.03	1/4/2008	$ 730,492		$725,000 (2007)	Senior Center Expansion	N/A	Phase I Environment/Lead & Asbestos Test	No Potential	Ex. 1,200 SFR, (3) 600 sqft. MF-Units	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Improved with Architecturally Significant House & 3-Deteriorated Studio Apartments
			1.68													

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPM[redacted]ENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
eg Range Property management Plan																
aystack Open Space						Based on market comparables land only				Performed	Per Planning Department Review					
3	Haystack	630-250-022	1.90	4/5/2005	$ 1,256,272	$331,056	$1,500,000 (2005)	Open Space Park	N/A	N/A	No Potential	None	R-1 Single-family Residential (10,000)	Low Density Residential	Retain for Governmental Use. Existing Drainage Facility Under Property. Transfer to the City of Palm Desert	Vacant Lot, Drainage facilities exist under ground
dobe Villas / Public Parking																
4	Adobe Villas 45330 Ocotillo Drive (6) 1-br units, (6) 2-br units	627-232-005	0.53	9/2/2008	$ 1,500,000	N/A	$1,536,000 (2007)	Public Parking	N/A	Phase I Environ. Lead&Asbestos	No Potential	Improved with (6) I-br. units, (6) 2-br units	R-3 Multi-family Residential (4,000)	Med Density Residential	Retain for Governmental Use, (Public Parking) Transfer to the City of Palm Desert	Intended for Public Parking Facilities, identified goal of Project Area No. 1 Redevelopment Plan
ollege of the Desert (San Pablo/Fred Waring)																
(a)	1.62 Acres Corner of San Pablo/Fred Waring	627-101-002	0.35	7/29/2002	$ 1,150,567	N/A	$1,350,000 (2010)	Education Facilities	N/A	Phase I Environmental	No Potential	None	Office Professional	Office Professional	1. Liquidate/Sell 1.443 acres for appraised value and that all proceeds from the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B)	2. Transfer .177 acres from portions APN(s) 627-101-038, 627-101-039 to City of Palm Desert for Public Purpose Use (Roadway Widening)	Vacant Lots
(b)		627-101-017	0.21													
(c)		627-101-033	0.25													
(d)		627-101-038	0.55													
(e)		627-101-039	0.26													
			1.62													
rtola Ave. Roadway Widening Project																
(a)	43915 Portola Avenue	622-200-053	0.16	6/27/2008	$ 293,396	N/A	$290,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test 8/13/08	No Potential	Existing SFR 1,364 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
(b)	43895 Portola Avenue	622-200-054	0.16	6/27/2008	$ 260,000	N/A	$200,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,171 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
(c)	43845 Portola Avenue	622-200-056	0.16	12/23/2008	$ 272,500	N/A	$270,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,482 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
			0.48													

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
ong Range Property management Plan																
arkspur Site						Based on market comparables land only				Performed	Per Planning Department Review					
(a)	Larkspur Lane & Shadow Mountain Dr NEC	627-262-008	0.08	4/11/2007	$ 5,000,000	N/A	$3,660,000 (2012)	Economic Development	N/A	Phase I Environmental 2/23/07	No Potential	Vacant Land Entillemented with 154 Room Hotel	R-3 Multi-family Residential	Med Density Residential	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Vacant
(b)		627-262-011	2.02											Med Density Residential		
			2.10													
ntrada Del Paseo Lot Pad																
8	72565 Highway 111	640-370-016	0.68	11/24/1998	Portion of larger 12 ac parcel 640-060-011	$770,000	N/A	Economic Development	N/A	N/A	No Potential	Vacant - None	Office Professional	Office Professional	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Vacant
70 Acre Frank Sinatra Dr./Portola Ave.																
(a)	North Sphere North of Frank Sinatra, East of Portola	694-190-005	5.00	12/5/2002	$ 11,900,000	$16,955,000 100,000/acre	$11,900,000 Land Value (2002)	Economic Development	N/A	Phase I Enviromental	No Potential	Vacant Land - None	Planned Residential-5unit/acre	Open Space, Parks	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Vacant
(b)		694-190-006	0.02													
(c)		694-190-007	8.54													
(d)		694-190-013	2.55													
(e)		694-190-014	5.03													
(f)		694-190-016	0.21													
(g)		694-200-003	4.59													
(h)		694-200-004	7.90													
(i)		694-200-006	0.05													
(j)		694-200-007	8.81													
(k)		694-200-011	81.50													
(l)		694-200-012	2.20													
m)		694-200-022	42.85													
			169.55													
l State San Bernardino University- Palm Desert Campus																
(a)	Education Center	694-200-001	3.89	9/15/1993	$ 9,272,806	N/A	N/A	Education Facilities / University	N/A	Phase I Environmental	No Potential	Vacant Land - None	Public Institution	Public Facility/University	Retain for Governmental Use 1. Transfer 123.65 acres to Cal State San Bernardino (Educational Use). 2. Transfer 2.67 acres to the City of Palm Desert for Governmental Use (Future Fire Station)	Vacant Master Planned University Site
(b)	Education Center	694-160-003	122.43													Vacant Master Planned University Site
			126.32													

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

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ng Range Property management Plan																	
32 Acre Site						Based on market comparables land only				Performed	Per Planning Department Review						
(a)	North Sphere South of Gerald Ford, West of Portola	694-300-001	5.00	10/16/2000	$ 320,000	$500,000.00 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)		Vacant
(b)	North Sphere South of Gerald Ford, West of Portola	694-300-002	4.69	11/19/2001	Equal Trade for 653-380-025	$469,000 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)		Vacant
(c)	North Sphere South of Gerald Ford, West of Portola	694-300-005	4.83	11/30/1999	$ 210,000	$483,000 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)		Vacant
(d)	North Sphere South of Gerald Ford, West of Portola	694-300-006	4.95	10/31/2000	$ 249,770	$495,000 $100,000/acres	N/A	Economic Development	N/A		No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Liquidate/Sell 4.912 acres for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Retain .038 acres for Roadway Improvements	Vacant, See Legal Description

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY		COMMENTS
ng Range Property management Plan																	
(e)	North Sphere South of Gerald Ford, West of Portola	694-300-007	4.18	4/19/2001	In kind trade for 653-390-025	$418,000 $100,000/acre	N/A	Economic Development	N/A	N/A	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Commercial	Liquidate/Sell 3.859 acres for appraised value	Retain .321 acres for Roadway Improvements	Vacant. See Legal Description
(f)	North Sphere South of Gerald Ford, West of Portola	694-310-002	40.47												Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the		Vacant
(g)	North Sphere South of Gerald Ford, East of Monterey	694-310-003	40.46												Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the		Vacant
(h)	North Sphere South of Gerald Ford, East of Monterey	694-310-005	27.73	7/16/2002	$ 6,600,000	$10,866,000 $100,000/acre	N/A	Economic Development	N/A	Phase I Enviromental 8/4/99	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Comm.D43	Liquidate/Sell 24.73 acres for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34151.5(c)(2)(B)	Retain 3.0 acres for Retention Basin (Drainage Facility)	Retain 3.0 acres for Retention Basin (see legal description)
			132.31														

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
ong Range Property management Plan																
sert Willow Lot Pads						Based on market comparables land only				Performed	Per Planning Department Review					
(a)	Pad A - Lot 6	620-400-025 620-400-026 620-420-008	14.46 2.40 0.88		N/A	N/A	$7,750,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 5 units/acre	Commercial, Resort	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Identified goal in Project Area No. 2 RDA Plan-Preparation of Building Sites
(b)	Pad B - Lot 8	620-400-010	16.80		N/A	N/A	$3,675,000 (2012)	Economic Development	N/A	N/A	No Potential	3.028 acres developmed with public parking spaces -Remainder Vacant Land	Planned Residential 5 units/acre	Commercial, Resort	Liquidate/Sell 14.052 acres for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B) Retain 3.028 acre Governmental Use, transfer to the City of Palm Desert, existing Public Parking Lot	Retain 3.028 ac. for Public Parking, Serving Existing City Owned Public Recreational Facility (see legal description)
(c)	Pad C - Lot 11	620-450-011	0.75	Various lots acquired at difference times. Maps redrawn and new APN's assigned	N/A	N/A	$3,590,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 10 units/acre	Commercial, Resort	Retain .75 acres for Governmental Use (Open Space, Part of Existing Public Recreational Facility)	Part of Existing City Owned Recreational Facility
(c)		620-450-012 620-450-013 620-450-014	16.91 1.37 0.45												Liquidate/Sell 18.73 acres for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Identified goal in Project Area No. 2 RDA Plan-Preparation of Building Sites
(c)		620-450-015	0.04												Retain .04 acres for Governmental Use (Open Space, Existing Public Recreational Facility)	Part of Existing City Owned Recreational Facility
d)	Pad D - Lot 14	620-450-016 620-450-017 620-450-018 620-450-020	0.85 0.19 0.67 13.67		N/A	N/A	$2,840,000 (2012)	Economic Development	N/A	N/A	No Potential	Improved Parking Lot Vacant Land- None	Planned Residential 10 units/acre		Liquidate/Sell 15.38 acres for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Improved Parking Lot Identified goal in Project Area No. 2 RDA Plan-Preparation of Building Sites
d)		620-450-021	2.10									Existing Public Recreational Facility			Retain 2.10 acres for Governmental Use (Open Space, Existing Public Recreational Facility)	Part of Existing City Owned Recreational Facility

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
ong Range Property management Plan																
(e)	Pad E - Desert Marketplace	620-370-002 620-370-003 620-370-004 620-370-017 520-370-018 620-370-020 620-370-033 620-370-043	0.20 0.20 1.56 0.69 1.02 3.61 0.94 2.92	6/29/2007	$ 9,752,822	N/A	$4,670,000 (2012)	Economic Development	Existing Parking Lots Use Agreement with JW Marriott Resort & Spa $1.00/month, Month to Month Contract	Phase I Enviromental	No Potential	Vacant Land- None	Planned Commercial	Commercial, Resort	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B).	Vacant Land
(f)	Pad F - Lot 3	620-400-028	19.85		N/A	N/A	$2,710,000 (2012)	Economic Development	N/A	N/A	No Potential	15.522 acres Vacant Land / Existing 4.328 acres Retention Basin	Planned Residential 5 units/acre	Commercial, Resort	Liquidate/Sell 15.522 acres for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B). Retain 4.328 ac. for Governmental Use- Transfer to City (Retention Basin)	Existing 4.328 ac. Retention Basin (see legal description)
(g)	Pad G - Fronts CC Drive	620-430-024 520-430-025	4.67 4.67	10/15/1991	$ 635,164	N/A	$3,100,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 5 units/acre	Commercial, Office Professional	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B).	Vacant Land
			108.13													

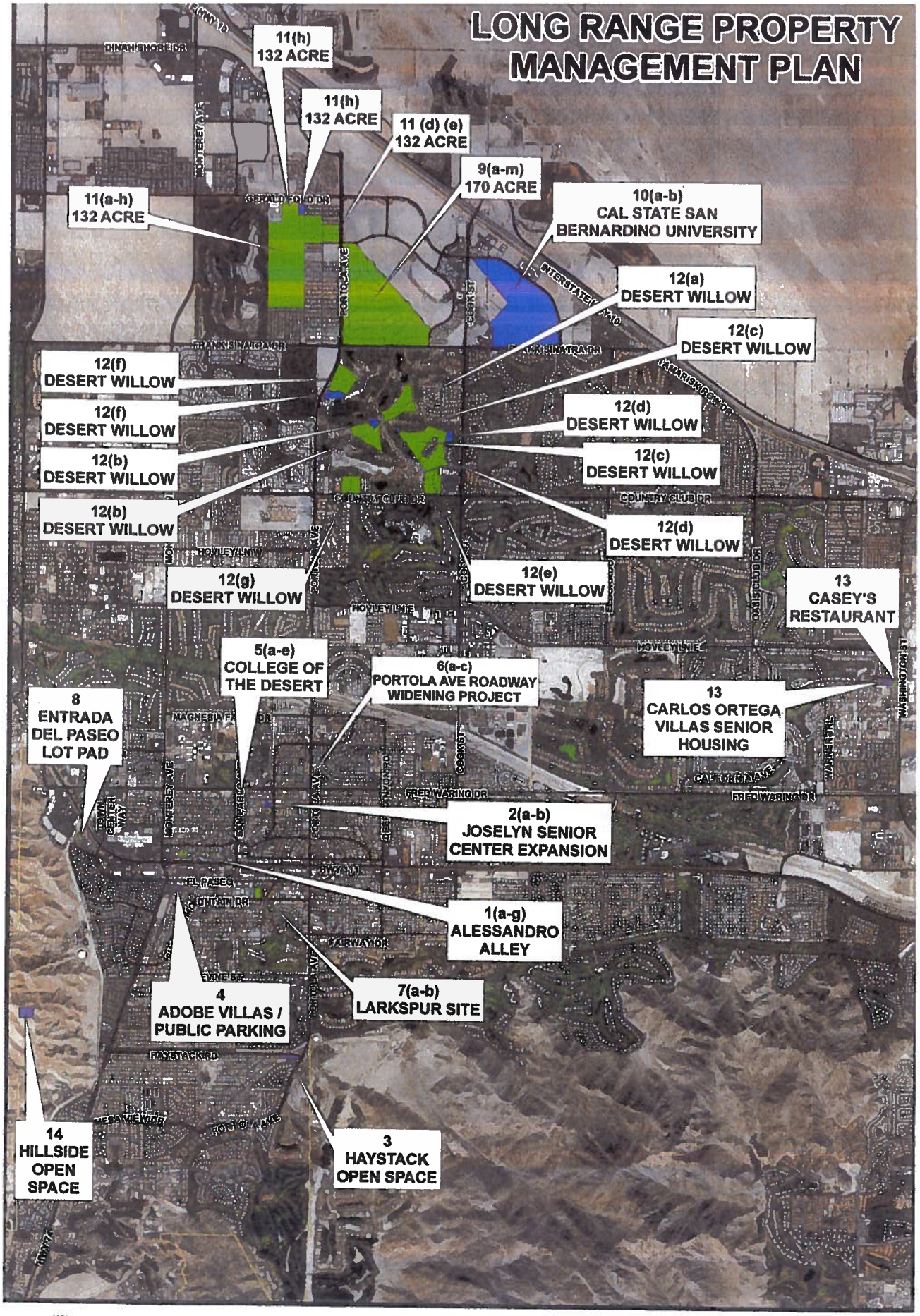
SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOP[redacted]GENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY		COMMENTS
Long Range Property management Plan																	
Casey's Restaurant						Based on market comparables land only				Performed	Per Planning Department Review						
13	42-455 Washinton Street	637-071-002	2.924	9/30/2005	$5,675,000 Full 2.87 acre site	N/A	$1,200,000 1.66ac (2011)	Economic Development	$6,962.74/mo. Restaurant Lease thru 2016	Phase I Environmental Lead & Asbestos 10/2005	No Potential	Existing Restaurant 4,943 sf / Vacant Land	Planned Commercial	Community Commercial	Liquidate/Sell 1.64 acres for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Retain 1.284 acres for Governmental Use (Affordable Housing Project)	Existing Casey's Restaurant/Vacant Land. 1.284 acres for Carlos Ortega Villas Affordable Senior Housing Project under design
Hillside Open Space																	
14	Hillside	628-120-001	3.80	12/30/2008	$ 600,000	N/A	$600,000 (2008)	Open Space	N/A	N/A	No Potential	None	Open Space	Open Space Public Reserves	Retain for Governmental Use (Open Space)		Hillside Vacant Open Space

See Attached List of Successor Agency Dedications, DDA's, Easements, MOU's (Exhibit A)

Assign to City of Palm Desert

LONG RANGE PROPERTY MANAGEMENT PLAN



SELL

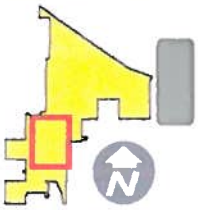
RETAIN FOR GOVERNMENT USE

	PARTIES	EASEMENT RECORDED DOC NO.	PUBLIC PARKING EASEMENT TERM	PROPERTY PARCEL NO.
1	CUISTOT RESTAURANT PDRDA & Dervieux, Inc.	2003-097803	Perpetuity	640-370-009 (Parking) 640-370-011 (Parking) 640-370-010 (Parking) 640-370-003 (Cuistot)
2	EL PASEO COLLECTION NORTH HWY 111 & EL PASEO PDRDA & CITY & James Cotter & El Paseo Collection North & RUI One Corp (dba Palomino Restaurant) & Stanley B. Rose Co.	37150 (1.29.99)	Perpetuity	627-192-042 (City) Palm Desert Drive S (City) 627-192-036 (Cotter) 627-192-034 (Rose) 627-192-037 (El Paseo) 627-192-014 (El Paseo)
3	GARDENS ON EL PASEO, THE PDRDA & Gardens SPE II LLC A Delaware Limited Liability Company	2009-0130399	Parking Easement Term: The later of (a) 30 yrs from date of orig agmt (b) the date no longer operated as a shopping center (c) but no longer than 50 yrs Storage Easement Term: 4/9/2004 thru (a) city parking easement lost or (b) when City terminates El Paseo Courtesy Shuttle Program	627-261-006
4	LA SPIGA RESTAURANT PDRDA & ~~CH Food Service, Inc.~~ Cultraro Group dba La Spiga	2003-097803	Perpetuity	640-370-009 (Parking) 640-370-011 (Parking) 640-370-010 (Parking) 640-370-017 (La Spiga)
5	LIVING DESERT RESERVE, The - PARKING LOT SUBLEASE PDRDA (Lessee) & The Living Desert Reserve (Lessor)	2004-0099812	October 23, 2002 thru December 31, 2020	655-230-019 630-250-045
6	PALMS TO PINES EAST PDRDA ("Grantee") & American Investment Palms to Pines East & HWS Palm Desert & Quinto Corporation & Staples & New England Audio ("Grantor")	2004-0984004	February 1, 2004 thru 55 years	640-170-015 (Palms2Pines) 640-170-004 (HWS) 640-170-007 (Quinto) 640-170-016 (Staples) 640-170-008 (New E. Audio)
7	PORTOLA AVENUE, 45-188 PDRDA & Timothy R. Bartlett (letter from Bartlett 2/22/2008 notifying RDA of his intention to transfer property to Heather James Arts & Antiquities)	1999-290097	April 27, 2001 thru April 27, 2031: 30 yrs from completion of last improvement: Bus Stop final 4/27/2001 & Bldg CofO dated 4/26/2001	625-111-033
8	SAN MARINO CIRCLE 74-039 PDRDA & Gregory & Gregory, LLC	2007-0445283	Perpetuity	625-082-004
9	WELL CARE CLINIC PDRDA & John F. Kennedy Memorial Foundation	2002-381904	Runs with the Land	627-151-006

CITY OF PALM DESERT
GEOGRAPHIC INFORMATION SYSTEM

PUBLIC PARKING
Dedications, DDA's, Easements & Memorandum of Understanding

Date:
6/2013



VICINITY MAP

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 2(a), 2(b)

Joslyn Senior Center Expansion

Attachments

RES. NO. OB - 067

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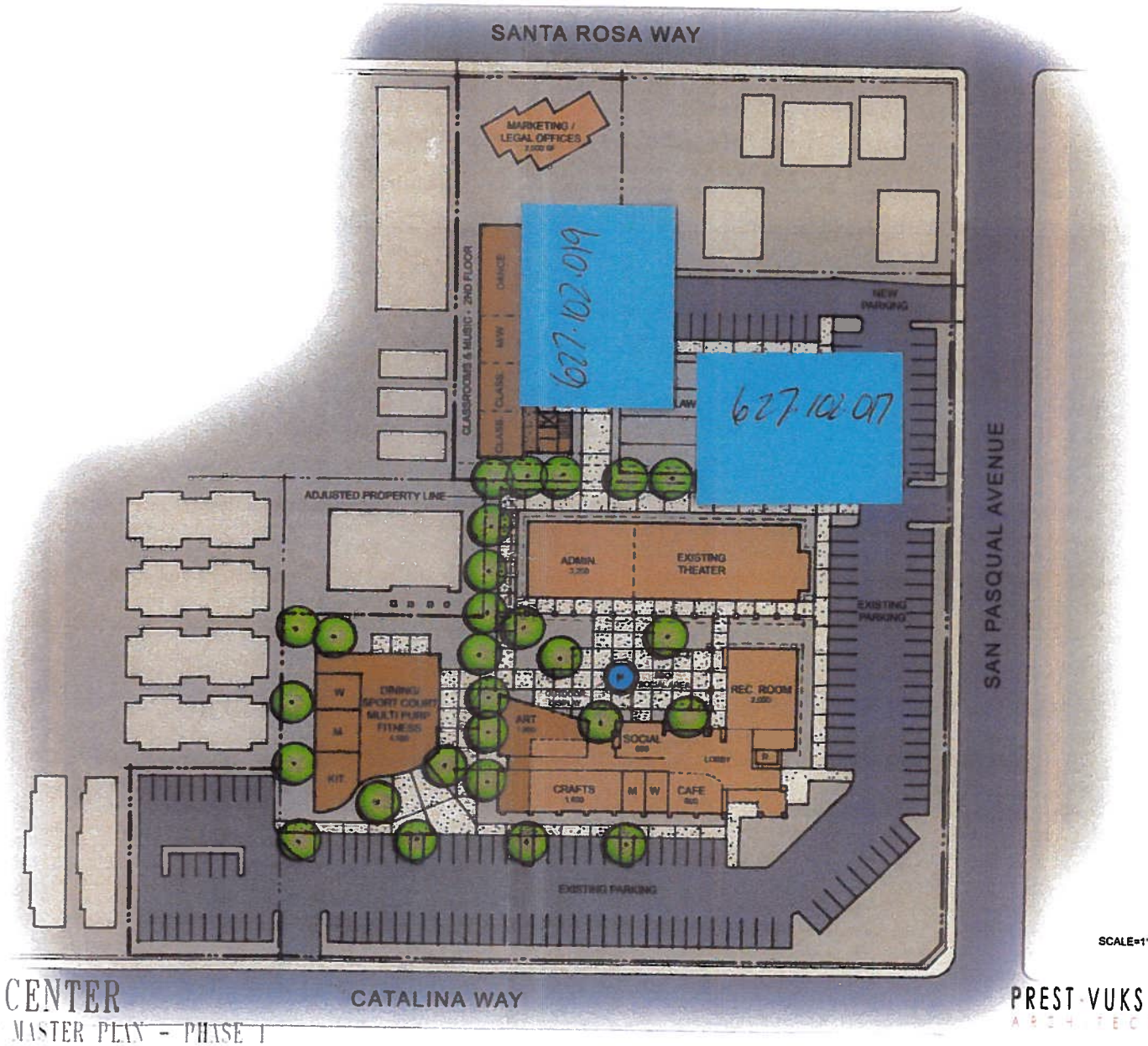

PHASE 1 PARKING TABULATION
TOTAL +/- 164

SCALE=1"=20'-0"

JOSLYN CENTER
PRELIMINARY MASTER PLAN - PHASE 1

PREST VUKSIC ARCHITECTS

RES. NO. OB - 067

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CITY OF PALM DESERT

73-510 Fred Waring Drive
Palm Desert, California 92260-2578
TEL: 760 346-0611
FAX: 760 340-0574
info@palm-desert.org

NOTICE OF STUDY SESSION OF THE

PALM DESERT CITY COUNCIL AND PALM DESERT REDEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that the Palm Desert City Council and Palm Desert Redevelopment Agency will convene **Thursday, June 10, 2010,** at **2:00 p.m.** in the Administrative Conference Room of the Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert, California 92260, for the purpose of conducting a Joint Study Session. Said Study Session will be held in order to receive a presentation by the Joslyn Center regarding its Long-range Plan.

RACHELLE D. KLASSEN, CITY CLERK
CITY OF PALM DESERT, CALIFORNIA

June 4, 2010

NO ACTIONS WILL BE TAKEN AT THE STUDY SESSION.

PURPOSE OF THE STUDY SESSION IS INFORMATION ONLY.

U Hrcod-Ojet
56.049

PREST · VUKSIC
ARCHITECTS

JOSLYN CENTER

Program

03.30.10

EDUCATION PROGRAM – 16,850 SF

- **LIBRARY – 4,350 s.f.**
  - Sitting Area (700 s.f.)
    - Lounge seating
    - Tables and chairs
  - Stacks (200 s.f.)
  - Lobby (300 s.f.)
  - Group Room (1,000 s.f.)
  - Computer Area (200 s.f.)
  - Bookstore (400 s.f.)
  - Copy Center (200 s.f.)
  - Conference Room (250 s.f.) – Next to Copy Center
  - AV Stations (400 s.f.)
  - Storage (200 s.f.)
  - Circulation within the space (±500 s.f.)
  - Needs to be less isolated
  - Needs to be friendlier

- **CLASSROOMS – 12,500 s.f.**
  - 12 total classrooms, 30'x30' each (10,800 square feet)
  - Classes to include: Computer Training, AARP Services, Writing, Braille, Language, Book Club, Nutrition, Support Groups, Tax Service and Storytelling
  - Circulation within the space (1,700 s.f.)

ARTS/CRAFTS PROGRAM – 8,500 SF

- **ART STUDIO – 3,000 s.f.**
  - 1 – Work Room (30'x70') with a partition
    - Needs good natural light
    - Good sized lockers for teachers' equipment
  - 2 – Storage Rooms (100 s.f. each)
  - 2 – Clean up Areas (100 s.f. each)
  - Circulation within the space (±500 s.f.)
  - Typically used for painting
  - Needs water for Clean up

- **CRAFTS STUDIOS – 2,500 s.f.**
  - **General Crafts Studio – 1,200 s.f.**
    - Work Area (750 s.f.)
    - Circulation within the space (200 s.f.)
    - Storage (150 s.f.) – able to be locked
    - Miscellaneous Uses (100 s.f.)
    - Activities to include: Painting of Ceramics and Pottery, Quilting, Knitting, Sewing, Floral Design, Cardmaking, and Hat Decorating
    - Needs to be located near parking lot
  - **Wood Working Studio – 1,300 s.f.**
    - Uses range from whittling to small cabinet making
    - Locker for the instructor
    - Needs to be located near parking lot
    - People will bring their own supplies

- **LECTURE ROOM – 1,500 s.f.**
  - Ultimate capacity: 100 people
  - Seating (1,000 s.f.)
  - Stage (300 s.f.)
  - Circulation within the space (200 s.f.)

- **DISPLAY GALLERY – 1,500 s.f.**
  - Able to open to the outside

LEISURE PROGRAM – ± 27,000 SF

- **THEATER – 8,000 s.f.**
  - Auditorium Seating: 200 people
  - Activities to include: Lectures, Forums, Movies, Plays, Demonstrations
  - Seating Area (2,000 s.f.)
  - Stage (750 s.f.)
  - Back Stage Area (750 s.f.)
  - Dressing Rooms (1,000 s.f.)
    - 2 - Private Dressing/Green Rooms (120 s.f. each)
    - 2 - Shared Dressing/Green Rooms (380 s.f. each)
  - Circulation within the space (1,500 s.f.)
  - Should have a Street Presence
- **DANCE STUDIO – 1,750 s.f.**
  - Ultimate Capacity: 50 people
  - Activities to include: Rehearsals, Small Classes, Exhibition Dances
  - Dance Area (1,000 s.f.)
  - Stage (350 s.f.)
  - Storage (200 s.f.)
  - Circulation within the space (200 s.f.)
  - Located near Piano Storage
  - Located away from Meeting rooms and classrooms
- **MUSIC ROOM – 2,000 s.f.**
  - Ultimate Capacity: 50 people
  - Seating Area (750 s.f.)
  - Stage (200 s.f.)
  - 6 - Practice Rooms (100 s.f. each)
  - Circulation within the space (200 s.f.)
  - Storage (200 s.f.) – includes piano
- **MULTI-PURPOSE HALL – 4,000 s.f.**
  - Ultimate capacity: 200 people
  - General Space (3,000 s.f.)
  - Activities to include: Bridge, Dance Classes, Other Large Classes, Luncheons, Fashion Shows, Etc.
  - Circulation within the space (500 s.f.)
  - Storage (500 s.f.)
  - Located near Kitchen, Trash and Restrooms
- **ACTIVITY ROOM – 800 s.f.**
  - Ultimate Capacity: 45 people
  - General Space (675 s.f.)
  - Circulation within the space (125 s.f.)
  - Small, multi-purpose "flex" space

- **MULTI-PURPOSE INDOOR SPORT COURT – 6,000 s.f.**
    - Activities to include: Racquetball, Volleyball, Badminton, Etc.
    - Located near showers and changing spaces
- **RECREATION ROOM – 3,000 s.f.**
    - Large enough to fit 2 ping pong tables, 1 billiard table, 2 dartboards, 2 Wii game systems, 2 poker tables and area for TV/game watching
- **SOCIAL AREA – 600 s.f.**
    - Ultimate Capacity: 30 people
    - Activities to include: TV, Discussions, Get-togethers, Singles Groups
    - General Area (450 s.f.)
    - Circulation within the space (±150 s.f.)
    - Should have its own identity, like a great room with a fireplace
    - Could be next to Cyber Cafe
- **CYBER CAFÉ – 1,000 s.f.**
    - Open to main circulation, not an enclosed space
    - Space for a small food counter
    - Tables & Chairs to "plug-in"

DINING PROGRAM – 8,500 SF

- **DINING AREA – 7,000 s.f.**
  - Ultimate Capacity: 400 people
  - Activities to include: Special Lunches, Fundraisers
  - Seating Area (6,000 s.f.)
  - Circulation within the space (1,000 s.f.)
  - Good access to parking lot, maybe its own entry
- **CAFÉ/CASUAL DINING AREA – 500 s.f.**
  - Should be near the Lobby
  - To be used for coffee & pastries in the mornings
  - An area to read newspapers
  - Some tables and chairs with "plug-in" capability
- **KITCHENS – 1,00 s.f.**
  - **MAIN KITCHEN – 600 s.f.**
    - Typically used for staging only
    - Need counter space and to keep things warm or cold
  - **THEATER KITCHEN – 400 s.f.**
    - Must be adjacent to the Theater
    - Typically used for staging only
    - Need counter space and to keep things warm or cold

ADMINISTRATION AND SUPPORT PROGRAM – ± 12,000 SF

- **RECEPTION/LOBBY – 2,500 s.f.**
  - Lower counter space
  - Central check in space/cashier
  - Seating area
  - Kiosks to display/distribute information
  - Area to advertise current events, sell tickets
  - Art display area
  - Gift Shop (1,000 s.f.) – with good storage

- **ADMINISTRATION OFFICES – 4,000 s.f.**

  Note: Some offices may be located near their associated activities

  - Ultimate build-out of 20 offices
  - Executive Director (250 s.f.)
  - Program Manager – (250 s.f.)
  - Finance Manager – (250 s.f.)
  - Social Service Manager – (250 s.f.)
  - Theater Manager (250 s.f.) – Possibly for 2 people
  - Secretary (150 s.f.)
  - Volunteer Coordinator (150 s.f.)
  - Ticket Office/Cashier (150 s.f.)
  - Newsletter/Communication Office (150 s.f.)
  - Future Offices – 5 x 250 s.f. (1,250 s.f.)
  - Future Offices – 6 x 150 s.f. (900 s.f.)

- **CONFERENCE ROOM – 600 s.f.**
  - Needs to be larger, more private

- **LEGAL OFFICE – 750 s.f.**
  - Offices to eventually accommodate 10 staffers

- **COUNSELING OFFICES – 500 s.f.**
  - 2 Offices – 250 square feet each
  - Could be adjacent to/part of Legal Offices

- **MARKETING OFFICES – 1,250 s.f.**
  - General Marketing Office to eventually accommodate 4 staffers (500 s.f.)
  - Public Relations (250 s.f.)
  - Advertising (250 s.f.)
  - Newsletter (250 s.f.)

- **BREAK ROOM/KITCHEN – 500 s.f.**
  - Quiet Space
  - Conference Area for staff (20 people)

- **STAFF WORK ROOM – 500 s.f.**
    - Lots of work tables
    - Needs to accommodate 5-10 people doing a bulk mailing
    - Copy Area (200 s.f.)
        - Large Copier
        - Small Copier
        - Fax
        - Folding Machine
        - Counter Space
    - Needs to be near a loading area
- **SERVER ROOM – 150 s.f.**
    - Could include phone equipment
- **CIRCULATION/SUPPORT SPACE – 1,200 s.f.**

FITNESS PROGRAM – 7,000 SF

- **CARDIO ROOM – 1,200 s.f.**
  - Ultimate Capacity: 30 people
  - Treadmills, Elliptical Trainers, Stationary Bikes
  - Ceiling Fans
  - Open to views
- **WEIGHT ROOM – 1,200 s.f.**
  - Ultimate Capacity: 30 people
  - Weight Machines
- **JAZZERCISE/AEROBIC/YOGA/PILATES STUDIO – 2,000 s.f.**
  - Ultimate Capacity: 30 people
  - Workout Area (30'x40')
  - Stage (150 s.f.)
  - Storage (250 s.f.)
  - Circulation within the space (400 s.f.)
- **LOCKER ROOM – 1,600 s.f.**
  - Men (800 s.f.)
  - Women (800 s.f.)
  - Each to contain: Lockers, toilets, sinks, showers and prep areas
- **CIRCULATION/SUPPORT SPACE – 1,000 s.f.**

HEALTH PROGRAM – 1,000 SF

- **CLINIC – 1,000 s.f.**
  - Activities include: Hearing Tests, Mammograms, Nutrition Counseling
  - Located near Social Services Director

BATHROOMS

- Each approximately 900 s.f.
- Familiar bathrooms in all buildings
- Staff bathroom to be separate and include a shower (± 750 s.f. each)

OTHER CONSIDERATIONS FOR INTERIOR SPACES

- Wider and brighter hallways
- Two (2) good janitorial closets with mop sinks and floor drains
- More storage for tables, chairs and sports equipment
- TV systems mounted in class and conference rooms
- Paging and internal sound system
- Art display throughout

OUTDOOR LEISURE PROGRAM

- **ACTIVITIES**
  - **Aquatic Area**
    - Swimming pool
      - "Senior friendly"
      - Large enough for Aqua aerobics and leisure swimming
    - Warm Water Spa
  - **BBQ Area**
    - 1 very large BBQ
    - Seating/dining for 50
  - **Garden – 3,000 s.f.**
    - Flower Garden –Maintained by staff
    - Flower/Vegetable Garden – for People to participate
  - **Lawn Bowling**
    - Current area is large enough
  - **Horse Shoes**
    - 2-3 courts if space permits
  - **Badminton/Volleyball**
    - If space permits
  - **Shuffleboard**
    - If space permits
  - **Basketball**
    - Half court if space permits
  - **Bocce Ball**
    - 1 court if space permits
  - **Outdoor Amphitheater**
    - If space permits
    - Low priority
  - **Walking Path**
    - Can go around much of the outdoor activity

OTHER CONSIDERATIONS FOR EXTERIOR SPACES

- Well lighted
- Safe
- Art display opportunities

IX. NEW BUSINESS

A. REQUEST FOR AUTHORIZATION TO ACQUIRE PROPERTY LOCATED AT 75-424 WILDFLOWER LANE (APN 634-061-006) - DESERT ROSE - PALM DESERT.

Member Spiegel moved to, by Minute Motion: 1) Authorize acquisition of the subject property for the purpose of retaining affordability covenants and resale, if necessary, in anticipation of the expiration of the 60-day Right-of-Refusal Period; 2) approve a Silent Second Trust Deed in an amount necessary to secure an affordable housing cost pursuant to Redevelopment Law for either a direct sale or Agency sale; 3) authorize the Executive Director to execute any documents necessary to facilitate this transaction – funds are available in the Housing Set-aside Fund. Motion was seconded by Benson and carried by a 5-0 vote.

B. REQUEST FOR AUTHORIZATION TO MODIFY THE USE OF FUNDS APPROPRIATED FOR THE COST OF CONSTRUCTION OF A STORAGE FACILITY AT JOSLYN SENIOR CENTER FOR A PREFABRICATED STORAGE SHED, PREPARATION OF AN EXPANSION MASTER PLAN FOR THE CENTER, AND RESURFACING THE CENTER PARKING LOT.

Responding to question, Mr. McCarthy stated that Council previously authorized $70,000 for replacement of a storage facility. He said the Joslyn Senior Center reconsidered the need for a permanent storage facility and was requesting a modification to use the funds for planning purposes, acquisition of interim storage, and re-surfacing of the parking area, currently in a deteriorating condition.

Member Spiegel inquired if that meant the elimination of the lawn bowling. Mr. McCarthy stated the request did not imply that; the request was for alternative use of the funds.

Member Finerty stated Mr. Rittenhouse's letter was requesting that remaining monies be used to resurface the parking lot, claiming it's not been done in a long time and currently contained many tripping hazards. She said if the information was accurate, why not take care of filling in the cracks to eliminate the tripping hazards first and then the parking before worrying about master planning. Secondly, she asked if the Joslyn Senior Center had a reserve set aside for taking care of the parking lot.

Mr. McCarthy stated he could not comment on their reserve; however, if Council wished to caveat its motion that priority be given to the parking lot, staff would communicate that to the Joslyn Senior Center and make it a condition of Council's approval.

Member Finerty stated the Agency provided the Joslyn Senior Center $70,000 for one intent, and they have changed the game plan. She thought

Council first needed to find out if the Josyln Senior Center had a reserve before allowing them to use $70,000 to master plan without addressing the parking lot.

Member Spiegel stated the $70,000 was a trade; they gave the City land for the housing facility.

Mr. McCarthy stated there was no urgency on this item, funds hadn't been released. He said he spoke with Mr. Rittenhouse earlier in the afternoon, who extended his regrets for not being able to attend, but that he was planning to be present at the next meeting to provide a presentation to Council. He said if Council continued this item, some of the questions can be answered at that meeting.

Vice Chairman Benson stated she recalled the Joslyn Senior Center was part of the Cove Communities and funded by three cities. She said if that was the case, the City should only contribute $20,000-$25,000 for their master plan study. She wasn't aware of any other group that got paid for their master planning.

Responding to comments as to why the City of Palm Desert was being asked to fund their master planning, Mr. McCarthy clarified the $70,000 was a reimbursement for destroying a storage facility that was on their property to accommodate the Agency's development. Mr. McCarthy recommended a continuance in order to address all the questions raised.

Member Spiegel moved to continue the matter to the meeting of February 22, 2007. Motion was seconded by Finerty and carried by a 5-0 vote.

X. CONTINUED BUSINESS

A. CONSIDERATION OF REQUEST FOR SUBSTITUTION OF SUBCONTRACTOR FOR THE CONSTRUCTION OF THE HENDERSON COMMUNITY BUILDING PROJECT (CONTRACT NO. R22600A) (Continued from the meeting of January 25, 2007).

Member Finerty stated she read all the documents and correspondence that went back and forth and believed that AB Lujan Company had ample time to obtain insurance and to get the contractor's license up-to-date. She stated that she disagreed with staff recommendation to deny the substitution.

Project Coordinator Missy Wightman stated initially they recommended a denial of the substitution; however, based on documentation received from Steton Construction Group, staff's own evaluation, conversations with representatives of the California Contractor State License Board, and AB

B. CLAIMS AND DEMANDS AGAINST THE AGENCY TREASURY - Warrant Nos. 164RDA, 166RDA, 170RDA, 167-Housing, 171-Housing, 168HA, and 172HA.

Rec: Approve as presented.

C. REQUEST FOR RATIFICATION of Amendment No. 2 to Contract No. R24770 – Design Services for the Civil Work and Infrastructure at Entrada del Paseo.

Rec: By Minute Motion, ratify Amendment No. 2 in the amount of $9,000 to the subject contract with Stantec Consulting, Inc., Palm Desert, California, for additional design work associated with the civil improvements for La Spiga Restaurant at Entrada del Paseo – funds are available in Account No. 850-4358-433-4001.

Upon motion by Benson, second by Spiegel, and 5-0 vote of the Agency Board, the Consent Calendar was approved as presented.

VII. CONSENT ITEMS HELD OVER

None

VIII. RESOLUTIONS

None

IX. NEW BUSINESS

None

X. CONTINUED BUSINESS

A. REQUEST FOR AUTHORIZATION TO MODIFY THE USE OF FUNDS APPROPRIATED FOR THE COST OF CONSTRUCTION OF A STORAGE FACILITY AT JOSLYN SENIOR CENTER FOR A PREFABRICATED STORAGE SHED, PREPARATION OF AN EXPANSION MASTER PLAN FOR THE CENTER, AND RESURFACING THE CENTER PARKING LOT (Continued from the meeting of February 8, 2007).

Mr. Ortega noted this item was continued by Agency Board in order to clarify the funding priorities of the Joslyn Senior Center. He stated the Executive Director of the Joslyn Senior Center was present and may want to answer some of questions raised.

MR. PETER RITTENHOUSE, Excecutive Director of the Joslyn Senior Center, Palm Desert, stated the $70,000 were funds left over from the construction of a community project adjacent to the Senior Center. He said the Executive Committee, in good conscience, couldn't spend $70,000 to construct a permanent storage shed in light of current demands on the building. He explained that the building was used to its capacity, and parking was extremely limited; it didn't seem wise to add a permanent storage to the building when they weren't sure of its long-term usage. He went on to say that in order for citizens of low income to use the property, the Center operated as close to zero margin as possible. He proposed to use the $70,000 to address their three most immediate needs: 1) Hire an architectural firm to do a master plan study to look at existing properties and the adjoining property that was offered by the City-- results of the study will help the committee make an educated decision on the future of the Center; 2) resurface the older portion of the parking lot; 3) purchase a prefabricated shed to replace the one that was lost and be able to relocate it to another location down the road. He said he had an opportunity to speak with the other two cities, regarding the question raised at the previous meeting, whether they would participate in the funding of the master plan and resurfacing of the parking lot. He said the City of Indian Wells was willing to entertain a maximum grant of $10,000 with no maximum amount specified by Rancho Mirage. He pointed out that at the end of their last fiscal year, the Joslyn Senior Center had less than $30,000 in operating funds and $360,000 in restricted funds. The income from the restricted funds went toward the operation of the Center, but the principal in that endowment-type fund couldn't be violated for the aforementioned needs of the Center.

Member Spiegel asked if they were planning on eliminating the lawn bowling.

MR. RITTENHOUSE replied the Center had a commitment to keep it for another year. He added that it was probably safe for a couple of years.

Vice Chairman Benson moved to, by Minute Motion, authorize the use of the previously authorized $70,000 payment for purchase of a storage shed, master planning services, and resurfacing of the Joslyn Senior Center parking lot. Motion was seconded by Spiegel and carried by a 5-0 vote.

XI. OLD BUSINESS

None

XII. PUBLIC HEARINGS

None

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 5(a), 5(b), 5(c), 5(d)

(San Pablo/Fred Waring)

Attachments

COLLEGE of the DESERT

April 3, 2013

Mr. Martin C. Alvarez
Director of Economic Development
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260-2578

RE: Transfer of Properties from the Successor Agency to the Palm Desert Redevelopment Agency to College of the Desert. Assessor's Parcel Numbers: 627-101-002, 627-101-017, 627-101-033, 627-101-038 and 627-101-039 | Located at the southeast corner of Fred Waring Drive and San Pablo

Dear Mr. Alvarez:

In response to your email dated March 27, 2013, College of the Desert is interested in acquiring properties referenced above from the Successor Agency to the Palm Desert Redevelopment Agency for educational use.

College of the Desert is proposing to use the properties for a multi-purpose educational site that enhances the Palm Desert Campus. The proximity of the properties compliments our campus and provides an opportunity for improved community and business access.

Should you have any questions, please contact me at (760) 773-2500 or by email at jkinnamon@collegeofthedesert.edu.

Sincerely,

Joel L. Kinnamon, Ph.D.
Superintendent/President

JLK/lc

Enclosure

cc: Mr. Steve Renew, College of the Desert
Mr. Wade Ellis, College of the Desert

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

April 24, 2013

Ms. Veronica Tapia, Accountant II
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260

Dear Ms. Tapia:

Subject: Objection to Oversight Board Action

The City of Palm Desert successor agency (Agency) notified the California Department of Finance (Finance) of its February 8, 2013 Oversight Board (OB) action 2013-001 on February 8, 2013. Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of your OB action, which may have included obtaining clarification for various items.

Based on our review and application of the law, the Agency's OB resolution No. 033 related to the conveyance of parcels APN 627-101-038 and APN 627-101-039 to the City of Palm Desert for the construction of the additional lanes on Monterey Avenue and the turn pocked on Fred Waring Drive is not permitted. HSC section 34181 states the OB shall direct the Agency to transfer ownership of those assets that *were constructed and used* for a governmental purpose such as roads to the appropriate public jurisdiction. Since the two parcels are currently vacant and are not yet constructed for a governmental purpose, the transfer is not allowed.

As authorized by HSC section 34179 (h), Finance is returning your OB action to the board for reconsideration.

Please direct inquiries to Beliz Chappuie, Supervisor or Mindy Patterson, Lead Analyst at (916) 445-1546.

Sincerely,

STEVE SZALAY
Program Budget Manager

cc: Ms. Janet Moore, Director of Housing, City of Palm Desert
Ms. Pam Elias, Chief Accounting Property Tax Division, County of Riverside Auditor Controller
California State Controller's Office

RESOLUTION NO. OB - 033

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY AUTHORIZING AND APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY KNOW AS A.P.N. 627-101-038 AND A.P.N 627-101-039 TO THE CITY OF PALM DESERT

RECITALS:

WHEREAS, pursuant to Health and Safety Code Section 34179(3), all actions taken by the Oversight Board to the Successor Agency to the Palm Desert Redevelopment Agency (the "Oversight Board") shall be adopted by resolution.

WHEREAS, AB X1-26 and AB X1-27 were signed by the Governor of California on June 29, 2011, making certain changes to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code), including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) ("Part 1.85").

WHEREAS, the City Council of the City of Palm Desert (the "City") made an election to serve as the successor agency for the Palm Desert Redevelopment Agency (the "Agency") under Part 1.85 (the "Successor Agency").

WHEREAS, the City Council, acting as the governing board for the Successor Agency, established rules and regulations applicable to the governance and operation of the Successor Agency, and pursuant to such resolution provided that the Successor Agency will be governed by a Board of Directors consisting of the members of the City Council of the City.

WHEREAS, in response to a letter from the California State Controller ordering the City to return to the Successor Agency real property previously conveyed by the Agency to the City after January 1, 2011 (the "Letter"), and pursuant to Health and Safety Code Section 34167.5, the Board desires to execute and deliver to the City that certain Grant Deed in the form attached hereto as Attachment "A" (the "Deed") and conveying that certain real property described therein.

WHEREAS, on January 24, 2013, the Successor Agency and City approved the conveyance and acceptance of that certain real property described in the Deed.

NOW, THEREFORE, THE OVERSIGHT BOARD HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby authorizes the Successor Agency to execute and deliver the Deed to the City, and to take any such other action and to execute and deliver such other documents and instruments as may be necessary to effectuate the purpose of this Resolution, all under such circumstances and at such time as he deems appropriate upon the advice of legal counsel.

PASSED, APPROVED, AND ADOPTED this 4th day of February 2013, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert A. Spiegel, Chair

ATTEST:

Rachelle D. Klassen, Secretary
Oversight Board for the Successor
Agency to the Palm Desert
Redevelopment Agency

RESOLUTION NO. OB - 033

ATTACHMENT "A"

GRANT DEED

RESOLUTION NO. 08 - 033

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY CLERK OFFICE
CITY OF PALM DESERT
73-510 Fred Waring Drive
Palm Desert, California 92260

Exempt from Recording Fee
Pursuant to government code 6103

APN: 627-101-038, and 627-101-039

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

This transfer is exempt from Documentary Transfer Tax pursuant to Revenue & Taxation Code Section 11922, and exempt from Recording Fees pursuant to California Government Code Section 6103.

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY, a public body, corporate and politic,

Hereby grants to the **CITY OF PALM DESERT**, a municipal corporation, the following described real property in the City of Palm Desert, County of Riverside, State of California:

LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" RESPECTIVELY INCORPORATED HEREIN BY THIS REFERENCE.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the date set forth below.

Dated: January 24, 2013

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY,
A public body, corporate and politic

BY_____
Jan C. Harnik, Chairman

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY
APN: 627-101-038, 039

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 1 IN PALMA VILLAGE GROVES AS PER MAP FILED IN BOOK 20, PAGE 51 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 89°51'21" EAST A DISTANCE OF 35.79 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°51'21" EAST A DISTANCE OF 20.05 FEET;

THENCE LEAVING SAID NORTHERLY LINE SOUTH 44°31'10" WEST A DISTANCE OF 32.95 FEET;

THENCE SOUTH 03°01'34" WEST A DISTANCE OF 196.45 FEET;

THENCE SOUTH 00°04'43" EAST A DISTANCE OF 57.78 FEET;

THENCE SOUTH 45°09'45" EAST A DISTANCE OF 18.41 FEET;

THENCE SOUTH 00°14'46" EAST A DISTANCE OF 8.53 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 89°49'21" WEST A DISTANCE OF 33.38 FEET TO THE MOST EASTERLY CORNER OF THAT EASEMENT GRANTED TO THE CITY OF PALM DESERT PER INSTRUMENT NUMBER 124083, RECORDED JUNE 22, 1983;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID EASEMENT NORTH 45°00'27" WEST A DISTANCE OF 4.23 FEET TO THE MOST NORTHERLY CORNER THEREOF, BEING ALSO ON THE WESTERLY LINE OF SAID LOT 1;

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY
APN: 627-101-038, 039

THENCE ALONG SAID WESTERLY LINE NORTH 00°09'46" EAST A DISTANCE OF 153.12 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL "G" OF THAT EASEMENT GRANTED TO THE CITY OF PALM DESERT PER INSTRUMENT NUMBER 124086, RECORDED JUNE 22, 1983;

THENCE LEAVING SAID WESTERLY LINE ALONG THE EASTERLY LINE OF SAID EASEMENT THE FOLLOWING FOUR COURSES;

NORTH 89°51'52" EAST A DISTANCE OF 0.47 FEET;

THENCE NORTH 03°09'52" EAST A DISTANCE OF 111.44 FEET TO THE BEGINNING OF A 32.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 46.22 FEET THROUGH A CENTRAL ANGLE OF 82°45'52";

THENCE NORTH 04°04'16" WEST A DISTANCE OF 1.49 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE **TRUE POINT OF BEGINNING.**

CONTAINING 7,705 SQUARE FEET OR 0.177 ACRE, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

12/07/2012

MICHAEL JAMES KNAPTON — DATE

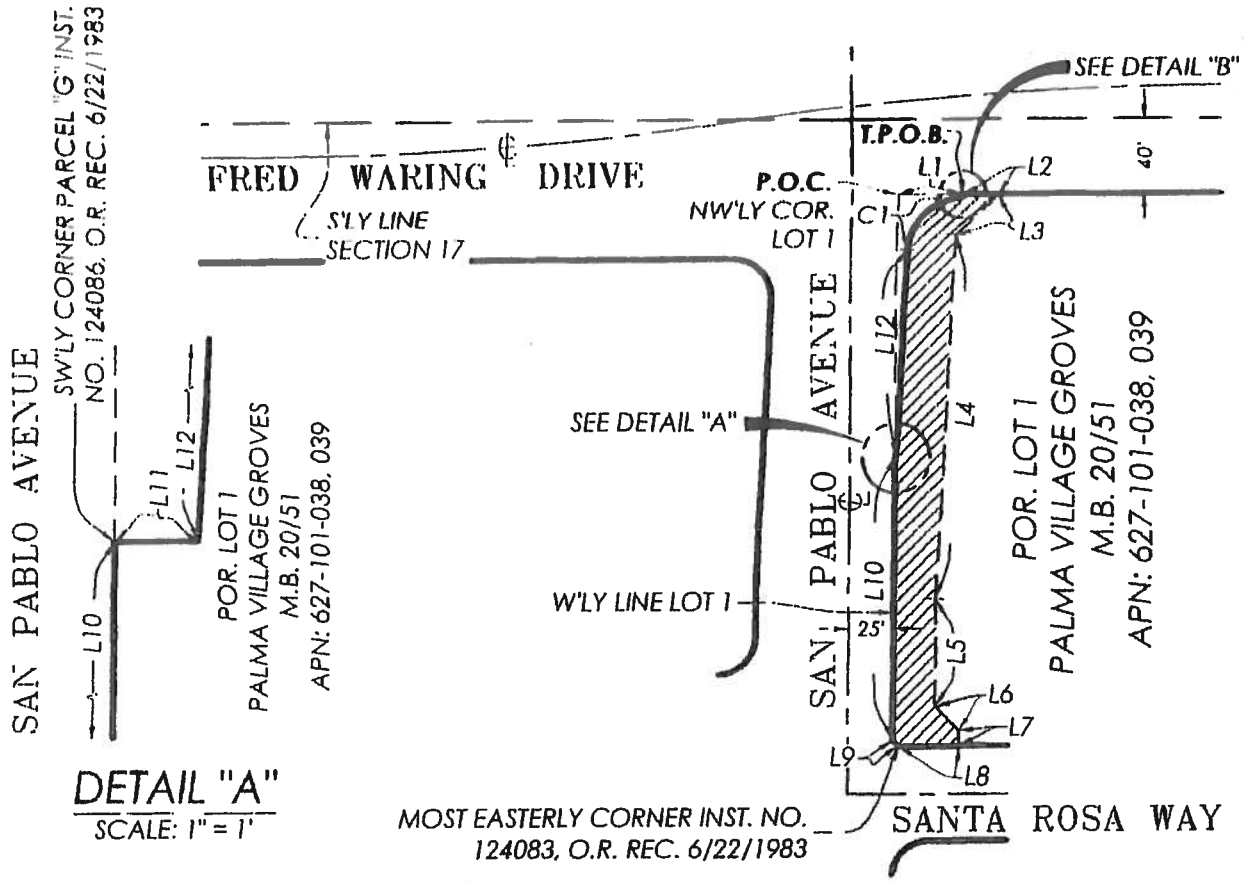
P.L.S.8012

REV: 12/07/2012

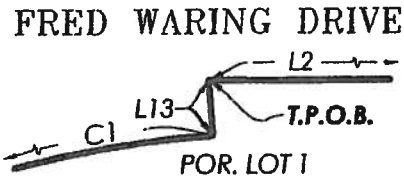
PROFESSIONAL LAND SURVEYOR
MICHAEL J. KNAPTON
No. 8012
STATE OF CALIFORNIA

RESOLUTION NO. OB - 033

EXHIBIT "B"



DETAIL "A"
SCALE: 1" = 1'



DETAIL "B"
SCALE: 1" = 5'

NORTH

0 50 100 200

SCALE: 1" = 100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	46.22'	32.00'	82°45'52"

LINE TABLE

LINE	LENGTH	BEARING
L1	35.79'	N89°51'21"E
L2	20.05'	N89°51'21"E
L3	32.95'	S44°31'10"W
L4	196.45'	S03°01'34"W
L5	57.78'	S00°04'43"E
L6	18.41'	S45°09'45"E
L7	8.53'	S00°14'46"E
L8	33.38'	N89°49'21"E
L9	4.23'	N45°00'27"W
L10	153.12'	N00°09'46"E
L11	0.47'	N89°51'52"E
L12	111.44'	N03°09'52"E
L13	1.49'	N04°04'16"W

LEGEND

INDICATES RIGHT-OF-WAY GRANTED HEREON (7,705 SQ. FT. / 0.177 AC)

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

(R) INDICATES RADIAL BEARING

LICENSED LAND SURVEYOR
MICHAEL J. KNAPTON
No. 8012
STATE OF CALIFORNIA

Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING & ENVIRONMENTAL CONSULTANTS
401 B Street, SUITE 600 SAN DIEGO, CA 92101
TEL: (619) 234-9411

PREPARED BY:

12/06/2012

MICHAEL J. KNAPTON PLS 8012 DATE

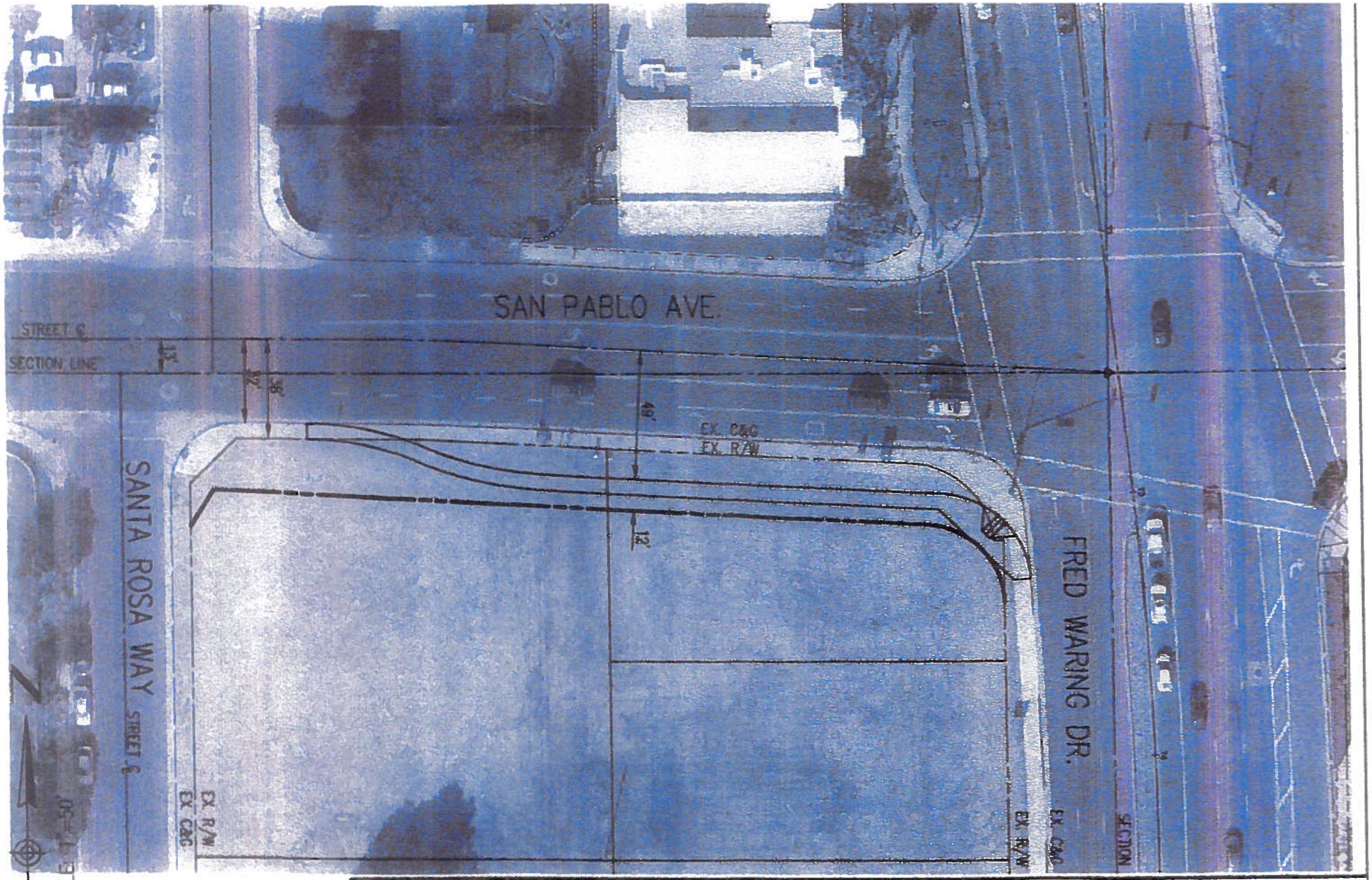
VICINITY MAP

Legend

- Circulation Network
- City Boundary
- 2009
  - Green: Band_2
- Streets
- Parcels (10/2012)
  - Red: Band_1
  - Blue: Band_3

1: 1,483

Notes



DATE: Jan 29, 2013	RIGHT TURN POCKET VICINITY MAP SAN PABLO AVE. AT FRED WARING DR.	SCALE: 1"=50'
MSD BY	DEPARTMENT OF PUBLIC WORKS CITY OF PALM DESERT	SHEET NO. 1

RES. NO. 08 - 044

Fred Waring Drive at San Pablo Avenue - CMAQ Analysis Comparison

Indicators	Without Improvements		With Improvements	
	AM Peak	PM Peak	AM Peak	PM Peak
Average Daily Traffic	35856	35856	35856	35856
	2997	3425		
	8.36%	9.55%		
Level of Service	AM	PM	AM	PM
Fred Waring at San Pablo	C	C	C	C
Hours of Travel saved per year	3,800 to 4,300 hrs per year			
Hours of Delay saved per year	3,800 to 8,700 hrs per year			

MOE's	Without Improvements		With Improvements		Difference		*Yearly Reductions*	
	AM	PM	AM	PM	AM	PM	*AM Per Year*	*PM Per Year*
Control Delay / Veh (s/v)	23	29	21	28	-2	-1		
C[illegible]e Delay / Veh (s/v)	0	0	0	0	0	0		
T[illegible] Delay / Veh (s/v)	23	29	21	28	-2	-1		
T[illegible] Delay (hr)	***19***	***28***	***18***	***27***	-1	-1	***-4367***	***-3821***
Stops / Veh	0.58	0.58	0.45	0.55	-0.13	-0.03		
Stops (#)	***1750***	***1997***	***1362***	***1885***	***-388***	***-112***	***-1694337***	***-427969***
Average Speed (mph)	27	24	28	24	1	0		
Total Travel Time (hr)	***60***	***69***	***58***	***68***	-2	-1	***-8734***	***-3821***
Distance Traveled (mi)	1611	1646	1611	1646	0	0		
Fuel Consumed (gal)	***89***	***99***	***84***	***97***	***-5***	***-2***	***-21834***	***-7642***
Fuel Economy (mpg)	18.1	16.7	19.2	17	1.1	0.3		
CO Emissions (kg)	***6.23***	***6.9***	***5.87***	***6.78***	***-0.36***	***-0.12***	***-1572***	***-459***
NOx Emissions (kg)	***1.21***	***1.34***	***1.14***	***1.32***	***-0.07***	***-0.02***	***-306***	***-76***
VOC Emissions (kg)	***1.44***	***1.6***	***1.36***	***1.57***	***-0.08***	***-0.03***	***-349***	***-115***

HCM 2010 Signalized Intersection Capacity Analysis
104: San Pablo & Fred Waring Drive

Printed: 5/10/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	38	594	128	168	734	436	151	242	257	114	105	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	1	1	2	2	1
Lane Assignment												
Cap, veh/h	96	1898	402	253	2867	811	299	448	380	256	849	344
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.11	0.85	0.85	0.14	0.51	0.51	0.09	0.24	0.24	0.07	0.23	0.22
Ln Grp Delay, s/veh	44.9	5.2	6.0	43.6	14.3	20.5	45.1	34.7	38.3	45.7	31.2	31.7
Ln Grp LOS	D	A	A	D	B	C	D	C	D	D	C	C
Approach Vol, veh/h		844			1487			723			278	
Approach Delay, s/veh		7.4			20.0			38.5			37.9	
Approach LOS		A			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	8.5	55.0	11.8	26.1	17.4	46.0	10.5	27.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	7.2	3.7	4.7	3.7	7.2	3.7	4.7
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	4.2	23.8	6.8	4.5	12.2	5.3	5.6	19.0
Green Ext Time (g_e), s	0.0	23.0	0.1	3.7	0.3	30.1	0.1	2.8
Prob of Phs Call (p_c)	0.69	1.00	0.99	1.00	0.99	1.00	0.97	1.00
Prob of Max Out (p_x)	0.05	0.87	1.00	0.01	0.07	0.81	1.00	0.19

Left-Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	1774		3442		1774		3442	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		5588		3725		4471		1863

Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1581		1579		947		1579

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	42	0	168	0	187	0	127	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	2.2	0.0	4.8	0.0	10.2	0.0	3.6	0.0

Cycle Q Clear Time (g_c), s	2.2	0.0	4.8	0.0	10.2	0.0	3.6	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	96	0	299	0	253	0	256	0
V/C Ratio (X)	0.44	0.00	0.56	0.00	0.74	0.00	0.50	0.00
Avail Cap (c_a), veh/h	210	0	373	0	368	0	373	0
Upstream Filter (I)	0.99	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	43.8	0.0	44.4	0.0	41.7	0.0	45.1	0.0
Incr Delay (d2), s/veh	1.2	0.0	0.6	0.0	1.9	0.0	0.6	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	44.9	0.0	45.1	0.0	43.6	0.0	45.7	0.0
1st-Term Q (Q1), veh/ln	1.0	0.0	2.1	0.0	4.5	0.0	1.6	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.0	0.0	2.1	0.0	4.7	0.0	1.6	0.0
%ile Storage Ratio (RQ%)	0.17	0.00	0.26	0.00	0.66	0.00	0.20	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data

Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	1
Grp Vol (v), veh/h	0	816	0	117	0	548	0	269
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	8.4	0.0	2.5	0.0	3.2	0.0	13.0
Cycle Q Clear Time (g_c), s	0.0	8.4	0.0	2.5	0.0	3.2	0.0	13.0
Lane Grp Cap (c), veh/h	0	2867	0	849	0	1582	0	448
V/C Ratio (X)	0.00	0.28	0.00	0.14	0.00	0.35	0.00	0.60
Avail Cap (c_a), veh/h	0	2867	0	1213	0	1582	0	606
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	14.1	0.0	31.2	0.0	4.6	0.0	34.2
Incr Delay (d2), s/veh	0.0	0.2	0.0	0.0	0.0	0.6	0.0	0.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	14.3	0.0	31.2	0.0	5.2	0.0	34.7
1st-Term Q (Q1), veh/ln	0.0	3.6	0.0	1.2	0.0	1.0	0.0	5.9
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.1
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	3.7	0.0	1.2	0.0	1.2	0.0	6.0

%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.01	0.00	0.02	0.00	0.07
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	484	0	34	0	254	0	286
Grp Sat Flow (s), veh/h/ln	0	1581	0	1579	0	1693	0	1579
Q Serve Time (g_s), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Cycle Q Clear Time (g_c), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.56	0.00	1.00
Lane Grp Cap (c), veh/h	0	811	0	344	0	719	0	380
V/C Ratio (X)	0.00	0.60	0.00	0.10	0.00	0.35	0.00	0.75
Avail Cap (c_a), veh/h	0	811	0	498	0	719	0	514
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.3	0.0	31.7	0.0	4.6	0.0	35.7
Incr Delay (d2), s/veh	0.0	3.2	0.0	0.0	0.0	1.3	0.0	2.6
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	20.5	0.0	31.7	0.0	6.0	0.0	38.3
1st-Term Q (Q1), veh/ln	0.0	7.7	0.0	0.7	0.0	1.0	0.0	6.6
2nd-Term Q (Q2), veh/ln	0.0	0.7	0.0	0.0	0.0	0.3	0.0	0.3
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	8.4	0.0	0.7	0.0	1.2	0.0	6.9
%ile Storage Ratio (RQ%)	0.00	1.07	0.00	0.17	0.00	0.02	0.00	0.44
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	22.3
HCM 2010 LOS	C

Notes

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	760	1338	650	250	2998
Control Delay / Veh (s/v)	15	18	37	42	23
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	15	18	37	42	23
Total Delay (hr)	3	7	7	3	19
Stops / Veh	0.79	0.43	0.59	0.75	0.58
Stops (#)	603	573	386	188	1750
Average Speed (mph)	26	32	20	20	27
Total Travel Time (hr)	9	32	13	6	60
Distance Traveled (mi)	224	1009	266	112	1611
Fuel Consumed (gal)	16	47	18	8	89
Fuel Economy (mpg)	13.8	21.6	14.6	14.0	18.1
CO Emissions (kg)	1.13	3.26	1.28	0.56	6.23
NOx Emissions (kg)	0.22	0.63	0.25	0.11	1.21
VOC Emissions (kg)	0.26	0.76	0.30	0.13	1.44
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	13	31	9	4	57

HCM 2010 Signalized Intersection Capacity Analysis
104: San Pablo & Fred Waring Drive

Printed: 5/10/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	38	594	128	168	734	436	151	242	257	114	105	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	2	1	2	2	1
Lane Assignment												
Cap, veh/h	96	1897	402	252	2864	811	298	898	381	256	852	345
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.11	0.85	0.85	0.14	0.51	0.51	0.09	0.24	0.24	0.07	0.23	0.22
Ln Grp Delay, s/veh	45.0	5.3	6.0	43.7	14.4	20.6	45.1	31.6	38.3	45.7	31.2	31.7
Ln Grp LOS	D	A	A	D	B	C	D	C	D	D	C	C
Approach Vol, veh/h		844			1487			723			278	
Approach Delay, s/veh		7.5			20.1			37.4			37.9	
Approach LOS		A			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	8.5	55.0	11.8	26.2	17.4	46.0	10.5	27.5
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	7.2	3.7	4.7	3.7	7.2	3.7	4.7
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	4.2	23.8	6.8	4.5	12.3	5.3	5.6	19.0
Green Ext Time (g_e), s	0.0	23.0	0.1	3.8	0.2	30.1	0.1	2.9
Prob of Phs Call (p_c)	0.69	1.00	0.99	1.00	0.99	1.00	0.97	1.00
Prob of Max Out (p_x)	0.05	0.87	1.00	0.01	0.07	0.81	1.00	0.18

Left-Turn Movement Data				
Assigned Mvmt	1	3	5	7
Mvmt Sat Flow, veh/h	1774	3442	1774	3442

Through Movement Data				
Assigned Mvmt	2	4	6	8
Mvmt Sat Flow, veh/h	5588	3725	4472	3725

Right-Turn Movement Data				
Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	1581	1579	947	1579

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	42	0	168	0	187	0	127	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	2.2	0.0	4.8	0.0	10.3	0.0	3.6	0.0

ycle Q Clear Time (g_c), s	2.2	0.0	4.8	0.0	10.3	0.0	3.6	0.0
erm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
hared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	96	0	298	0	252	0	256	0
V/C Ratio (X)	0.44	0.00	0.56	0.00	0.74	0.00	0.50	0.00
Avail Cap (c_a), veh/h	210	0	373	0	367	0	373	0
Upstream Filter (I)	0.99	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	43.8	0.0	44.5	0.0	41.7	0.0	45.1	0.0
Incr Delay (d2), s/veh	1.2	0.0	0.6	0.0	1.9	0.0	0.6	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	45.0	0.0	45.1	0.0	43.7	0.0	45.7	0.0
1st-Term Q (Q1), veh/ln	1.0	0.0	2.1	0.0	4.6	0.0	1.6	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.0	0.0	2.1	0.0	4.7	0.0	1.6	0.0
%ile Storage Ratio (RQ%)	0.17	0.00	0.26	0.00	0.66	0.00	0.20	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
at Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
at Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
at Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data

Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	2
Grp Vol (v), veh/h	0	816	0	117	0	548	0	269
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	8.5	0.0	2.5	0.0	3.2	0.0	6.0
Cycle Q Clear Time (g_c), s	0.0	8.5	0.0	2.5	0.0	3.2	0.0	6.0
Lane Grp Cap (c), veh/h	0	2864	0	852	0	1580	0	898
V/C Ratio (X)	0.00	0.28	0.00	0.14	0.00	0.35	0.00	0.30
Avail Cap (c_a), veh/h	0	2864	0	1212	0	1580	0	1212
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	14.1	0.0	31.2	0.0	4.7	0.0	31.5
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.0	0.0	0.6	0.0	0.1
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	14.4	0.0	31.2	0.0	5.3	0.0	31.6
1st-Term Q (Q1), veh/ln	0.0	3.6	0.0	1.2	0.0	1.0	0.0	2.8
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
e Back of Q (50%), veh/ln	0.0	3.7	0.0	1.2	0.0	1.2	0.0	2.8

%ile Storage Ratio (RQ%)	0.00	0.02	0.00	0.01	0.00	0.02	0.00	0.03
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	484	0	34	0	254	0	286
Grp Sat Flow (s), veh/h/ln	0	1581	0	1579	0	1694	0	1579
Q Serve Time (g_s), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Cycle Q Clear Time (g_c), s	0.0	21.8	0.0	1.7	0.0	3.3	0.0	17.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.56	0.00	1.00
Lane Grp Cap (c), veh/h	0	811	0	345	0	718	0	381
V/C Ratio (X)	0.00	0.60	0.00	0.10	0.00	0.35	0.00	0.75
Avail Cap (c_a), veh/h	0	811	0	498	0	718	0	514
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.99	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.4	0.0	31.6	0.0	4.7	0.0	35.7
Incr Delay (d2), s/veh	0.0	3.2	0.0	0.0	0.0	1.3	0.0	2.6
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	20.6	0.0	31.7	0.0	6.0	0.0	38.3
1st-Term Q (Q1), veh/ln	0.0	7.7	0.0	0.7	0.0	1.0	0.0	6.6
2nd-Term Q (Q2), veh/ln	0.0	0.7	0.0	0.0	0.0	0.3	0.0	0.3
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	8.5	0.0	0.7	0.0	1.2	0.0	6.9
%ile Storage Ratio (RQ%)	0.00	1.07	0.00	0.17	0.00	0.02	0.00	0.44
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	22.1
HCM 2010 LOS	C

Notes

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	760	1338	650	250	2998
Control Delay / Veh (s/v)	10	15	38	46	21
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	10	15	38	46	21
Total Delay (hr)	2	5	7	3	18
Stops / Veh	0.35	0.38	0.60	0.78	0.45
Stops (#)	268	505	393	196	1362
Average Speed (mph)	29	33	20	19	28
Total Travel Time (hr)	8	31	14	6	58
Distance Traveled (mi)	224	1009	266	112	1611
Fuel Consumed (gal)	12	45	18	8	84
Fuel Economy (mpg)	18.4	22.4	14.4	13.6	19.2
CO Emissions (kg)	0.85	3.15	1.29	0.58	5.87
NOx Emissions (kg)	0.17	0.61	0.25	0.11	1.14
VOC Emissions (kg)	0.20	0.73	0.30	0.13	1.36
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	13	31	9	4	57

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	54	967	186	124	836	109	260	209	331	219	100	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	1	1	2	2	1
Lane Assignment												
Cap, veh/h	107	1879	362	197	2590	733	337	505	429	337	1011	415
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.12	0.83	0.83	0.11	0.46	0.46	0.10	0.27	0.27	0.10	0.27	0.26
Ln Grp Delay, s/veh	49.6	8.0	9.7	49.8	19.8	18.0	68.1	34.3	51.9	55.4	30.7	31.2
Ln Grp LOS	D	A	A	D	B	B	E	C	D	E	C	C
Approach Vol, veh/h		1341			1188			889			388	
Approach Delay, s/veh		10.3			23.1			52.5			46.2	
Approach LOS		B			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	9.7	55.0	14.0	33.4	15.5	49.3	14.0	33.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	8.1	3.7	4.6	3.7	8.1	3.7	4.6
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	5.6	14.0	11.3	4.5	10.4	10.8	9.7	26.8
Green Ext Time (g_e), s	0.0	33.8	0.0	3.7	0.2	28.6	0.0	1.5
Prob of Phs Call (p_c)	0.85	1.00	1.00	1.00	0.99	1.00	1.00	1.00
Prob of Max Out (p_x)	0.37	0.93	1.00	0.01	0.01	0.94	1.00	1.00

Left-Turn Movement Data				
Assigned Mvmt	1	3	5	7
Mvmt Sat Flow, veh/h	1774	3442	1774	3442

Through Movement Data				
Assigned Mvmt	2	4	6	8
Mvmt Sat Flow, veh/h	5588	3725	4554	1863

Right-Turn Movement Data				
Assigned Mvmt	12	14	16	18
Mvmt Sat Flow, veh/h	1581	1580	877	1580

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	60	0	289	0	138	0	243	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0

Cycle Q Clear Time (g_c), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	107	0	337	0	197	0	337	0
V/C Ratio (X)	0.56	0.00	0.86	0.00	0.70	0.00	0.72	0.00
Avail Cap (c_a), veh/h	190	0	337	0	332	0	337	0
Upstream Filter (I)	0.93	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	48.0	0.0	49.8	0.0	48.1	0.0	49.1	0.0
Incr Delay (d2), s/veh	1.6	0.0	18.3	0.0	1.7	0.0	6.3	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	49.6	0.0	68.1	0.0	49.8	0.0	55.4	0.0
1st-Term Q (Q1), veh/ln	1.6	0.0	4.1	0.0	3.8	0.0	3.4	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.9	0.0	0.1	0.0	0.3	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	4.9	0.0	3.8	0.0	3.7	0.0
%ile Storage Ratio (RQ%)	0.27	0.00	0.62	0.00	0.54	0.00	0.47	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
at Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
at Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
at Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data

Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	1
Grp Vol (v), veh/h	0	929	0	111	0	878	0	232
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	11.6
Cycle Q Clear Time (g_c), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	11.6
Lane Grp Cap (c), veh/h	0	2590	0	1011	0	1537	0	505
V/C Ratio (X)	0.00	0.36	0.00	0.11	0.00	0.57	0.00	0.46
Avail Cap (c_a), veh/h	0	2590	0	1096	0	1537	0	548
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	19.4	0.0	30.7	0.0	6.5	0.0	34.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.0	0.0	1.4	0.0	0.2
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	19.8	0.0	30.7	0.0	8.0	0.0	34.3
1st-Term Q (Q1), veh/ln	0.0	5.3	0.0	1.2	0.0	2.2	0.0	5.3
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.3	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	5.4	0.0	1.2	0.0	2.5	0.0	5.4

Peak without Improvements

%ile Storage Ratio (RQ%)	0.00	0.04	0.00	0.01	0.00	0.04	0.00	0.06
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	121	0	34	0	403	0	368
Grp Sat Flow (s), veh/h/ln	0	1581	0	1580	0	1706	0	1580
Q Serve Time (g_s), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Cycle Q Clear Time (g_c), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.51	0.00	1.00
Lane Grp Cap (c), veh/h	0	733	0	415	0	704	0	429
V/C Ratio (X)	0.00	0.17	0.00	0.08	0.00	0.57	0.00	0.86
Avail Cap (c_a), veh/h	0	733	0	451	0	704	0	465
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.5	0.0	31.2	0.0	6.5	0.0	38.8
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.0	0.0	3.1	0.0	13.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.0	0.0	31.2	0.0	9.7	0.0	51.9
1st-Term Q (Q1), veh/ln	0.0	1.8	0.0	0.7	0.0	2.0	0.0	9.7
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.6	0.0	1.6
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	1.9	0.0	0.7	0.0	2.6	0.0	11.2
%ile Storage Ratio (RQ%)	0.00	0.25	0.00	0.18	0.00	0.05	0.00	0.71
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	27.8
HCM 2010 LOS	C

Notes

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	1207	1069	800	350	3426
Control Delay / Veh (s/v)	13	21	52	55	29
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	13	21	52	55	29
Total Delay (hr)	4	6	12	5	28
Stops / Veh	0.50	0.54	0.66	0.81	0.58
Stops (#)	606	581	527	283	1997
Average Speed (mph)	27	31	17	17	24
Total Travel Time (hr)	13	26	20	9	69
Distance Traveled (mi)	355	806	328	157	1646
Fuel Consumed (gal)	22	39	25	12	99
Fuel Economy (mpg)	16.2	20.6	12.9	12.7	16.7
CO Emissions (kg)	1.54	2.73	1.78	0.86	6.90
NOx Emissions (kg)	0.30	0.53	0.35	0.17	1.34
VOC Emissions (kg)	0.36	0.63	0.41	0.20	1.60
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	25	35	8	4	72

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	54	967	186	124	836	109	260	209	331	219	100	31
Number	1	6	16	5	2	12	3	8	18	7	4	14
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Lanes	1	3	0	1	3	1	2	2	1	2	2	1
Lane Assignment												
Cap, veh/h	107	1879	362	197	2589	733	337	1012	429	337	1012	415
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.12	0.82	0.82	0.11	0.46	0.46	0.10	0.27	0.27	0.10	0.27	0.26
Ln Grp Delay, s/veh	49.6	8.0	9.7	49.8	19.8	18.0	68.1	31.8	51.8	55.5	30.7	31.2
Ln Grp LOS	D	A	A	D	B	B	E	C	D	E	C	C
Approach Vol, veh/h		1341			1188			889			388	
Approach Delay, s/veh		10.3			23.1			51.9			46.3	
Approach LOS		B			C			D			D	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Case No	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phs Duration (G+Y+Rc), s	9.7	55.0	14.0	33.5	15.5	49.3	14.0	33.5
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.7	8.1	3.7	4.6	3.7	8.1	3.7	4.6
Max Green (Gmax), s	10.0	50.0	9.0	31.0	19.0	41.0	9.0	31.0
Max Q Clear (g_c+I1), s	5.6	14.0	11.3	4.5	10.4	10.8	9.7	26.8
Green Ext Time (g_e), s	0.0	33.8	0.0	3.8	0.2	28.6	0.0	1.5
Prob of Phs Call (p_c)	0.85	1.00	1.00	1.00	0.99	1.00	1.00	1.00
Prob of Max Out (p_x)	0.37	0.93	1.00	0.01	0.01	0.94	1.00	1.00

Left Turn Movement Data								
Assigned Mvmt	1		3		5		7	
Mvmt Sat Flow, veh/h	1774		3442		1774		3442	

Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		5588		3725		4555		3725

Right Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		1581		1580		877		1580

Left Lane Group Data								
Assigned Mvmt	1	0	3	0	5	0	7	0
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)	
Lanes in Grp	1	0	2	0	1	0	2	0
Grp Vol (v), veh/h	60	0	289	0	138	0	243	0
Grp Sat Flow (s), veh/h/ln	1774	0	1721	0	1774	0	1721	0
Q Serve Time (g_s), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0

Cycle Q Clear Time (g_c), s	3.6	0.0	9.3	0.0	8.4	0.0	7.7	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	107	0	337	0	197	0	337	0
V/C Ratio (X)	0.56	0.00	0.86	0.00	0.70	0.00	0.72	0.00
Avail Cap (c_a), veh/h	190	0	337	0	332	0	337	0
Upstream Filter (I)	0.93	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Uniform Delay (d1), s/veh	48.0	0.0	49.8	0.0	48.1	0.0	49.1	0.0
Incr Delay (d2), s/veh	1.6	0.0	18.3	0.0	1.7	0.0	6.4	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	49.6	0.0	68.1	0.0	49.8	0.0	55.5	0.0
1st-Term Q (Q1), veh/ln	1.6	0.0	4.1	0.0	3.8	0.0	3.4	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.9	0.0	0.1	0.0	0.3	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	4.9	0.0	3.8	0.0	3.7	0.0
%ile Storage Ratio (RQ%)	0.27	0.00	0.62	0.00	0.54	0.00	0.47	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data

Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment		T		T		T		T
Lanes in Grp	0	3	0	2	0	2	0	2
Grp Vol (v), veh/h	0	929	0	111	0	878	0	232
Grp Sat Flow (s), veh/h/ln	0	1863	0	1863	0	1863	0	1863
Q Serve Time (g_s), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	5.4
Cycle Q Clear Time (g_c), s	0.0	12.0	0.0	2.5	0.0	8.8	0.0	5.4
Lane Grp Cap (c), veh/h	0	2589	0	1012	0	1537	0	1012
V/C Ratio (X)	0.00	0.36	0.00	0.11	0.00	0.57	0.00	0.23
Avail Cap (c_a), veh/h	0	2589	0	1095	0	1537	0	1095
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	19.4	0.0	30.7	0.0	6.5	0.0	31.8
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.0	0.0	1.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	19.8	0.0	30.7	0.0	8.0	0.0	31.8
1st-Term Q (Q1), veh/ln	0.0	5.3	0.0	1.2	0.0	2.2	0.0	2.5
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.3	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	5.4	0.0	1.2	0.0	2.5	0.0	2.5

%ile Storage Ratio (RQ%)	0.00	0.04	0.00	0.01	0.00	0.04	0.00	0.03
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		R		R		T+R		R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	121	0	34	0	403	0	368
Grp Sat Flow (s), veh/h/ln	0	1581	0	1580	0	1706	0	1580
Q Serve Time (g_s), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Cycle Q Clear Time (g_c), s	0.0	5.0	0.0	1.8	0.0	8.8	0.0	24.8
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	0.51	0.00	1.00
Lane Grp Cap (c), veh/h	0	733	0	415	0	704	0	429
V/C Ratio (X)	0.00	0.17	0.00	0.08	0.00	0.57	0.00	0.86
Avail Cap (c_a), veh/h	0	733	0	450	0	704	0	465
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.93	0.00	1.00
Uniform Delay (d1), s/veh	0.0	17.5	0.0	31.2	0.0	6.5	0.0	38.8
Incr Delay (d2), s/veh	0.0	0.5	0.0	0.0	0.0	3.1	0.0	13.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.0	0.0	31.2	0.0	9.7	0.0	51.8
1st-Term Q (Q1), veh/ln	0.0	1.8	0.0	0.7	0.0	2.0	0.0	9.7
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.0	0.0	0.6	0.0	1.5
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	1.9	0.0	0.7	0.0	2.6	0.0	11.2
%ile Storage Ratio (RQ%)	0.00	0.25	0.00	0.18	0.00	0.05	0.00	0.71
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	27.7
HCM 2010 LOS	C

Notes

104: San Pablo & Fred Waring Drive

Direction	EB	WB	NB	SB	All
Volume (vph)	1207	1069	800	350	3426
Control Delay / Veh (s/v)	12	19	52	56	28
Queue Delay / Veh (s/v)	0	0	0	0	0
Total Delay / Veh (s/v)	12	19	52	56	28
Total Delay (hr)	4	6	11	5	27
Stops / Veh	0.43	0.52	0.65	0.82	0.55
Stops (#)	521	556	521	287	1885
Average Speed (mph)	28	31	17	17	24
Total Travel Time (hr)	13	26	20	9	68
Distance Traveled (mi)	355	806	328	157	1646
Fuel Consumed (gal)	21	39	25	12	97
Fuel Economy (mpg)	17.1	20.9	13.0	12.6	17.0
CO Emissions (kg)	1.45	2.70	1.77	0.87	6.78
NOx Emissions (kg)	0.28	0.52	0.34	0.17	1.32
VOC Emissions (kg)	0.34	0.62	0.41	0.20	1.57
Unserved Vehicles (#)	0	0	0	0	0
Vehicles in dilemma zone (#)	25	35	8	4	72

RES. NO. OB - 067

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Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 10(b)

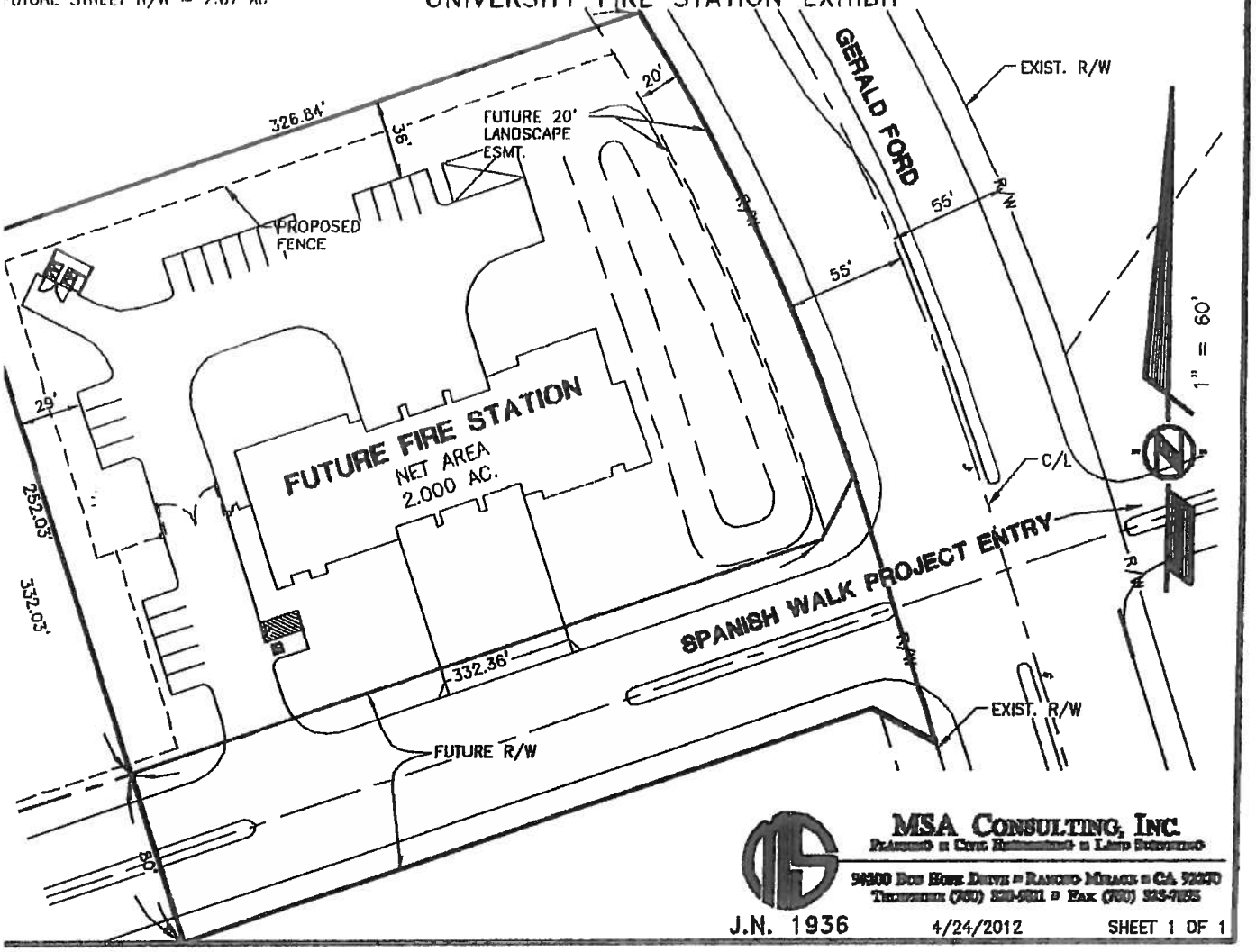
Cal State San Bernardino University-Palm Desert Campus

Attachments

EXHIBIT "B"

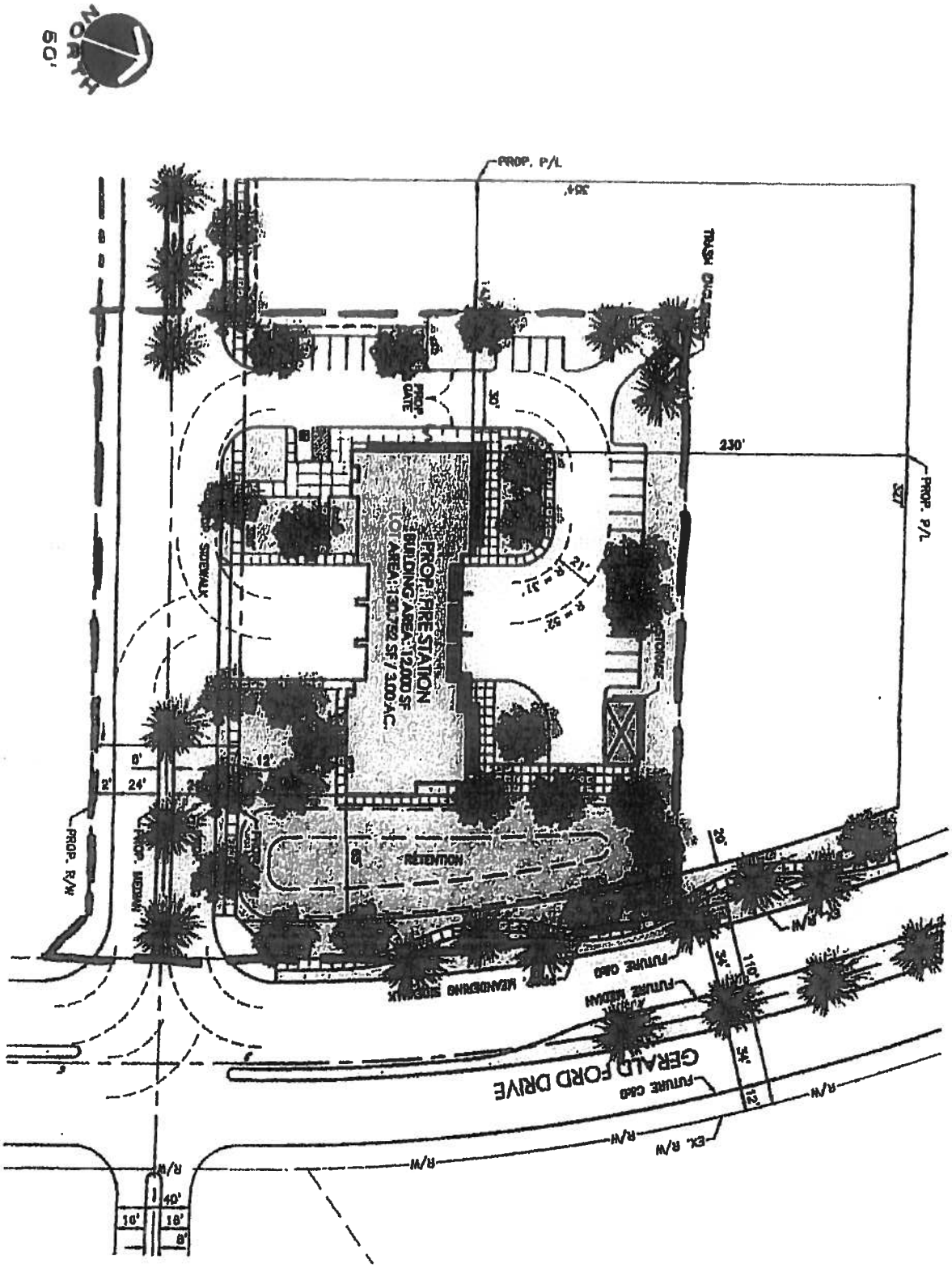
UNIVERSITY FIRE STATION EXHIBIT

OVERALL PARCEL INCLUDING
FUTURE STREET R/W = 2.67 AC



MSA CONSULTING, INC.
PLANNING ▪ CIVIL ENGINEERING ▪ LAND SURVEYING
94300 BOB HOPE DRIVE ▪ RANCHO MIRAGE ▪ CA 92270
TELEPHONE (760) 320-9811 ▪ FAX (760) 323-7835

J.N. 1936 4/24/2012 SHEET 1 OF 1



MSA. CONSULTING, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
34200 DEL RIO DRIVE • PANORAMA • CA 92270
TELEPHONE (760) 320-9811 • FAX (760) 323-7200

Date: 11/24/2003

Site Plan Alt. 2

CITY OF PALM DESERT
PALM DESERT FIRE STATION

Date:
4/2013

UCR Transfer

- CAL STATE SAN BERNARDINO
- PARCEL A - UNIVERSITY OF CALIFORNIA RIVERSIDE
- REDEVELOPMENT AGENCY CITY OF PALM DESERT
- PALM DESERT CITY BOUNDARY

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

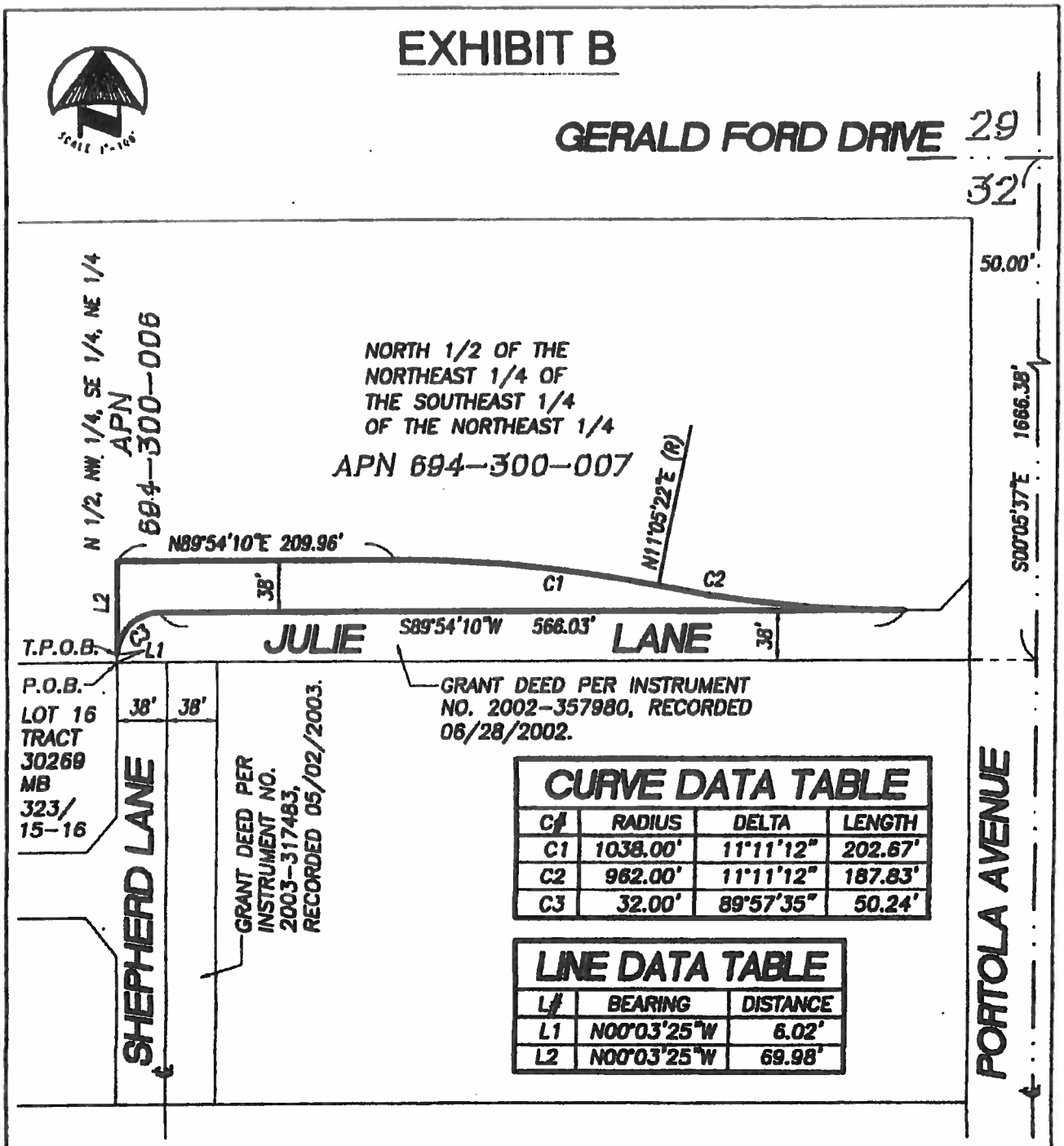
Property Management Plan

PROPERTY 11(d) & 11(e)

132 Acres

Attachments

EXHIBIT B



CURVE DATA TABLE

C#	RADIUS	DELTA	LENGTH
C1	1038.00'	11°11'12"	202.67'
C2	962.00'	11°11'12"	187.83'
C3	32.00'	89°57'35"	50.24'

LINE DATA TABLE

L#	BEARING	DISTANCE
L1	N00°03'25"W	6.02'
L2	N00°03'25"W	69.98'

PROFESSIONAL LAND SURVEYOR
DAVID HACKER
Exp. 6-30-13
No. 5128
STATE OF CALIFORNIA
6/6/13

PORTION OF SE 1/4, OF THE NE 1/4, SEC. 32, T. 4 S., R. 6 E., S.B.M.

HEITEC CONSULTING
www.heitecinc.com
42-575 Melanie Place, Suite P
Palm Desert, California 92211
760.340.9000 Fax:760.340.0070

CITY OF PALM DESERT

SUBJECT:
JULIE LANE DEDICATION

APN 694-300-006 & 007

SCALE: 1"=100' DATE: 06/04/13 DRAWN BY: J.R. CHECKED BY: D.H. FILE: 130301X01

EXHIBIT A

THOSE CERTAIN PARCELS OF LAND LOCATED IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER, BOTH OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, TRACT 30269 AS SHOWN ON A MAP FILED IN BOOK 323, PAGES 15 AND 16 OF MAPS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF PALM DESERT RECORDED JUNE 28, 2002 AS INSTRUMENT NUMBER 2002-357980 OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG THE WEST LINE OF SAID LAND DESCRIBED PER INSTRUMENT NO. 2002-357980 NORTH 00°03'25" WEST A DISTANCE OF 6.02 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE CONTINUING NORTH 00°03'25" WEST ALONG THE PROLONGATION OF SAID WEST LINE A DISTANCE OF 69.98 FEET;

THENCE NORTH 89°54'10" EAST A DISTANCE OF 209.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1038.00 FEET;

THENCE SOUTHEASTERLY 202.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°11'12" TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 962.00 FEET;

THENCE SOUTHEASTERLY 187.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°11'12" TO A POINT OF CUSP, AND THE NORTH LINE OF SAID LAND DESCRIBED PER INSTRUMENT NO. 2002-357980;

THENCE ALONG SAID NORTH LINE SOUTH 89°54'10" WEST A DISTANCE OF 566.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 32.00 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE SOUTHWESTERLY 50.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'35" TO THE **TRUE POINT OF BEGINNING.**

CONTAINS 0.36 ACRES, MORE OR LESS.

EXHIBIT 'B' ATTACHED AND BY THIS REFERENCE IS HEREBY MADE A PART HEREOF.

PROFESSIONAL LAND SURVEYOR
DAVID HACKER
Exp. 6-30-13
L.S. 8172
STATE OF CALIFORNIA

6/6/13

I:\2013\130301 access exhibit a.doc

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Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 11(h)

132 Acre Site

Attachments

EXHIBIT "A"

PARCEL A

LEGAL DESCRIPTION

That certain real property located in the City of Palm Desert, County of Riverside, State of California, described as follows:

Being a portion of the north half of the north half of the west half of the east half of Section 32, Township 4 South, Range 6 East, San Bernardino Meridian, County of Riverside, State of California, according to the official plat thereof, more particularly described as follows:

The east 220.85 feet of the north 666.70 feet of said north half of the north half of the west half of the east half of Section 32;

Excepting therefrom the north 75.00 feet.

Said described land contains 3.00 acres, more or less.

Subject to all covenants, rights, rights of ways and easements of record, if any.

Exhibits B-1 and B-2 attached hereto and by this reference are made a part of hereof.

R. Page Garner

R. Page Garner, L.S.
City Surveyor
City of Palm Desert, CA

9/21/12

Date

LICENSED LAND SURVEYOR
R. PAGE GARNER
Exp. 3/31/14
L.S. No. 5155
STATE OF CALIFORNIA

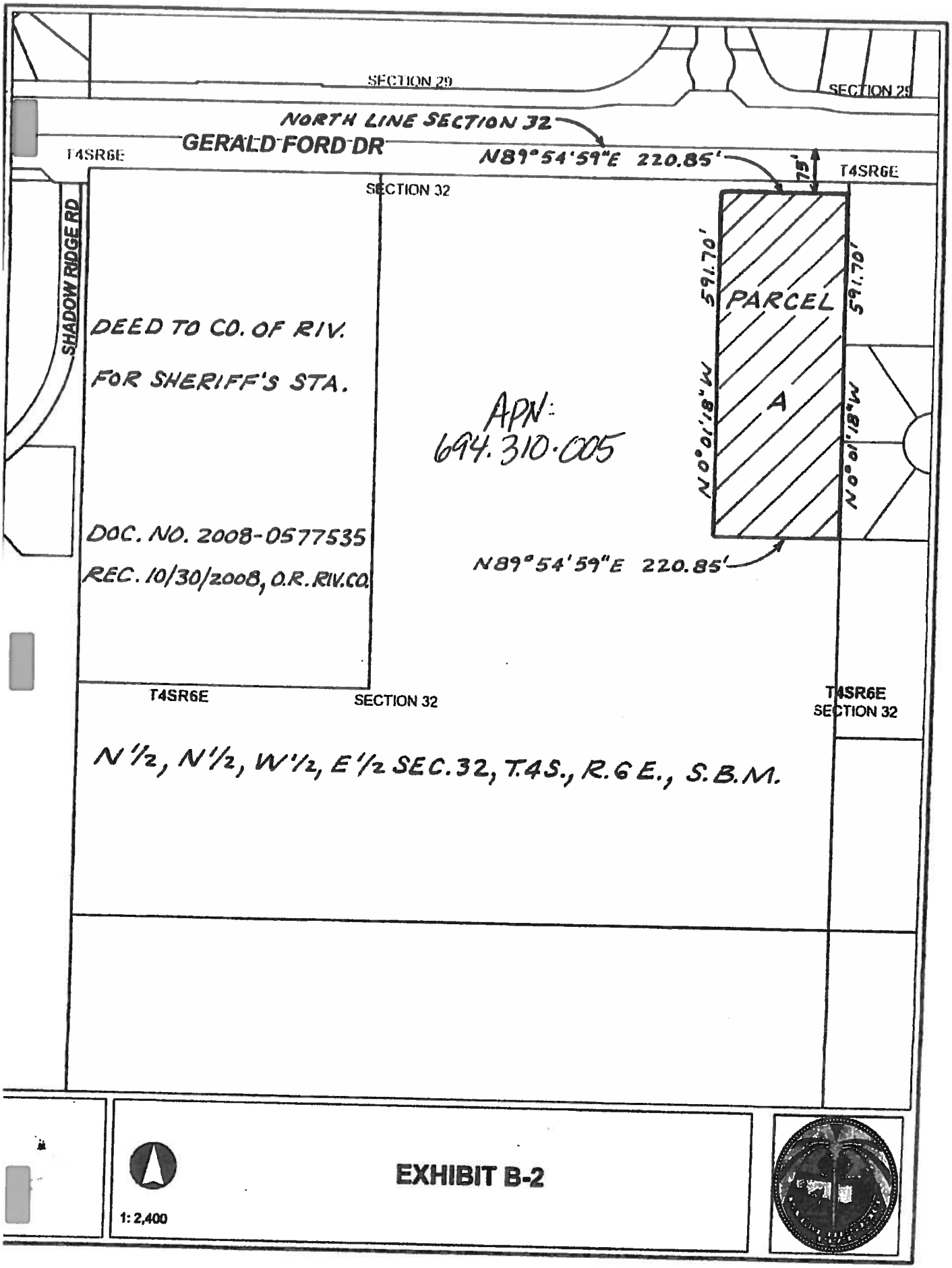
SECTION 29
SECTION 29
NORTH LINE SECTION 32
GERALD FORD DR
N89°54'59"E 220.85'
75'
T4SR6E
T4SR6E
SECTION 32
SHADOW RIDGE RD
591.70'
591.70'
PARCEL
A
N0°01'18"W
N0°01'18"W
DEED TO CO. OF RIV.
FOR SHERIFF'S STA.
APN:
694.310.005
DOC. NO. 2008-0577535
REC. 10/30/2008, O.R. RIV.CO.
N89°54'59"E 220.85'
T4SR6E
SECTION 32
T4SR6E
SECTION 32
N 1/2, N 1/2, W 1/2, E 1/2 SEC. 32, T.4S., R.6E., S.B.M.
1: 2,400

EXHIBIT B-2

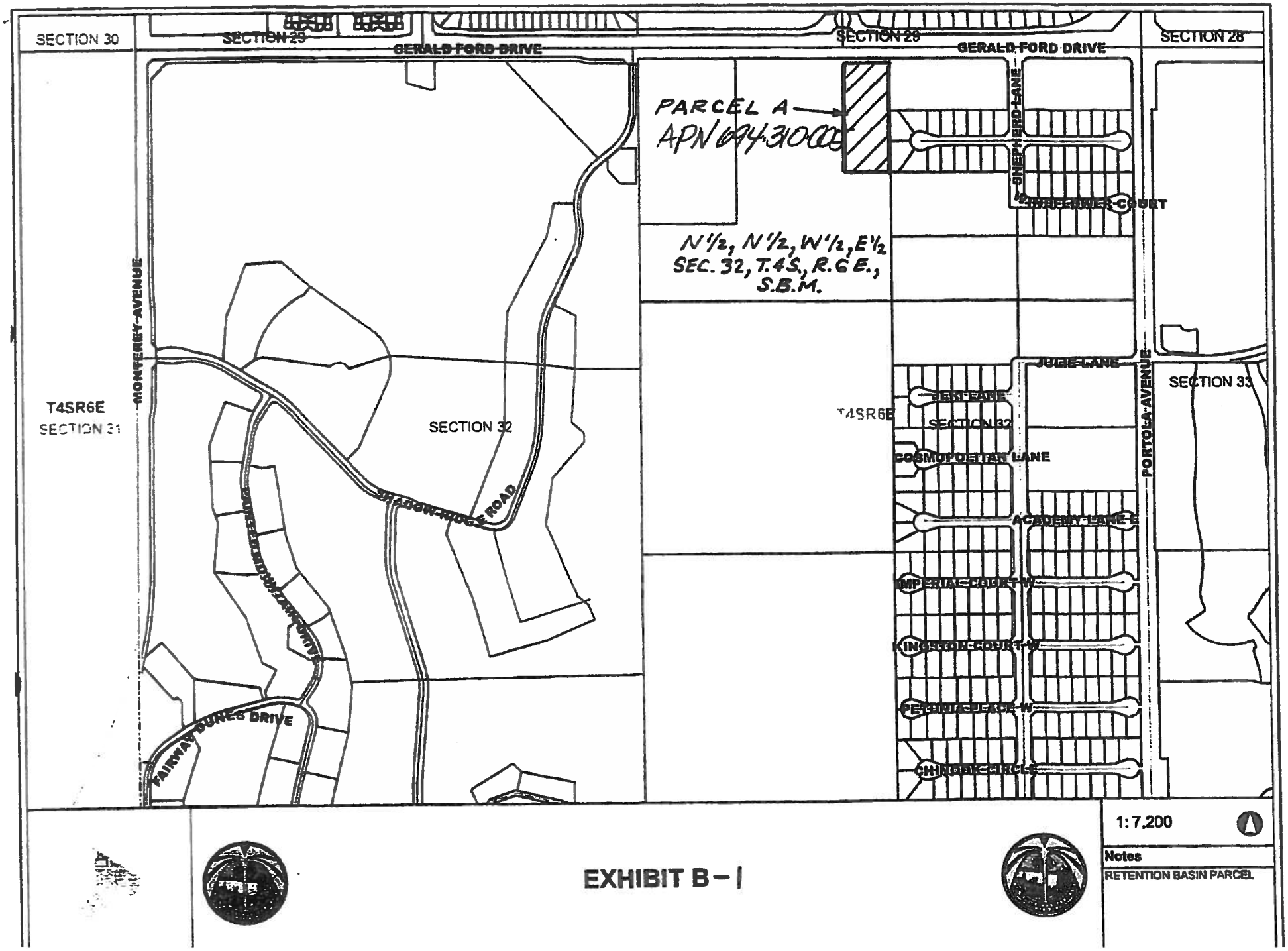
SECTION 30
SECTION 29
GERALD FORD DRIVE
SECTION 28
GERALD FORD DRIVE
SECTION 28
PARCEL A
APN 694-310-005
N1/2, N1/2, W1/2, E1/2
SEC. 32, T.4S., R.6E.,
S.B.M.
SHEPHERD LANE
SHEPHERD COURT
MONTEREY AVENUE
T4SR6E
SECTION 31
SECTION 32
SHADOW RIDGE ROAD
FAIRWAY DUNES DRIVE
JULIE LANE
JERI LANE
T4SR6E
SECTION 32
COSMOPOLITAN LANE
ACADEMY LANE E
IMPERIAL COURT W
KINGSTON COURT W
PEMBINA PLACE W
CHINOOK CIRCLE
PORTOLA AVENUE
SECTION 33
1:7,200
Notes
RETENTION BASIN PARCEL

EXHIBIT B-1

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(b)

Desert Willow Lot Pad B

Attachments

EXHIBIT "A"
PARCEL "A"
Legal Description

That portion of Lot 8 of Tract No. 28450 in the City of Palm Desert, County of Riverside, State of California, as per map filed in Book 264, Pages 4 through 15 inclusive, of Maps in the office of the County Recorder of said County described as follows:

Beginning at the westerly terminus of that certain course in the northerly line of said Lot 8 shown as "N 89° 46' 41" W 293.56' " on said map;

thence along said northerly line S 89° 46" 41" E 293.56 feet to the west line of Desert Willow Drive, and to the beginning of a non-tangent curve concave to the east having a radius of 137.00 feet and to which beginning a radial line bears S 88° 57' 01" W;

thence along said west line southeasterly 170.74 feet along said curve through a central angle of 71° 24' 21" to the beginning of a reverse curve concave to the southwest having a radius of 65.00 feet, a radial line through said beginning of reverse curve bears N 17° 32' 40" E;

thence continuing along said west line southeasterly 51.87 feet along said curve through a central angle of 45° 43' 21" to the beginning of a compound curve concave to the southwest having a radius of 526.00 feet;

thence continuing along said west line southeasterly 36.97 feet along said curve through a central angle of 4° 01' 37";

thence leaving said west line S 46° 18' 47" W 347.14 feet; .

thence N 43° 41' 13" W 394.66 feet to the northerly line of said Lot 8;

thence along said northerly line N 54° 05' 23" E 97.66 feet;

thence continuing along said northerly line N 0° 50' 56" E 92.68 feet to the Point of Beginning.

Containing 3.028 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

R. Page Garner 10/11/12

R. Page Garner, L.S.
City Surveyor
City of Palm Desert, CA

Date

LICENSED LAND SURVEYOR
R. PAGE GARNER
Exp. 3/31/14
L.S. No.6155
STATE OF CALIFORNIA

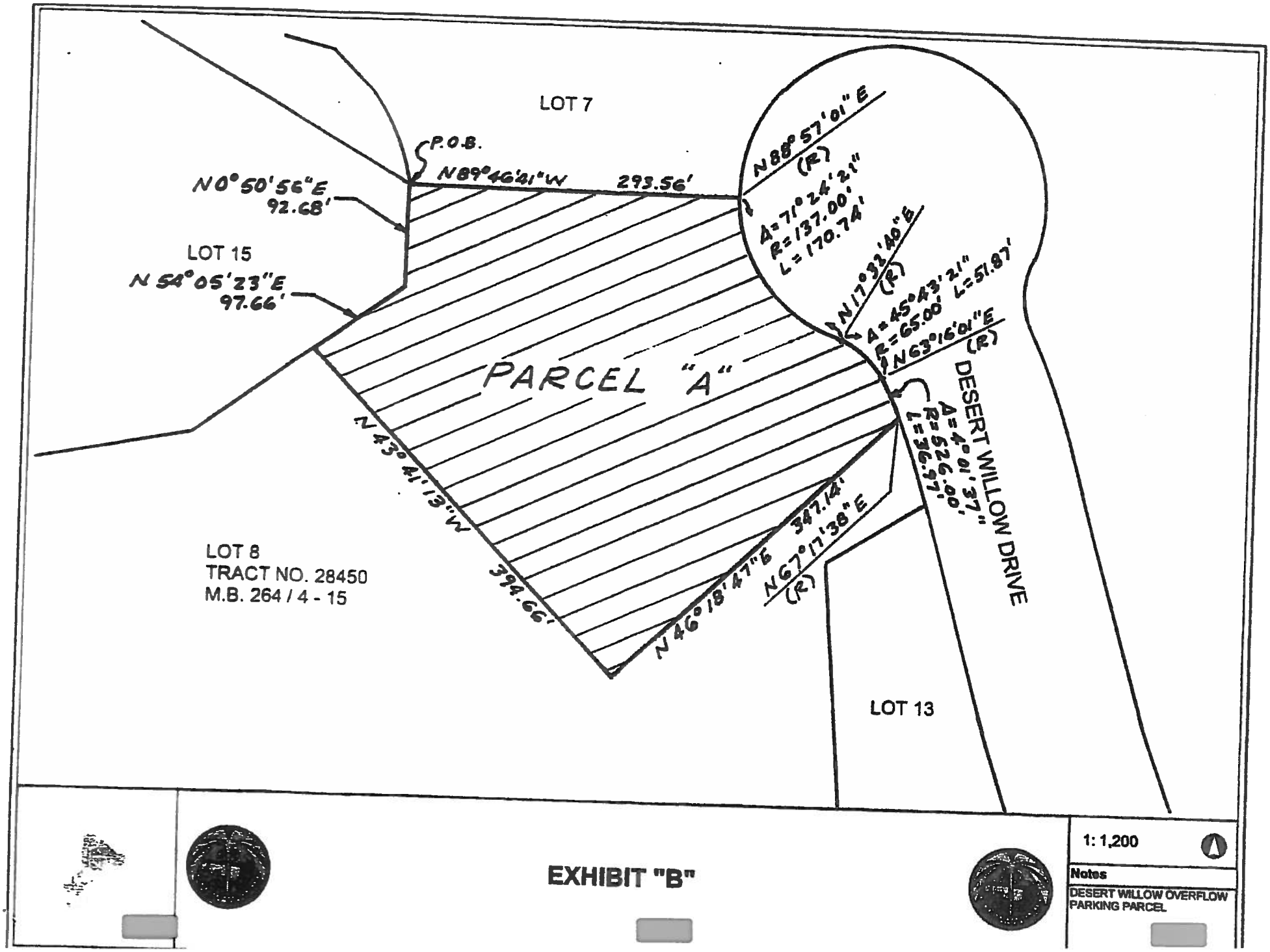
LOT 7
P.O.B.
N89°46'41"W
293.56'
N0°50'56"E
92.68'
LOT 15
N 54°05'23"E
97.66'
N88°57'01" E
(R)
Δ=71°24'21"
R=137.00'
L=170.74'
N17°32'40"E
(R)
Δ=45°43'21"
R=65.00'
L=51.87'
N63°16'01"E
(R)
PARCEL "A"
DESERT WILLOW DRIVE
Δ=4°01'37"
R=526.00'
L=36.97'
N 43°41'13"W
394.66'
347.14'
N67°17'38"E
(R)
N46°18'47"E
LOT 8
TRACT NO. 28450
M.B. 264 / 4 - 15
LOT 13
1: 1,200
Notes
DESERT WILLOW OVERFLOW
PARKING PARCEL

EXHIBIT "B"

RES. NO. OB - 067

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Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(c)

Desert Willow Lot Pad C

Attachments

Successor Agency to the Palm Desert Redevelopment Agency

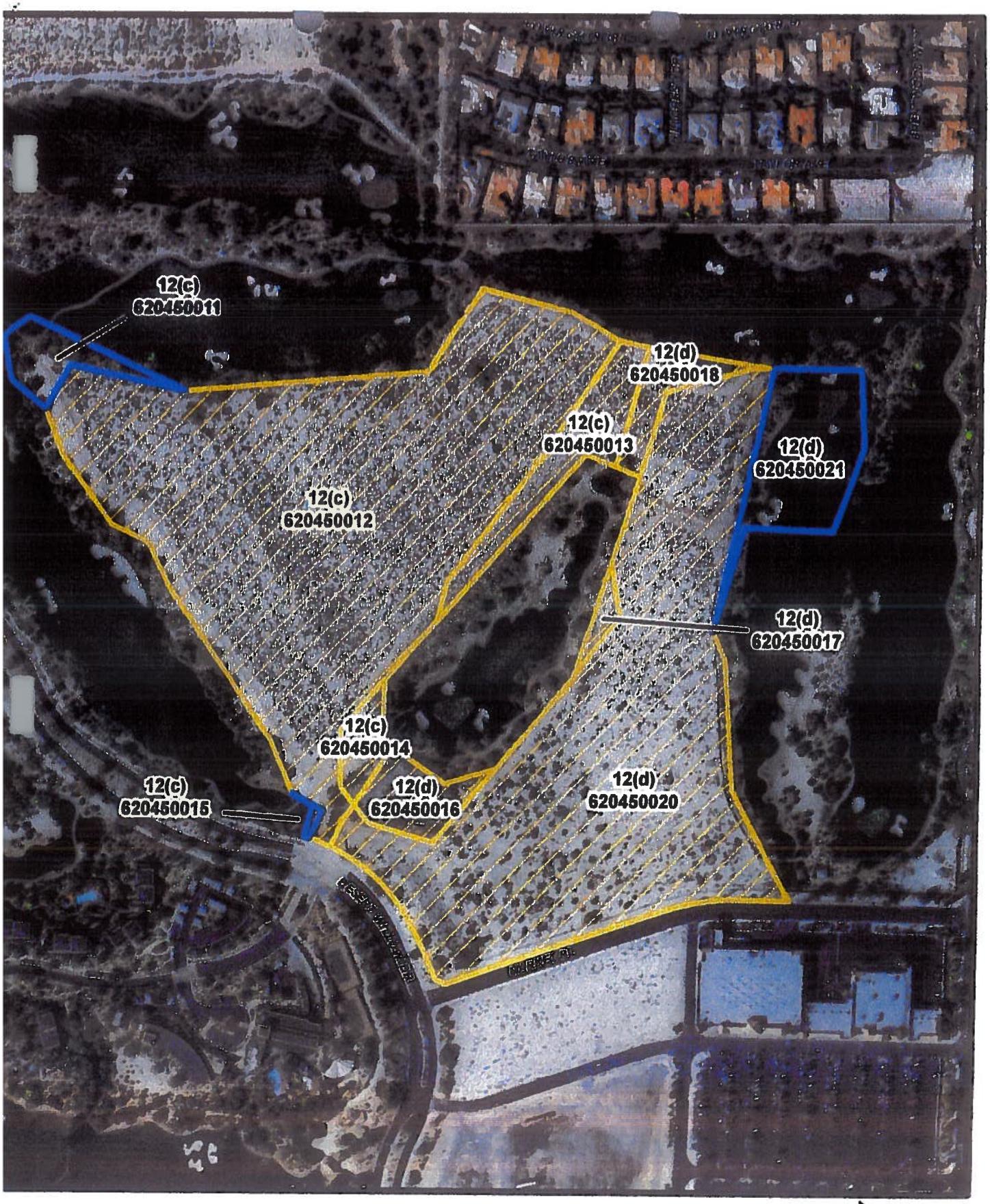
Long Range

Property Management Plan

PROPERTY 12(d)

Desert Willow Lot Pad D

Attachments



RETAIN FOR GOVERNMENT USE

RETAIN FOR FUTURE DEVELOPMENT

Date
6/2012

VICINITY MAP

CITY OF PALM DESERT

DESERT WILLOW GOLF RESORT DEVELOPMENT OPPORTUNITIES

Desert Willow Golf Resort

N
W E
S

1 inch = 800 feet

Aerial Photo Flown April 2009

Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(e)

Desert Willow Lot Pad E

Attachments

PARKING AGREEMENT

THIS PARKING AGREEMENT (this "Agreement") is entered into as of October 25, 2007 (the "Effective Date"), and is entered into by and between the PALM DESERT REDEVELOPMENT AGENCY ("PDRDA"), a public body, corporate and politic and JW MARRIOTT RESORT & SPA ("JWMRS").

RECITALS

WHEREAS, PDRDA is the fee owner of that certain real property adjacent to the Desert Springs Marketplace at the Northwest corner of Cook Avenue and Country Club Drive (the "Property"); and

WHEREAS, PDRDA desires to assist JWMRS to provide for temporary overflow parking on that portion of the Property identified on the Site Plan attached hereto as Exhibit "A" (the "Premises"), on the terms and conditions described below;

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, it is hereby mutually agreed as follows:

AGREEMENT

SECTION 1. Parking Privileges. PDRDA shall allow for parking privileges for the Term and upon the covenants, agreements, and conditions set forth herein. JWMRS shall have use of the Premises for parking as hereinafter provided.

SECTION 2. Term and Effective Date. Commencing on the Effective Date and continuing thereafter on a month-to-month basis until terminated by either PDRDA or JWMRS upon thirty (30) days prior written notice ("Term"), unless terminated earlier in accordance with the provisions of this Agreement.

SECTION 3. Use Payments. JWMRS shall pay to PDRDA on a monthly basis the amount of One Dollar ($1.00) for such parking privileges, payable on or before the first (1st) day of each month.

SECTION 4. Use of the Premises. The Premises shall be used by JWMRS as an overflow parking area for the employees of JWMRS, and the Premises shall not be used for any other purpose whatsoever. Without limiting the foregoing, only passenger vehicles shall be parked on the Premises, and no construction vehicles or vehicles with more than two (2) axles shall be parked on the Premises or be given access thereto. No overnight parking shall be permitted by JWMRS. JWMRS shall not place any personal property on the Premises, or alter the Premises, without the prior written consent of PDRDA, which consent may be given or withheld in the sole and absolute discretion of PDRDA.

JWMRS shall be solely responsible for providing security for the vehicles parked on the Premises and all persons accessing the Premises for parking, and

JWMRS, at its sole cost and expense, shall hire and supervise all security personnel necessary to provide such security during all times in which vehicles are parked on the Premises. JWMRS, at its sole cost and expense, shall maintain and keep the Premises clean and free of debris. JWMRS shall be responsible for any damage to the Premises caused by JWMRS or JWMRS's invitees, and JWMRS shall promptly repair any such damage at JWMRS's sole cost and expense. JWMRS shall obtain any and all necessary permits required for parking on the Premises. JWMRS hereby assumes the risk of damage to personal or real property, or injury to persons in or on the Premises or arising from the use or occupancy thereof from any cause whatsoever, except when caused by the gross negligence or willful misconduct of PDRDA. Vehicles shall be allowed to park on the Premises only between the hours of 5:00 a.m. to 3:00 a.m. the following day. JWMRS shall provide PDRDA with a written weekly schedule of the days in each week in which vehicles will be parked on the Premises, and such schedule shall be given to PDRDA no later than the Friday preceding each such week. JWMRS shall cause all vehicles parking on the Premises to enter and exit the Premises from Desert Willow Drive.

SECTION 5. Condition of the Premises. PDRDA shall have no obligation to maintain, repair or improve the Premises.

SECTION 6. Possessory Interest Tax and Other Taxes. PDRDA hereby gives JWMRS notice, and JWMRS acknowledges receipt of such notice, as required pursuant to California Revenue and Taxation Code Section 107.6, that a leasehold interest may be created by this Agreement and may result in a possessory interest tax being levied against the Premises, and that in such event JWMRS shall be obligated to pay such tax. In addition, JWMRS shall be solely responsible for the payment of all other taxes attributable to JWMRS's occupancy and use of the Premises.

SECTION 7. Assignment and Subletting. JWMRS shall not assign, or otherwise convey its rights under this Agreement without PDRDA's written consent, which consent may be given or withheld in the sole and absolute discretion of PDRDA.

SECTION 8. Rights of Entry and Use. PDRDA shall have the right to enter and inspect the Premises at any time. PDRDA does not relinquish its right of ownership and does not convey a property interest through this Agreement and simply conveys parking rights.

SECTION 9. Insurance. JWMRS, at its sole cost and expense, shall at all times during the Term keep in full force and effect the hereinafter described policies of insurance. All such policies shall be issued by companies acceptable to PDRDA, shall be issued by reputable companies authorized to do business and operating in the State of California, shall be rated A-X or better in Best's Insurance Guide, shall name PDRDA and the City of Palm Desert (the "City") as additional insureds, shall not provide for a deductible in excess of $5,000.00 without the prior written consent of PDRDA (and JWMRS shall be liable for payment of any such deductible in the event of any casualty), and shall be primary to any other insurance that may be available to PDRDA or City. All insurance policies shall contain a clause stating that the insurer will not cancel or reduce

coverage's without first giving PDRDA thirty (30) days prior written notice. JWMRS will provide PDRDA with current evidence of such insurance, including a copy of all additional insured endorsements, on or before the Effective Date, and shall provide PDRDA evidence of renewal of such insurance at least thirty (30) days prior to the expiration date of such insurance, and will provide true and complete copies of such insurance policies upon PDRDA's request.

JWMRS shall maintain comprehensive/commercial general liability insurance with respect to the Premises and any business operations conducted by JWMRS, its independent contractors and permitees, if any. Said insurance shall provide coverage's for bodily injury and property damage liability; personal and advertising injury liability; blanket contractual liability; independent contractors liability; and fire damage liability. PDRDA and City shall be named as an additional insured(s) under JWMRS's commercial liability insurance policy as provided under the standard insurance service office ("ISO") endorsement number CG201111 entitled, "Additional Insured—Managers of Premises." (or its equivalent). The policy or policies of insurance shall provide coverage on an "occurrence" basis (not on a "claims made" form) and shall provide limits of no less than the following:

General Aggregate Limit:	$2,000,000
Personal Injury Limit:	$2,000,000
Each Occurrence Limit:	$2,000,000
Fire Damage Limit:	$50,000

These limits of insurance may be satisfied by the use of a combination of primary and excess liability or "blanket" insurance policies. In such event, JWMRS shall not be deemed to have complied with its obligations hereunder until JWMRS shall have obtained and delivered to PDRDA a copy of each such policy together with an appropriate endorsement or certificate applicable to and evidencing full compliance with the specific requirements of this Agreement (irrespective of any claim which may be made with respect to any other property or liability covered under such policy), and until the same shall have been approved by PDRDA in writing. PDRDA may from time to time require, with due regard to prevailing prudent business practices, that these limits be increased, or that additional liability coverage's be provided, as may be reasonably adequate for PDRDA's protection.

SECTION 10. Surrender. JWMRS agrees, upon the expiration or earlier termination of this Agreement, to quit and surrender the Premises to PDRDA in clean condition and free of any personal property of JWMRS or its invitees (including any vehicles located on the Premises).

SECTION 11. Default. In the event JWMRS shall be in default in the performance of any obligation on its part to be performed under the terms of this Agreement, and default continues for ten (10) days, following notice and demand for

correction thereof to JWMRS, PDRDA may (i) immediately terminate this Agreement by written notice to JWMRS and (ii) exercise any and all remedies granted by law.

SECTION 12. Indemnification. JWMRS hereby agrees to indemnify PDRDA and City against and save PDRDA and City harmless from any and all losses, costs, damages, charges, liabilities, obligations, fines, penalties, claims, demands, or judgments and any and all expenses, including without limitation reasonable attorneys fees and expenses, court costs, and costs of appeal, settlement and negotiations, arising out of or in connection with: (a) the use of the Premises by JWMRS or JWMRS's employees or invitees; (b) the conduct of JWMRS's business or any activity, work or thing done, permitted or suffered by JWMRS in, on or about the Premises; (c) any failure to perform or observe any of the terms, covenants, conditions or provisions required to be performed or observed by JWMRS under this Agreement; and (d) any negligence by JWMRS or its employees or agents. In the event any action or proceeding is brought against PDRDA or City by reason of clauses (a) through (d) inclusive, JWMRS shall, at the request of PDRDA or City, assume the defense of the same at JWMRS's sole cost with counsel reasonably satisfactory to PDRDA or City, as appropriate. The indemnification obligations of JWMRS contained in this Section 12 shall survive the expiration or earlier termination of this Agreement.

SECTION 13. Waiver of Relocation Benefits. JWMRS hereby waives as against PDRDA claims for any and all relocation assistance benefits including compensation to which it may later claim to be entitled under either state or federal relocation assistance statutes and regulations due to the expiration or early termination of this Agreement for any reason whatsoever. JWMRS acknowledges that this waiver may be used as a defense by PDRDA against any claim for state or federal relocation benefits by JWMRS based on its occupancy the Premises. JWMRS further acknowledges that it has been given an adequate opportunity to seek the advise of legal counsel regarding the rights being waived hereunder.

JWMRS INITIALS: _____

SECTION 14. Partial Invalidity. If any one or more of the terms, provisions, covenants or conditions of this Agreement shall to any extent be invalid, unenforceable, void or voidable for any reason whatsoever, none of the remaining terms, provisions, covenants and conditions of this Agreement shall be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

SECTION 15. Notices. All notices, statements, demands, consents, approvals, authorizations, offers, designations, requests or other communications hereunder by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if delivered personally or if mailed by United States certified or registered mail, return receipt requested, postage prepaid, and:

If to PDRDA: Palm Desert Redevelopment Agency
73510 Fred Waring Drive
Palm Desert, CA 92260
Attention: Executive Director

If to JWMRS: Desert Springs Marriot Resort and Spa
74885 Country Club Drive
Palm Desert, CA 92260
Attention:_____

or to such other addresses as each respective party may from time to time designate by notice in writing.

SECTION 16. Section Headings. All section headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

SECTION 17. Amendment. This Agreement may only be amended by a written instrument duly authorized and executed by PDRDA and Agency.

SECTION 18. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same agreement.

SECTION 19. Binding Effect. This Agreement shall be binding upon and inure to the benefit of PDRDA and JWMRS and their respective successors, assigns and successors in interest.

IN WITNESS WHEREOF, the parties have caused this Parking Agreement to be executed on the date first written above.

PDRDA:

PALM DESERT REDEVELOPMENT AGENCY, a public body, corporate and politic

By:_____
Name:_____
Title:_____

ATTEST:

_____
Rachelle D. Klassen, Secretary

JWMRS:

JW MARRIOTT RESORT & SPA

By:_____
Name:_____
Title:_____

EXHIBIT A

SITE PLAN

RES. NO. OB - 067

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Successor Agency to the Palm Desert Redevelopment Agency

Long Range

Property Management Plan

PROPERTY 12(f)

Desert Willow Lot Pad F

Attachments

DOC # 2009-0659531
12/23/2009 08:00A Fee:NC
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

No Recording Fees Required Per
Government Code Section 27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF PALM DESERT
73-510 Fred Waring Drive
Palm Desert, California 92260

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NO DOCUMENTARY TRANSFER TAX DUE
APN: 620-400-003

M 030

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

PALM DESERT REDEVELOPMENT AGENCY, a public body, corporate and politic,

hereby grants to the CITY OF PALM DESERT, a municipal corporation, the following described real property in the City of Palm Desert, County of Riverside, State of California:

An easement for drainage and water retention purposes and the maintenance thereof over, under, along and across all that certain property described in a legal description and plat attached hereto and made a part hereof as Exhibits "A" and "B" respectively.

Palm Desert Redevelopment Agency, a public body, corporate and politic,

PALM DESERT REDEVELOPMENT AGENCY

Dated: December 10, 2009

BY Cindy Finerty

Cindy Finerty, Chairman

STATE OF CALIFORNIA
COUNTY OF Riverside

ON December 17, 2009 before me, M. Gloria Martinez a Notary Public, personally appeared Cindy Finerty

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

M. Gloria Martinez
Name (typed or printed), Notary Public in and for said county and state

M. GLORIA MARTINEZ
Commission # 1697036
Notary Public - California
Riverside County
My Comm. Expires Oct 29, 2010

#837

EXHIBIT "A"

That portion of Lot 3 of Tract No. 28450 in the City of Palm Desert, County of Riverside, State of California, as per map filed in Book 264, Pages 4 through 15 inclusive, of Maps in the office of the County Recorder of said County described as follows:

Commencing at the southwest corner of said Lot 3;

thence along the southerly line of said Lot 3 S71°37'39"E 25.32 feet to the True Point of Beginning;

thence continuing along said southerly line the following three courses:
S71°37'39"E 173.04 feet to an angle point therein;

thence N84°22'17"E 594.27 feet to an angle point therein;

thence N49°35'57"E 93.28 feet;

thence leaving said southerly line N47°12'02"W 309.65 feet;

thence S66°49'56"W 166.02 feet;

thence N87°30'47"W 91.50 feet;

thence N64°19'30"W 220.48 feet;

thence S27°46'57"W 211.21 feet to the beginning of a tangent curve concave to the southeast having a radius of 1727.00 feet;

thence southwesterly 135.14 feet along said curve through a central angle of 4°29'01" to said southerly line of Lot 3 and to the True Point of Beginning.

Containing 188,545.3 square feet, or 4.328 acres, more or less.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

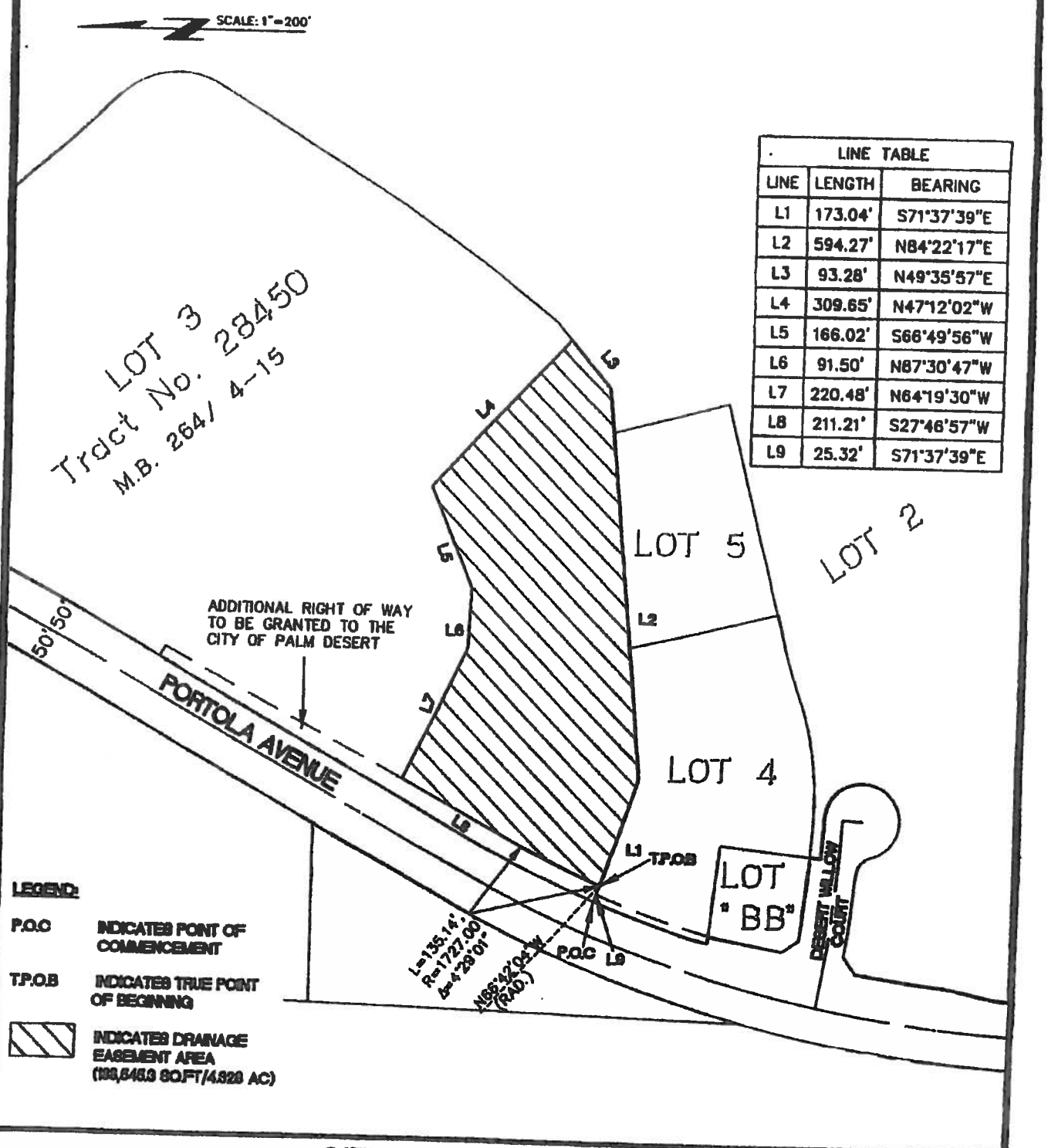
R. Page Garner

R. Page Garner, L.S.
City Surveyor
City of Palm Desert

11/19/09
Date

LICENSED LAND SURVEYOR
R. PAGE GARNER
Exp. 3/31/10
L.S. No.6155
STATE OF CALIFORNIA

"EXHIBIT B"



LINE TABLE		
LINE	LENGTH	BEARING
L1	173.04'	S71°37'39"E
L2	594.27'	N84°22'17"E
L3	93.28'	N49°35'57"E
L4	309.65'	N47°12'02"W
L5	166.02'	S66°49'56"W
L6	91.50'	N87°30'47"W
L7	220.48'	N64°19'30"W
L8	211.21'	S27°46'57"W
L9	25.32'	S71°37'39"E

CITY OF PALM DESERT
DRAINAGE EASEMENT

CITY OF PALM DESERT

ENGINEERING DEPARTMENT

CITY OF PALM DESERT
73-510 Fred Waring Drive
Palm Desert, California 92260-2578
tel: 760 346-0611
fax: 760 340-0574
info@palm-desert.org

Drainage Easement
APN 620-400-003

EXHIBIT

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the GRANT OF EASEMENT dated December 10, 2009, from THE PALM DESERT REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC, to THE CITY OF PALM DESERT, A MUNICIPAL CORPORATION, is hereby accepted pursuant to its Resolution No. 77-48, adopted May 12, 1977.

RACHELLE D. KLASSEN, CITY CLERK
CITY OF PALM DESERT, CALIFORNIA

December 17, 2009

RES. NO. OB - 067

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DEPARTMENT OF FINANCE
EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 15, 2013

Ms. Veronica Tapia, Accountant II
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260

Dear Ms. Tapia:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Palm Desert Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Janet Moore, Director of Housing, City of Palm Desert
Ms. Pam Elias, Chief Accounting Property Tax Division, County of Riverside Auditor-Controller
California State Controller's Office

MITTEES
: CHAIR, GOVERNMENTAL
RGANIZATION
JRANCE
GET
LTH
ENUE AND TAXATION

COMMITTEES
GET, SUBCOMMITTEE NO. 2 ON
DUCATION FINANCE

Assembly
California Legislature

BRIAN NESTANDE
ASSEMBLYMEMBER, FORTY-SECOND DISTRICT

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0042
(916) 319-2042
FAX (916) 319-2142

DISTRICT OFFICE
73-710 FRED WARING DRIVE, SUITE 116
PALM DESERT, CA 92260
(760) 674-0164

SATELLITE OFFICE
2091 W. FLORIDA AVENUE, SUITE 125
HEMET, CA 92545
(951) 925-3306

April 8, 2013

cc Paul Gilbreath
Martin Alvarez
Timer Moore
Veronica Tapia
Original in File

Ana J. Matosantos, Director
Department of Finance
915 L Street
Sacramento, California 95814

Re: **Concerns Regarding the Dissolution of Redevelopment**

Dear Ms. Matosantos:

The purpose of this letter is to share the outcome of recent meetings with representatives of the City of Palm Desert and other Coachella Valley cities to hear their concerns regarding the state's role in the process for the dissolution of redevelopment agencies. The cities were very pleased that the transfer of land to the University of California - Riverside (UCR) was approved, and they will be working with UCR to transfer the property as soon as possible. However, many voiced their concerns regarding the manner in which the dissolution process is being managed by the State.

Of broad concern to the cities is DOF's interpretation of the provisions of Health and Safety Code (HSC) § 34181 (a), related to the definition of 'governmental purpose'. Specifically, HSC 34181 (a) allows the successor agency to submit a request to its oversight board to allow a transfer of an asset due to its 'governmental purpose' to the appropriate public jurisdiction. Although this section of the HSC gives several examples of governmental purpose transfers without specific limitations, based on the feedback we are receiving from several of the cities in our districts, it appears that the DOF has narrowly interpreted the language in this section to mean only the examples given. Logic suggests that the meaning of "such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings" within HSC § 34181 (a) is not limiting. Given that the DOF's current view of the matter has caused some concern among the cities that we represent, as well as many others across California, it seems that DOF may wish to seek legal guidance on this matter or, if necessary, consider supporting an amendment to the HSC to clarify the issue. From my view, either an expanded understanding of the meaning of governmental purpose via administrative interpretation or through an amendment to the HSC would assist in resolving most cities' concerns over the types of assets that should be considered a governmental purpose. With this in mind, we are enclosing an example of a more thorough definition of the types of governmental purpose that should be allowable under HSC § 34181 (a) that would be helpful in resolving the current uncertainty. We would appreciate your feedback on how best to resolve this matter.

A second issue that concerns several of the cities in my district relates to the Recognized Obligation Payment Schedules (ROPS). Each successor agency must prepare and file a ROPS with DOF for each half of each fiscal year covering payments on enforceable obligations for which payment will be due from Redevelopment Property Tax Trust Fund (RPTTF) revenues received by the successor agency from the applicable county auditor-controller. Based on our review of example letters issued by the DOF for the purpose of confirming its decision as to the approved enforceable obligations on a particular ROPS, which your department posts on its website, the DOF informs each successor agency that DOF's determination is effective for only the applicable ROPS period and should not be relied upon for future ROPS periods. Further, DOF informs each successor agency that all items listed on the future ROPS are subject to a subsequent review and may be denied even if it was or was not questioned on a current or preceding ROPS. It appears that DOF considers each ROPS a "zero-based" six-month budget for redevelopment dissolution purposes. Unfortunately, this interpretation does not consider the effect that DOF's policies may have on project activities that require more than one ROPS period to complete. Imagine, for instance, the havoc that would be caused if a ROPS-approved project under construction and half way completed were to be denied on a future ROPS. DOF's policy in this regard has caused great trepidation among many cities because capital projects nearly always take longer than one six-month ROPS period to complete. Cities operate on the basis of good faith that once they have approval to move forward on their projects they can complete them. Any later DOF denial of an approved project would be disastrous. With that in mind, we bring to your attention AB 564 (Mullin), which addresses the finality of a successor agency's oversight board's actions as well as the DOF reviews. This bill will help resolve the current concern that cities have with respect to the foregoing uncertainties. We hope that DOF will consider supporting this legislation.

Finally, some cities are concerned about their ability to use proceeds from bonds issued after 2010. For example, the City of La Quinta issued debt in early 2011 for affordable housing purposes; similarly, the City of Blythe issued debt to build critical infrastructure projects necessary to protect the health and safety of its residents. Both cities are now unable to use the proceeds because of the issue date conflicting with the applicable provisions of the HSC. As you undoubtedly know, tax exempt bond proceeds must be committed to projects within three years of the issuance of the bonds or the bond issue is subject to being determined taxable by the IRS, which could cause litigation by bond owners and result in both fines and increases in the interest rate applicable to the bond issue. All of those types of costs would have to be borne by the tax payers through the use of RPTTF funding. We are hopeful that you will agree that such an outcome would be a waste of public resources. Fortunately, there is legislation pending (i.e., AB 981 [Bloom]) that would authorize the successor housing entity to designate the use of, and commit, indebtedness obligations proceeds that were issued prior to June 28, 2011 (instead of January 1, 2011), and further authorize a successor agency to expend excess bond proceeds derived from bonds issued on or before June 28, 2011 (instead of January 1, 2011). We would appreciate it if DOF would be supportive of this legislation.

We thank you for your consideration of these matters. In addition, we encourage DOF to work cooperatively and collaboratively with cities and their successor agencies to efficiently and

effectively wind down their redevelopment programs. If you have any questions, please contact Asm. Nestande's Chief of Staff, Mr. Robert Flanigan, at (916) 319-2042.

Sincerely,

BRIAN NESTANDE
Assemblymember, 42nd District

V. MANUEL PÉREZ
Assemblymember, 56th District

cc: Debbie Franklin, Mayor for the City of Banning
Andy Takata, Banning City Manager
Roger Berg, Mayor for the City of Beaumont
Alan Kapanicas, Beaumont City Manager
Oscar Galvan, Mayor for the City of Blythe
Dave Lane, Blythe City Manager
Elsa Benedict, Mayor for the City of Brawley
Rosanna Bayon Moore, Brawley City Manager
Maritza Hurtado, Mayor for the City of Calexico
Oscar G. Rodruiguez, Calexico City Manager
Eduardo Garcia, Mayor for the City of Coachella
David Garcia, Coachella City Manager
William Davis, Mayor for the City of Calimesa
Randy Anstine, Calimesa City Manager
Kathleen DeRosa, Mayor for the City of Cathedral City
Andy Hall, City Manager of Cathedral City
Yvonne Parks, Mayor for the City of Desert Hot Springs
Rick Daniels, Desert Hot Springs City Manager
Robert Youssef, Mayor for the City of Hemet
Ronald Bradley, Hemet Interim City Manager
Mary Roche, Mayor for the City of Indian Wells
Roderick Wood, Indian Wells Interim City Manager
Elaine Holmes, Mayor for the City of Indio
Dan Martinez, Indio City Manager
Don Adolph, Mayor for the City of La Quinta
Frank Spevacek, La Quinta City Manager
Jan Harnik, Mayor for the City of Palm Desert
John Wohlmuth, Palm Desert City Manager
Steve Pougnet, Mayor for the City of Palm Springs
David Ready, Palm Springs City Manager
Scott Hines, Mayor for the City of Rancho Mirage
Randal Bynder, Rancho Mirage City Manager
Mark Bartel, Mayor for the City of San Jacinto

Tim Hults, San Jacinto City Manager
Joel Klink, Mayor for the City of 29 Palms
Richard Warne, 29 Palms City Manager
Denise Hoyt, Mayor for the City of Yucaipa
Raymond Casey, Yucaipa City Manager
Merl Abel, Mayor for the City of Yucca Valley
Mark Nuaimi, Yucca Valley Town Manager

Enclosure: Proposed draft of modifications to 'governmental purpose' definition

Current wording of HSC § 34181 (a):

34181. The oversight board shall direct the successor agency to do all of the following:

(a) Dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset. Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Disposal shall be done expeditiously and in a manner aimed at maximizing value. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from one or more properties that may be transferred to a public or private agency for management pursuant to the direction of the oversight board.

Proposed wording for HSC § 34181 (a):

34181. The oversight board shall direct the successor agency to do all of the following:

(a) Dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed, used and/or are planned or intended to be constructed and/or used for a governmental or public benefitting purpose to the appropriate public jurisdiction pursuant to an agreement relating to the transfer of an asset. Governmental or public benefitting purposes shall include, but not be limited to land, buildings, and facilities that are directly related to the functions of government, and/or will benefit a governmental use or public purpose, as exemplified by the following:

i) Governmental buildings shall include, but not be limited to local agency administrative offices, city halls, county administrative buildings, post offices, chamber of commerce buildings, military facilities, and court buildings.

ii) Educational facilities shall include, but not be limited to publicly funded early childhood education, K-12 schools, museums, libraries, cultural resource centers, colleges, and universities.

iii) Community care and support centers shall include, but not be limited to subsidized hospitals, health care facilities and substance abuse treatment facilities, social service facilities, homeless shelters, senior centers, teen centers, subsidized childcare facilities, cemeteries, and animal shelters.

iv) Housing shall include, but not be limited to single or multi-family projects that will increase, improve or preserve the community's supply of low- and moderate-income housing that is available at an affordable housing cost as defined by HSC § 50052.5.

v) Public safety shall include, but not be limited to fire facilities, police facilities, public safety training facilities, emergency response centers, jails, detention centers, and prisons.

vi) Parks and recreation shall include, but not be limited to land preservation for a public or community purpose (dedicated for open space, protection of ecological environments or endangered species or habitat protection or restoration lands), playgrounds, parks, sports fields, public aquatic centers, community gardens, trails (hiking, biking, and walking), recreation centers and boardwalks open to the general public.

vii) Infrastructure shall include, but not be limited to streets, roads (includes curbs, gutters, medians, sidewalks, and parkways), highways, interchanges, ramps, bridges, flood control channels, levees, bypasses, dams, right-of-ways, water retention, drainage, well-sites, piers, docks, and wharfs open to the general public.

viii) Utilities shall include, but not be limited to including water treatment plants, watershed lands, reclaimed water facilities, interceptor pipes, facilities for the transfer and disposal of solid waste, waste disposal sites or transfer stations, waste recycling plants, transmission and distribution facilities, sub-stations, and generation plants and facilities whether publically owned or for the benefit of the public.

ix) Maintenance facilities shall include, but not be limited to facilities that provide service or storage for any of the aforementioned governmental purposes.

x) Parking shall include, but not be limited to facilities to provide parking for any of the aforementioned governmental purposes as well as parking provided on land owned by a public entity for the public's use inclusive of public parking easements.

xi) Transportation shall include, but not be limited to airports and airfields for use by the general public, bus stations, bus shelters, train stations/terminals, and transit stations

Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreement relating to the transfer of that asset. Disposal shall be done expeditiously and in a manner aimed at maximizing value. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from one or more properties that may be transferred to a public or private agency for management pursuant to the direction of the oversight board.

RES. NO. OB - 067

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	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
ng Range Property management Plan																
slyn Senior Center Expansion						Based on market comparables land only				Performed	Per Planning Department Review					
(a)	44215 San Pascual	627-102-017	0.65	12/30/2004	$ 561,924	$124,320 $74,000/acre	N/A	Senior Center Expansion	N/A	N/A	No Potential	Deconstructed, 2006	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Vacant
(b)	Pueblos East 73697 Santa Rosa Way (3) 1-br, (1) 3-br units	627-102-019	1.03	1/4/2008	$ 730,492		$725,000 (2007)	Senior Center Expansion	N/A	Phase I Environment/Lead & Asbestos Test	No Potential	Ex. 1,200 SFR, (3) 600 sqft. MF-Units	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Improved with Architecturally Significant House & 3-Deteriorated Studio Apartments
			1.68													
ystack Open Space																
3	Haystack	630-250-022	1.90	4/5/2005	$ 1,256,272	$331,056	$1,500,000 (2005)	Open Space Park	N/A	N/A	No Potential	None	R-1 Single-family Residential (10,000)	Low Density Residential	Retain for Governmental Use. Existing Drainage Facility Under Property. Transfer to the City of Palm Desert	Vacant Lot, Drainage facilities exist under ground
dobe Villas / Public Parking																
4	Adobe Villas 45330 Ocotillo Drive (6) 1-br units, (6) 2-br units	627-232-005	0.53	9/2/2008	$ 1,500,000	N/A	$1,536,000 (2007)	Public Parking	N/A	Phase I Environ. Lead&Asbestos	No Potential	Improved with (6) 1-br. units, (6) 2-br units	R-3 Multi-family Residential (4,000)	Med Density Residential	Retain for Governmental Use, (Public Parking) Transfer to the City of Palm Desert	Intended for Public Parking Facilities, identified goal of Project Area No. 1 Redevelopment Plan
ollege of the Desert (San Pablo/Fred Waring)																
(a)	1.62 Acres Corner of San Pablo/Fred Waring	627-101-002	0.35	7/29/2002	$ 1,150,567	N/A	$1,350,000 (2010)	Education Facilities	N/A	Phase I Environmental	No Potential	None	Office Professional	Office Professional	1. Upgrade/Sell 1.44 acres	Vacant Lots
(b)		627-101-017	0.21													
(c)		627-101-033	0.25													
(d)		627-101-038	0.55												2. Transfer .177 acres from portions APN(s) 627-101-038, 627-101-039 to City of Palm Desert for Public Purpose Use (Roadway Widening)	
(e)		627-101-039	0.26													
			1.62													

SU[redacted]R AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LON[redacted]E PROPERTY MANAGEMENT PLAN (GOVERNMENTAL USE PROPERTIE[redacted])

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
ong Range Property management Plan																
'ortola Ave. Roadway Widening Project						Based on market comparables land only				Performed	Per Planning Department Review					
(a)	43915 Portola Avenue	622-200-053	0.16	6/27/2008	$ 293,396	N/A	$290,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test 8/13/08	No Potential	Existing SFR 1,364 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
(b)	43895 Portola Avenue	622-200-054	0.16	6/27/2008	$ 260,000	N/A	$200,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,171 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
(c)	43845 Portola Avenue	622-200-056	0.16	12/23/2008	$ 272,500	N/A	$270,000 (2007)	Roadway Expansion	N/A	Lead & Asbestos Test	No Potential	Existing SFR 1,482 sf	R-1 Single-family Residential	Office Professional	Retain for Governmental Use (Roadway Widening) Transfer to the City of Palm Desert	Right of Way necessary for road widening project
			0.48													
al State San Bernardino University- Palm Desert Campus																
(a)	Education Center	694-200-001	3.89												Retain for Governmental Use, Transfer to Cal State San Bernardino (Educational Use)	Vacant Master Planned University Site
(b)	Education Center	694-160-003	122.43	9/15/1993	$ 9,272,806	N/A	N/A	Education Facilities / University	N/A	Phase I Environmental	No Potential	Vacant Land - None	Public Institution	Public Facility/University	Retain for Governmental Use 1. Transfer 123.65 acres to Cal State San Bernardino (Educational Use). 2. Transfer 2.67 acres to the City of Palm Desert for Governmental Use (Future Fire Station)	Vacant Master Planned University Site
			126.32													
2 Acre Site																
(h)	Portion of North Sphere South of Gerald Ford, East of Monterey	694-310-005	27.73	7/16/2002	$ 6,600,000	$10,865,000 $100,000/acre	N/A	Economic Development	N/A	Phase I Environmental 8/4/99	No Potential	Vacant Land - None	Planned Residential 5units/acre	Resort/Hotel Comm.D43	Sell 24.73 acres	Retain 3.0 acres for Retention Basin (Drainage Facility)	Retain 3.0 acres for Retention Basin (see legal description)
			27.73													

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN (GOVERNMENTAL USE PROPERTIES ONLY)

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY		COMMENTS
ng Range Property management Plan																	
sert Willow Lot Pads						Based on market comparables land only				Performed	Per Planning Department Review						
(b)	Portion of Pad B - Lot 8	620-420-008 620-400-010	0.88 16.80	Various lots acquired at different times	N/A	N/A	$3,675,000 (2012)	Economic Development	N/A	N/A	No Potential	3.028 acres developmed with public parking spaces -Remainder Vacant Land	Planned Residential 5 units/acre	Commercial, Resort	Sell 14.652 acres	Retain 3.028 acre Governmental Use, transfer to the City of Palm Desert, existing Public Parking Lot	Retain 3.028 ac. for Public Parking, Serving Existing City Owned Public Recreational Facility (see legal description)
(c)		620-450-011	0.75		N/A	N/A	$3,590,000 (2012)	Economic Development	N/A	N/A	No Potential	Vacant Land- None	Planned Residential 10 units/acre	Commercial, Resort	Retain .75 acres for Governmental Use (Open Space, Part of Existing Public Recreational Facility)		Part of Existing City Owned Recreational Facility
(c)		620-450-015	0.04												Retain .04 acres for Governmental Use (Open Space, Existing Public Recreational Facility)		Part of Existing City Owned Recreational Facility
(d)		620-450-021	2.10				N/A					Existing Public Recreational Facility			Retain 2.10 acres for Governmental Use (Open Space, Existing Public Recreational Facility)		Part of Existing City Owned Recreational Facility
(f)	Portion of Pad F - Lot 3	520-400-028	19.85		N/A	N/A	$2,710,000 (2012)	Economic Development	N/A	N/A	No Potential	15.522 acres Vacant Land / Existing 4.328 acres Retention Basin	Planned Residential 5 units/acre	Commercial, Resort	Sell 15.522 acres	Retain 4.328 ac. for Governmental Use- Transfer to City (Retention Basin)	Existing 4.328 ac. Retention Basin (see legal description)
			40.42														
sey's Restaurant																	
3	42-455 Washinton Street	537-071-002	2.924	9/30/2005	$5,675,000 Full 2.87 acre site	N/A	$1,200,000 1.66ac (2011)	Economic Development	$6,962.74/mo. Restaurant Lease thru 2016	Phase I Environmental Lead & Asbestos 10/2005	No Potential	Existing Restaurant 4,943 sf / Vacant Land	Planned Commercial	Community Commercial	Sell 1.64 acres (Restaurant, Vacant Land)	Retain 1.284 acres for Governmental Use (Affordable Housing Project)	Existing Casey's Restaurant/Vacant Land. 1.284 acres for Carlos Ortega Villas Affordable Senior Housing Project under design
llside Open Space																	
4	Hillside	528-120-001	3.80	12/30/2008	$ 600,000	N/A	$600,000 (2008)	Open Space	N/A	N/A	No Potential	None	Open Space	Open Space Public Reserves	Retain for Governmental Use (Open Space)		Hillside Vacant Open Space

RES. NO. OB - 067

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RESOLUTION NO. OB – 073

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY APPROVING THE 2ND REVISION OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Palm Desert Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Palm Desert Redevelopment Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties and interests in real property of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 15, 2013.

D. The Successor Agency prepared and the Oversight Board approved the 2nd revisions of the Long-Range Property Management Plan (the "LRPMP"), in response to the State Department of Finance's January 17, 2014 correspondence and disposition and use of the real properties and interests in real property of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c). Whereas the Oversight Board approves final revisions to the LRPMP based on electronic communication with the DOF requesting specific modifications to Properties No. 2(a), 2(b) and 12(a) of the LRPMP. The specific modifications to the LRPMP are hereby approved by the Oversight Board and attached hereto as Exhibit A. Exhibit A is meant to replace specific pages of the LRPMP submitted by Oversight Board on Resolution No. 2014-067.

E. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

F. Pursuant to Health and Safety Code Section 34181(f), the public was provided with at least ten days' notice of date of the meeting at which the Oversight Board proposes to consider approval of the LRPMP.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as modified and presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal. Code Regs 15000 *et seq.*)(the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

RES. NO. OB - 073

PASSED, APPROVED AND ADOPTED this 5th day of May, 2014.

AYES: BRANDL, BUCK, CARVER, JONATHAN, LARSON, and SPIEGEL

NOES: NONE

ABSENT: KINNAMON

ABSTAIN: NONE

ROBERT A. SPIEGEL, CHAIR

ATTEST:

RACHELL D. KLASSEN, SECRETARY
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE PALM DESERT REDEVELOPMENT AGENCY

EXHIBIT A
Long-Range Property Management Plan Revisions

master plan. As part of the negotiations, the Successor Agency had discussed the use/retention of 2.67 acres of remaining 126.32 for a future City of Palm Desert fire station site. The fire station site location has been identified and the conceptual design has been completed. **The Management Plan directs that the Successor Agency transfer 123.65 acres to CSU for governmental purpose (university educational facilities) and transfer of 2.67 acres to the City of Palm Desert for a future governmental use (fire station).**

132 Acre Site – Properties 11(a) thru 11(h) (8 Parcels)

The 132 Acre Site consists of 8 contiguous parcels totaling 132.31 acres. The properties were acquired individually with the intent to assemble a larger project that would facilitate future economic development. To address current and future drainage facility needs, the Oversight Board and the Successor Agency recommends transferring 3.0 acres from parcel 11(h) (A.P.N. 694-310-005), which totals 27.73 acres. The Successor Agency staff has developed a legal description and map of the proposed drainage location. This drainage area will serve the drainage needs for the existing Riverside County Sheriff Station located adjacent to the west of the subject property and future development in this area. **The Management Plan directs that 129.31 of the 132.31 acres be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain and transfer to the City .359 acres from Sites 11(d)(e) for future roadway improvements and 3.0 acres from site 11(h) for a future community drainage facility.** The estimated value of the site 129.31 acres is $12,931,000 or $100,000 per acre.

Desert Willow Lot Pads- Properties 12(a), 12(b), 12(c), 12(d), 12(e), 12(f), 12(g)

The Desert Willow Lot Pads consist of 25 parcels, categorized under Properties 12(a) thru 12(f) in the Management Plan. Desert Willow Golf Resort was developed by the former RDA as an economic development tool and for public recreational opportunities. As part of the master plan development several development pads were created to attract hotel and timeshare developments. These lot pads are labeled Pad A, B, C, D, E, F & G (see attached map). The Successor Agency's Management Plan directs the following for each of the Desert Willow Lot Pad:

Site 12(a) – This site consists of two parcels totaling 16.86, zoned Commercial Resort. **The Management Plan directs that the properties be liquidated and sold for**

appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B).

Site 12(b) – This site consists of two parcels totaling 17.68 aces. 14.652 acres are undeveloped and 3.028 acres are developed as a public parking lot that serves the community and the City owned Desert Willow Golf Resort (see attached legal description). **The Management Plan directs that 14.652 of the 17.68 acres be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 3.028 acres for governmental use and transfer to the City of Palm Desert for use as public parking.**

Site 12(c) - This site consists of five parcels totaling 18.845 aces. Included in this site, the Successor Agency has two miscellaneous parcels (A.P.N. 620-450-011 & 620-450-015, totaling 0.79 acres) that were inadvertently never transferred to the City of Palm Desert and are currently used as part of the City owned Desert Willow Mountainview Golf Course (see attached map). **The Management Plan directs that 18.055 of the 18.845 acres be liquidated and sold for appraised value and that the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 0.79 acres (A.P.N. 620-450-011 & 620-450-015) for governmental use and transfer to the City of Palm Desert as part of the existing City owned recreational facility.**

Site 12(d) – This site consists of five parcels totaling 17.48 acres. Included in this site the Successor Agency has one miscellaneous parcel (A.P.N. 620-450-021, totaling 2.10 acres) that was inadvertently never transferred to the City of Palm Desert and is currently used as part of the City owned Desert Willow Mountainview Golf Course (see attached map). **The Management Plan directs that 15.38 of the 17.48 acres be liquidated and sold for appraised value and the proceeds of the sale be distributed as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code (HSC) section 34191.5(c)(2)(B). The Management Plan also directs that the Successor Agency retain 2.10 acres (A.P.N. 620-450-**

SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY - LONG RANGE PROPERTY MANAGEMENT PLAN

	PROPERTY DESCRIPTION	APN	APPROX ACRES	ACQ'N DATE	COST	EST CURRENT VALUE	APPRAISED VALUE (DATE)	PURPOSE OF ACQ.	REVENUES EXISTING CONTRACTS	ENVIROMENTAL STUDIES	POTENTIAL TRANSIT ORIENTED DEV.	DEVELOPMENT PROPOSALS/ ACTIVITY	ZONING	GENERAL PLAN	DISPOSITION STRATEGY	COMMENTS
Long Range Property management Plan																
Alessandro Alley						Based on market comparables land only				Performed	Per Planning Department Review					
1 (a)	44887 San Antonio Circle	627-071-069	0.14	6/27/2008	$ 312,000	$24,393	N/A	Removal of Blight, proposed public parking improvements	N/A	Phase I Environmental	No Potential	None	R-1 Single Family Residential	Low Density Residential	Liquidate/Sell Property for appraised value and that all proceeds of the sale be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Section 34191.5(c)(2)(B)	Vacant Lot
1 (b)	44870 San Antonio Circle	624-071-067	0.25	9/18/2006	$ 405,000	$43,560	$405,000 (2006)		N/A	Lead and Asbestos Test	No Potential	SFR Deconstructed 2-24-11				Vacant Lot
1 (c)	44850 San Antonio Circle	627-071-068	0.38	6/15/2009	$ 232,748	$66,211	$230,000 (2008)		N/A	Phase I Environmental	No Potential	SFR Deconstructed 2-24-12				Vacant Lot
1 (d)	44845 San Clemente Cir	627-071-070	0.38	7/11/2008	$ 337,630	$66,211 land only	$335,000 (2007)		N/A	N/A	No Potential	Existing 1,331 sf, SFR				Vacant SFR
1 (e)	44889 San Clemente Cir	627-071-071	0.14	12/28/2009	$ 285,000	$24,393	$117,600 (2007)		N/A	Phase I Environmental	No Potential	Deconstructed Triplex, 2-24-11				Vacant Lot
1 (f)	San Clemente Circle	627-074-014	0.42	12/31/2007	$ 333,240	$73,180	$333,242 (2007)		N/A	N/A	No Potential	None				Vacant Lot
1 (g)	San Benito Circle	627-092-043	0.25	2/10/1998	$ 341,141	$43,560	N/A		N/A	N/A	No Potential	None				Vacant Lot
			1.96													
Joslyn Senior Center Expansion																
2 (a)	44215 San Pascual	627-102-017	0.65	12/30/2004	$ 561,924	$124,320 $74,000/acre	N/A	Senior Center Expansion	N/A	N/A	No Potential	Deconstructed, 2006	R-2, Single-family Residential, Senior Overlay	Medium Density Residential	Retain for Governmental Use, Future Joslyn Senior Center Expansion; Transfer to City of Palm Desert	Vacant
2 (b)	Pueblos East 73697 Santa Rosa Way (3) 1-br, (1) 3-br units	627-102-019	0.65	1/4/2008	$ 730,492		$725,000 (2007)	Senior Center Expansion	N/A	Phase I Environment/Lead & Asbestos Test	No Potential	Ex. 1,200 SFR, (3) 600 sqft. MF-Units	R-2, Single-family Residential, Senior Overlay	Medium Density Residential		Improved with Architecturally Significant House & 3-Deteriorated Studio Apartments
			1.30													

RES. NO. OB-073

REV. 05/11

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