

SUBMITTAL TO THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Redevelopment Agency

SUBMITTAL DATE:

May 6, 2010

SUBJECT: Joint Public Hearing for the proposed Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. RDA 2010-029 approving and transmitting the Report on the Proposed Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area, on the Detachment of Territory from the Palm Desert Sub-Area, from the Redevelopment Agency to the Board of Supervisors;
2. Conduct the Joint Public Hearing with the Riverside County Board of Supervisors to consider the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area;

(Continued)

Robert Field  
Executive Director

FINANCIAL  
DATA

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: N/A

Positions To Be  
Deleted Per A-30

☐

Requires 4/5 Vote

☐

C.E.O. RECOMMENDATION:

APPROVE

BY

Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: May 18, 2010  
xc: RDA, EDA

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

(Comp. Item 9.9)

Prev. Agn. Ref.: 4.6 of 12/22/09; 3.35, 4.1 of 4/20/10

District: 4

Agenda Number:

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

4.3

FORM APPROVED COUNTY COUNSEL  
DATE 5/5/10  
BY MICHELLE CLACK  
Departmental Concurrence

Policy  
☒

Consent  
☐

Dep't Recomm.:  
☐

Policy  
☒

Consent  
☐

Per Exec. Ofc.:  
☐



**RECOMMENDED MOTION: (Continued)**

3. After receiving public testimony from all interested parties, close the public hearing for the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area. If written objections are received, continue this item and direct staff to prepare written responses to the objections for consideration at the Board of Supervisors meeting on June 8, 2010;
4. Adopt the attached Resolution No. RDA 2010-030 of the Redevelopment Agency for the County of Riverside Adopting the Negative Declaration for the Proposed Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area, on the Detachment of Territory from the Palm Desert Sub-Area; and
5. Approve the attached Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area.

**BACKGROUND:**

On September 15, 2009, the Redevelopment Agency for the County of Riverside (Agency) and the County of Riverside entered into an *Agreement to Amend Redevelopment Plan* with the City of La Quinta (City) and the La Quinta Redevelopment Agency to remove two parcels identified as assessor's parcel numbers 609-040-07 and 609-040-023 (Property) from the Palm Desert Sub-Area of the Desert Communities Project Area (DCPA).

The Property was annexed by the City in October 2007 and purchased by the City in October 2008. With the purchase of the Property by the City, the Property now has a zero tax base and no longer generates any revenue for the DCPA. The Agency has determined, based on the results of an Independent Fiscal Consultant Report (Report), that the removal of the Property from the DCPA will not have a materially adverse effect on bonds secured by the tax increment from the DCPA. The removal of the Property is expected to result in the removal of the associated valuation from the DCPA's base year assessed valuation, and thereby is expected to increase the incremental assessed valuation and associated tax increment from the DCPA. The Report concludes that the removal of the Property from the DCPA is expected to have a positive effect on the tax increment revenue providing security for the bonds.

The La Quinta Redevelopment Agency is interested in the detachment of the Property so that the La Quinta Redevelopment Agency may add the Property to their redevelopment project area and use the parcels to meet their state-mandated inclusionary housing requirements.

On December 22, 2009, Resolution No. 2009-040 was approved. This Resolution provided a notice of intent for the detachment of the Property from the DCPA and authorized the transmittal of this notification to affected public agencies.

On April 20, 2010, the Board of Supervisors adopted Resolution No. 2010-107 through Agenda Items 3.35 and 4.1, which set May 18, 2010 as the date for the Joint Public Hearing and approval of the Negative Declaration for the Detachment of Territory.

All property owners, residents, businesses, and affected taxing agencies in the Palm Desert Sub-Area of the DCPA were notified via mail of the Joint Public Hearing. In addition, a Notice of Joint Public Hearing was published in the *Desert Sun* newspaper on April 25, May 2, and May 9, 2010.



The following actions are recommended to be taken in order:

**1. Agency Forwards Report to Board of Supervisors**

The *Report to Board* is to be approved by the Board of Directors, then transmitted to the Board of Supervisors following the adoption of the attached resolutions. This action should be taken prior to the public hearing, and may be taken as part of the consent calendar. Resolution No. RDA 2010-029 *does not* approve the Redevelopment Plan, nor does it adopt the Negative Declaration/Initial Study. The purpose of the resolution is to formally transmit the *Report to Board* from the Agency to the Board of Supervisors for discussion purposes.

**2. Agency Adopts the Negative Declaration/Initial Study (Agency)**

The Agency, as the body originating the proposed amended Redevelopment Plan, may adopt the Negative Declaration prepared for the Amendment Area via Resolution No. RDA 2010-030. The resolution includes certain findings with respect to the Negative Declaration and the environmental impacts described therein.

Staff recommends that the Board of Directors adopt the attached Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area.



**BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

**RESOLUTION NO. RDA 2010-029**

**APPROVING AND TRANSMITTING ITS REPORT ON THE PROPOSED  
AMENDMENT NO. 3 TO THE REDEVELOPMENT PLAN FOR THE  
DESERT COMMUNITIES PROJECT AREA, ON THE DETACHMENT  
OF TERRITORY FROM THE PALM DESERT SUB-AREA, FROM THE  
REDEVELOPMENT AGENCY TO THE BOARD OF SUPERVISORS**

**WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency") has prepared the Proposed Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area (the "Redevelopment Plan"), for detachment of territory from the Palm Desert Sub-Area, (the "Detachment") in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the "CCRL"); and

**WHEREAS**, Section 33352 of the CCRL states that every redevelopment plan submitted by a redevelopment agency to the legislative body shall be accompanied by a report on the plan; and

**WHEREAS**, the Agency has prepared its report (the "Report to the Board of Supervisors") as required by law.

**NOW, THEREFORE**, it is hereby resolved by the Redevelopment Agency for the County of Riverside as follows:

1. Pursuant to Section 33352 of the CCRL, the Agency has prepared its Report to the Board of Supervisors for the Detachment, submitted under separate cover and made a part hereof by this reference.

2. The Agency hereby approves its Report to the Board of Supervisors on the Detachment.

3. The Executive Director of the Agency is hereby authorized and directed to transmit the Report and the Redevelopment Plan to the Board of Supervisors of the County of Riverside.

5/5/10  
MICHELLE CLACK  
COUNSEL



2 **RESOLUTION NO. 2010 – 029**

3 **APPROVING AND TRANSMITTING ITS REPORT ON THE PROPOSED AMENDMENT NO. 3 TO**  
4 **THE REDEVELOPMENT PLAN FOR THE DESERT COMMUNITIES PROJECT AREA, ON THE**  
5 **DETACHMENT OF TERRITORY FROM THE PALM DESERT SUB-AREA, FROM THE**  
6 **REDEVELOPMENT AGENCY TO THE BOARD OF SUPERVISORS**

7 **ADOPTED by Riverside County Board of Directors on May 18, 2010.**

8 **ROLL CALL:**

9 **Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley**  
10 **Nays: None**  
11 **Absent: None**

12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
13 Supervisors on the date therein set forth.

14 **KECIA HARPER-IHEM, Clerk of said Board**

15 By: \_\_\_\_\_  
16 Deputy



**BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

**RESOLUTION NO. RDA 2010-030**

**ADOPTING THE NEGATIVE DECLARATION FOR THE AMENDMENT  
NO. 3 TO THE REDEVELOPMENT PLAN FOR THE DESERT  
COMMUNITIES PROJECT AREA, ON THE DETACHMENT OF  
TERRITORY FROM THE PALM DESERT SUB-AREA**

**WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency") has initiated proceedings to adopt Amendment No. 3 (the "Amendment") to the Redevelopment Plan for the Desert Communities Project Area (the "Project") for the detachment of territory from the Palm Desert Sub-Area (the "Detachment"); and

**WHEREAS**, the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*; the "CCRL") authorizes the adoption of redevelopment plans and redevelopment plan amendments; and

**WHEREAS**, the purpose of the proposed Amendment is to detach certain territory from the boundaries of the Palm Desert Sub-Area of the Desert Communities Project Area; and

**WHEREAS**, the Agency has prepared a Negative Declaration (the "Negative Declaration") on the proposed Amendment pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000, *et seq.* ("CEQA"), and the Guidelines for Implementation of the California Environmental Quality Act, Title 14, California Code of Regulations, Sections 15000, *et seq.* (the "CEQA Guidelines"); and

**WHEREAS**, all actions required to be taken by applicable law related to the preparation, circulation, and review of the proposed Negative Declaration have been taken; and

**WHEREAS**, pursuant to notice duly given, the Board of Supervisors and the Agency have held a full and fair public hearing on the proposed Amendment and the proposed Negative Declaration; and

FORM APPROVED FOR COUNTY OF RIVERSIDE 5/5/10  
BY MICHELLE CLACK



**WHEREAS**, the Agency has independently reviewed the proposed Negative Declaration and did not receive any comments on the proposed Negative Declaration for the proposed Amendment.

**NOW, THEREFORE,** it is hereby resolved by the Redevelopment Agency for the County of Riverside as follows:

1. The Agency hereby finds that the Negative Declaration for the proposed Amendment to the Project has been completed in compliance with CEQA and the CEQA Guidelines, and that the Agency has reviewed and considered the Negative Declaration and the information contained therein prior to deciding whether to approve the Amendment, and finds that the Negative Declaration reflects the independent judgment of the Agency.

2. A public hearing has been held on the Amendment to the Project and its associated Negative Declaration. The Agency has not received comments on the proposed Negative Declaration. These actions having been taken, the proposed Negative Declaration is hereby adopted for the Amendment to the Project and is incorporated herein by reference.

3. The Agency hereby finds that on the basis of its review of the Initial Study, the Negative Declaration, and the lack of comments on the Negative Declaration and Initial Study, that there is no substantial evidence in light of the whole record before the Agency that the Amendment may have a significant effect on the environment.

4. The Executive Director of the Agency, in cooperation with the Clerk of the Board of Supervisors, is hereby authorized and directed to file with the County Clerk of the County of Riverside, a Notice of Determination, pursuant to Title 14 California Code of Regulations Section 15075, if the Negative Declaration is approved.

ROLL CALL:

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By: \_\_\_\_\_ Deputy



SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Economic Development Agency

550C  
SUBMITTAL DATE:  
April 8, 2010

SUBJECT: Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area – Setting Time and Date for Joint Public Hearing

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Resolution No. 2010-107 to establish the date, time, and place of a Joint Public Hearing on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area, and to consider approval of the Negative Declaration prepared in connection therewith.

**BACKGROUND:** According to California Community Redevelopment Law (the "CCRL"), the Board of Supervisors and the Redevelopment Agency for the County of Riverside may conduct a Joint Public Hearing to adopt the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area.

(Continued)

FORM APPROVED COUNTY COUNSEL  
DATE 4/6/10  
BY MICHELLE CLACK  
Departmental Concurrence

Robert Field  
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:   
Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for Joint Public Hearing on May 18, 2010 at 9:30 a.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: April 20, 2010  
xc: EDA, RDA, CQB  
(Comp. Item 4.1)

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

Prev. Agn. Ref.: 4.6, 12/22/09; 3.17 & 4.2, 9/15/09

District: 4

Agenda Number:

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

3.35



**BACKGROUND:** (Continued)

On September 15, 2009, the Redevelopment Agency for the County of Riverside ("Agency") and the County of Riverside entered into an *Agreement to Amend Redevelopment Plan* with the City of La Quinta ("City") and the La Quinta Redevelopment Agency to remove two parcels identified as assessor's parcel numbers 609-040-007 and 609-040-023 ("Property") from the Palm Desert Sub-Area of the Desert Communities Project Area ("DCPA").

The Property is located at 42-800 Washington Street and was annexed by the City in October of 2007. The Property is improved with a 73 unit apartment complex occupied by very low income senior or handicapped households and is located in the Palm Desert Sub-Area of the DCPA. In October 2008, the City purchased the property, as well as an adjacent 5.8 acre parcel that is not within the DCPA, with the intent to utilize their redevelopment housing set aside funds to rehabilitate the existing units and expand the complex by 84 units.

With the purchase of the Property by the City, the Property now has a zero tax base and no longer generates any revenue for the DCPA. The Agency has determined, based on the results of an Independent Fiscal Consultant Report ("Report") dated November 16, 2009, that the removal of the Property from the DCPA will not have a materially adverse effect on bonds secured by the tax increment from the DCPA. The removal of the Property from the DCPA is expected to result in the removal of the associated valuation from the DCPA's base year assessed valuation, and thereby is expected to increase the incremental assessed valuation and associated tax increment from the DCPA. The Report concludes that the removal of the Property from the DCPA is expected to have a positive effect on the tax increment revenue providing security for the bonds.

All property owners, residents, businesses, and affected taxing agencies in the Palm Desert Sub-Area of the Desert Communities Project Area will be notified of the hearing and be given an opportunity to comment on the amended Redevelopment Plan and the Negative Declaration for the amendment. Affected taxing agencies are to be notified by certified mail, while others may be notified by first-class mail. This mailing will occur at least thirty (30) days before the Joint Public Hearing, pursuant to Health and Safety Code Section 33452(c)(1). In addition, pursuant to Health and Safety Code 33452, which references Government Code Section 6063, notices of the Joint Public Hearing will be published in the *Press Enterprise* once a week for three successive weeks, beginning on April 27, 2010.

Staff recommends that the Board of Directors adopt Resolution No. 2010-107 to establish the date, time, and place of a Joint Public Hearing on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area, and to consider approval of the Negative Declaration prepared in connection therewith.



2  
3 **RESOLUTION NO. 2010-107**

4  
5 **CONSENTING TO A JOINT PUBLIC HEARING WITH THE REDEVELOPMENT**  
6 **AGENCY FOR THE COUNTY OF RIVERSIDE ON THE REDEVELOPMENT**  
7 **PLAN FOR THE DESERT COMMUNITIES PROJECT AREA, AMENDMENT NO.**  
8 **3: DETACHMENT OF TERRITORY FROM THE PALM DESERT SUB-AREA,**  
9 **AND TO CONSIDER APPROVAL OF THE NEGATIVE DECLARATION**  
10 **PREPARED IN CONNECTION THEREWITH**

11 WHEREAS, , the Redevelopment Agency for the County of Riverside (the "Agency")  
12 has initiated an amendment to the Redevelopment Plan for the Desert Communities Project  
13 Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area (the  
14 "Amendment"); and,

15 WHEREAS, the Agency and the Board of Supervisors of the County of Riverside (the  
16 "Board of Supervisors") may hold a joint public hearing on the proposed Amendment; and

17 WHEREAS, California Health and Safety Code Sections 33452, which references  
18 Government Code Section 6063 requires that a notice of said public hearing be published in a  
19 newspaper of general circulation and be mailed to each property owner, resident, business,  
20 and affected taxing agency.

21 **BE IT RESOLVED, FOUND, DETERMINED and ORDERED** by the Board of  
22 Supervisors for the County of Riverside, in regular session assembled on April 20, 2010, as  
23 follows:

24 1. The Board of Supervisors hereby consents to a Joint Public Hearing with the Agency  
25 on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3:  
26 Detachment of Territory from the Palm Desert Sub-Area, and the Negative Declaration  
27 prepared in connection therewith, at the following date, time, and place:  
28

FORM APPROVED COUNTY COUNSEL  
4/6/10  
MICHELLE CLACK



Date: Tuesday, May 18, 2010  
Time: 9:30 a.m.  
Place: County Administrative Center  
Board of Supervisors' Chambers  
4080 Lemon Street  
Riverside, CA 92501

2. The County Clerk, in cooperation with the Secretary of the Agency, is authorized and directed to give notice of such public hearing in the form and manner required by law.

S:\RDACOM\IRDA\_ADMN\IRDA Plan Amendments\Palm Desert Detachment\Form 11s and Resolutions\BOS Reso 2010-XXX to set JPH.doc

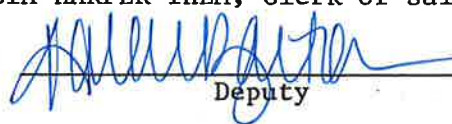
ROLL CALL:

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By:

  
Deputy



550

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
April 8, 2010

**SUBJECT:** Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area – Setting Time and Date for Joint Public Hearing

**RECOMMENDED MOTION:** That the Board of Directors adopt Resolution No. RDA 2010-019 to establish the date, time, and place of a Joint Public Hearing on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area, and to consider approval of the Negative Declaration prepared in connection therewith.

**BACKGROUND:** According to California Community Redevelopment Law (the "CCRL"), the Board of Supervisors and the Redevelopment Agency for the County of Riverside may conduct a Joint Public Hearing to adopt the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area.  
(Continued)

*Robert Field*

Robert Field  
Executive Director

**FINANCIAL  
DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** Yes

**SOURCE OF FUNDS:** N/A

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

County Executive Office Signature

**MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for Joint Public Hearing on May 18, 2010 at 9:30 a.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: April 20, 2010  
xc: RDA, EDA, COB

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

(Comp. Item 3.35)

Prev. Agn. Ref.: 4.6, 12/22/09; 3.17 & 4.2, 9/15/09

District: 4

Agenda Number: 1

FORM APPROVED COUNTY COUNSEL  
DATE 4/6/10  
BY: MICHELLE CLACK  
Departmental Concurrence

Dep't Recomm.: ☐ Consent ☐ Policy ☒  
Per Exec. Ofc.: ☐ Consent ☐ Policy ☒







1 **BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

2  
3 **RESOLUTION NO. RDA 2010-019**

4 **CONSENTING TO A JOINT PUBLIC HEARING WITH THE BOARD OF**  
5 **SUPERVISORS FOR THE COUNTY OF RIVERSIDE ON THE**  
6 **REDEVELOPMENT PLAN FOR THE DESERT COMMUNITIES PROJECT**  
7 **AREA, AMENDMENT NO. 3: DETACHMENT OF TERRITORY FROM THE**  
8 **PALM DESERT SUB-AREA, AND TO CONSIDER APPROVAL OF THE**  
9 **NEGATIVE DECLARATION PREPARED IN CONNECTION THEREWITH**

10 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency") has  
11 initiated an amendment to the Redevelopment Plan for the Desert Communities Project Area,  
12 Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area (the  
13 "Amendment"); and,

14 **WHEREAS**, the Agency and the Board of Supervisors of the County of Riverside (the  
15 "Board of Supervisors") may hold a joint public hearing on the proposed Amendment; and

16 **WHEREAS**, California Health and Safety Code Sections 33452, which references  
17 Government Code Section 6063 requires that a notice of said public hearing be published in a  
18 newspaper of general circulation and be mailed to each property owner, resident, business,  
19 and affected taxing agency.

20 **BE IT RESOLVED, FOUND, DETERMINED and ORDERED** by the Board of Directors  
21 of the Redevelopment Agency for the County of Riverside, in regular session assembled on  
22 April 20, 2010 as follows:

23 1. The Agency hereby consents to a Joint Public Hearing with the Board of Supervisors  
24 on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3:  
25 Detachment of Territory from the Palm Desert Sub-Area, and the Negative Declaration  
26 prepared in connection therewith, at the following date, time, and place:

27 //

28 //

//

FORM APPROVED COUNTY COUNSEL  
DATE 4/6/10  
MICHELLE CLACK



1 Date: Tuesday, May 18, 2010

2 Time: 9:30 a.m.

3 Place: County Administrative Center

4 Board of Supervisors' Chambers

5 4080 Lemon Street

6 Riverside, CA 92501

7 2. The Secretary of the Agency, in cooperation with the County Clerk, is authorized and  
8 directed to give notice of such public hearing in the form and manner required by law.

9  
10  
11  
12 S:\RDACOM\IRDA\_ADMN\IRDA Plan Amendments\Palm Desert Detachment\Form 11s and Resolutions\BOD Reso 2010-XXX to set JPH.docx

13 ROLL CALL:

14 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley

15 Nays: None

16 Absent: None

17  
18 The foregoing is certified to be a true copy of a resolution duly  
19 adopted by said Board of Supervisors on the date therein set forth.

20 KECIA HARPER-IHEM, Clerk of said Board

21 By: 

22 Deputy  
23  
24  
25  
26  
27  
28



The Desert Sun  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

State Of California ss:  
County of Riverside

**Advertiser:**

RIVERSIDE COUNTY ECONOMIC  
44199 MONROE ST STE B  
INDIO CA 922013

2000201909

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

4/25/2010 5/2/2010 5/9/2010

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 9th day of May, 2010 in Palm Springs, California.

  
Declarant

RES. 2010-107  
3  
RES. 2010-019  
Joint hearing

No 1708  
**NOTICE OF A JOINT PUBLIC HEARING OF THE RIVERSIDE COUNTY BOARD OF SUPERVISORS AND THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE ON THE PROPOSED AMENDMENT NO. 3, DETACHMENT OF TERRITORY FROM THE DESERT COMMUNITIES PROJECT AREA, PALM DESERT SUB-AREA, AND ON THE NEGATIVE DECLARATION PREPARED IN CONNECTION THEREWITH**

NOTICE IS HEREBY GIVEN that the Riverside County Board of Supervisors (the "Board") and the Redevelopment Agency for the County of Riverside (the "Agency") will hold a joint public hearing on the proposed Amendment No. 3, Detachment of Territory from the Desert Communities Project Area, Palm Desert Sub-Area, (the "Amendment"), and on the Negative Declaration prepared in connection therewith, at the following date, time, and place:

**Date:** Tuesday, May 18, 2010  
**Time:** 9:30 a.m. or as soon thereafter as possible  
**Place:** Board Chambers, County Administrative Center, 4080 Lemon St., First Floor, Riverside CA 92501

The proposed Amendment will detach two parcels from the existing Palm Desert Sub-Area in the Desert Communities Project Area. The area to be detached (the "Detachment Area") is shown on the accompanying map. A copy of the legal description of the Amendment Area is available upon request, free of charge, during normal business hours, at the offices of the Riverside County Economic Development Agency, 3403 10th St. Third Floor, Riverside, CA 92501, (951) 955-8916.

The purpose of the Amendment is to detach the parcels, which were once within the jurisdiction of the County of Riverside, but are now within the boundaries of the City of La Quinta and are also owned by the City of La Quinta's Redevelopment Agency, so that the La Quinta Redevelopment Agency may attach them to their redevelopment project area and use them to meet their state-mandated inclusionary housing requirements.

The proposed Amendment does not include eminent domain authority.

At the joint public hearing, the Board and the Agency will consider testimony for and against the proposed Amendment. All persons having any objections to the Amendment or the Negative Declaration, or who deny the regularity of any of the prior proceedings or the existence of blight in the Amendment Area, may appear before the Board and the Agency and show cause why the proposed Amendment should not be approved. Any person or organization desiring to be heard will be given an opportunity to be heard. In addition, at any time not later than the closing of the public hearing, any person or organization may file in writing with the Clerk of the Board a statement of his or her objections to the Amendment. The office of the Clerk of the Board is located at 4080 Lemon St., First Floor, Riverside, CA 92501.

Persons who challenge the approval and adoption of the Amendment, or the Negative Declaration, in court may be limited to raising only those issues they or someone else raised at the joint public hearing described in this notice, or raised in written correspondence delivered to the Clerk of the Board at, or prior to, the joint public hearing. In addition, persons who challenge the Negative Declaration in court may be precluded from doing so unless they objected and stated the basis of their objection to the Negative Declaration orally at such joint public hearing or in written correspondence delivered to the Clerk of the Board at, or prior to, the joint public hearing.

The proposed amended Redevelopment Plan, the Report to the Board of Supervisors on the proposed Amendment, the Negative Declaration prepared in connection therewith, and other related documents, will be available on or about May 11, 2010, for public inspection at the offices of the Riverside County Economic Development Agency and the Clerk of the Board. A copy of the legal description of the boundaries of the Amendment Area is available upon request, free of charge.

GIVEN BY ORDER of the Riverside County Board of Supervisors and the Redevelopment Agency for the County of Riverside.



Published: 4/25, 5/2, 5/9/10

3.35 & 4.1 of 04-20-10





# Transmittal



COUNTY OF RIVERSIDE  
ECONOMIC DEVELOPMENT AGENCY  
3403 10<sup>th</sup> Street, Suite 500  
Riverside, CA 92501  
(951) 955-8916

Date: May 6, 2010

To: Executive Office  
Attn: Jennifer Sargent

From: Megan Hodge

Re: Desert Communities Project Area, Amendment No. 3: Detachment of Territory from Palm Desert Sub-Area – Joint Public Hearing  
Project Manager: Rohini Dasika, Micro- 5-3109, Cell- (951) 533-6407

10058

Quantity	Dated	Description	Pages
2	5/6/2010	BOS- Joint Public Hearing for the proposed Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area.	3
1	5/6/10	BOS- Resolutions: Resolution No. RDA 2010-160	2
1	5/6/10	BOS- Ordinance No. 898	8
2	5/6/2010	BOD- Joint Public Hearing for the proposed Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area.	3
2	5/6/10	BOD- Resolutions: Resolution No. RDA 2010-029, Resolution No. RDA 2010-030	3
7	5/6/10	Report to the Board of Supervisors for the Proposed Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area: Detachment of Territory from the Palm Desert Sub- Area	Binder
<b>PROJECTED BOARD DATE: May 18, 2010</b>			

Remarks:

For the May 18, 2010 Board Agenda. Please contact me, should you have any questions.

Thank you.

Date Stamp:

Submitted by: Megan Hodge  
Phone: (951) 955-1286  
Main Office: (951) 955-56662  
Email: mmhodge@rivcoeda.org



The Desert Sun  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

State Of California ss:  
County of Riverside

**Advertiser:**

RIVERSIDE COUNTY ECONOMIC  
44199 MONROE ST STE B  
INDIO CA 922013

2000201909

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

4/25/2010 5/2/2010 5/9/2010

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 9th day of May, 2010 in Palm Springs, California.

Declarant

**NOTICE OF A JOINT PUBLIC HEARING OF THE RIVERSIDE COUNTY BOARD OF SUPERVISORS AND THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE ON THE PROPOSED AMENDMENT NO. 3, DETACHMENT OF TERRITORY FROM THE DESERT COMMUNITIES PROJECT AREA, PALM DESERT SUB-AREA, AND ON THE NEGATIVE DECLARATION PREPARED IN CONNECTION THEREWITH**

NOTICE IS HEREBY GIVEN that the Riverside County Board of Supervisors (the "Board") and the Redevelopment Agency for the County of Riverside (the "Agency") will hold a joint public hearing on the proposed Amendment No. 3, Detachment of Territory from the Desert Communities Project Area, Palm Desert Sub-Area, (the "Amendment"), and on the Negative Declaration prepared in connection therewith, at the following date, time, and place:

Date: Tuesday, May 18, 2010  
Time: 9:30 a.m. or as soon thereafter as possible  
Place: Board Chambers, County Administrative Center, 4080 Lemon St., First Floor, Riverside CA 92501

The proposed Amendment will detach two parcels from the existing Palm Desert Sub-Area in the Desert Communities Project Area. The area to be detached (the "Detachment Area") is shown on the accompanying map. A copy of the legal description of the Amendment Area is available upon request, free of charge, during normal business hours, at the offices of the Riverside County Economic Development Agency, 3403 10th St. Third Floor, Riverside, CA 92501, (951) 956-6916.

The purpose of the Amendment is to detach the parcels which were once within the jurisdiction of the County of Riverside, but are now within the boundaries of the City of La Quinta and are also owned by the City of La Quinta's Redevelopment Agency, so that the La Quinta Redevelopment Agency may attach them to their redevelopment project area and use them to meet their state-mandated inclusionary housing requirements.

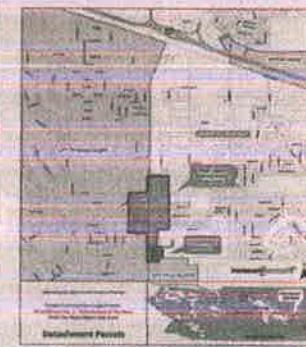
The proposed Amendment does not include eminent domain authority.

At the joint public hearing, the Board and the Agency will consider testimony for and against the proposed Amendment. All persons having any objections to the Amendment or the Negative Declaration, or who deny the regularity of any of the prior proceedings or the existence of blight in the Amendment Area, may appear before the Board and the Agency and show cause why the proposed Amendment should not be approved. Any person or organization desiring to be heard will be given an opportunity to be heard. In addition, at any time not later than the closing of the public hearing, any person or organization may file in writing with the Clerk of the Board a statement of his or her objections to the Amendment. The office of the Clerk of the Board is located at 4080 Lemon St., First Floor, Riverside, CA 92501.

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The proposed amended Redevelopment Plan, the Report to the Board of Supervisors on the proposed Amendment, the Negative Declaration prepared in connection therewith, and other related documents, will be available on or about May 11, 2010, for public inspection at the offices of the Riverside County Economic Development Agency and the Clerk of the Board. A copy of the legal description of the boundaries of the Amendment Area is available upon request, free of charge.

GIVEN BY ORDER of the Riverside County Board of Supervisors and the Redevelopment Agency for the County of Riverside.



Published: 4/25, 5/2, 5/9/10

SD10HVA 11 6/13/11

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RECEIVED RIVERSIDE COUNTY  
2010 MAY 11 PM 3:17



The Desert Sun  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

State Of California ss:  
County of Riverside

**Advertiser:**

RIVERSIDE COUNTY ECONOMIC  
44199 MONROE ST STE B  
INDIO CA 922013

2000201907

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pabel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

4/25/2010 5/2/2010 5/9/2010

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 9th day of May, 2010 in Palm Springs, California.

Declarant

No 1707  
NOTIFICACION DE UNA AUDIENCIA PUBLICA CONJUNTA DE LA MESA DE SUPERVISORES DEL CONDADO DE RIVERSIDE Y LA AGENCIA DE REURBANIZACION PARA EL CONDADO DE RIVERSIDE SOBRE LA PROPUESTA ADOPCION DE ENMIENDA AL PLAN DE REURBANIZACION PARA EL AREA DEL PROYECTO DESERT COMMUNITIES PROJECT AREA ENMIENDA NO. 3 - DESPRENDIMIENTO DE TERRITORIO DEL AREA DE PROYECTO DESERT COMMUNITIES PROJECT AREA SUB-AREA DE PALM DESERT Y SOBRE LA DECLARACION NEGATIVA PREPARADA EN CONECCION CON ESTO

POR LA PRESENTE SE DA NOTIFICACION que la Mesa de Supervisores del Condado de Riverside (la "Mesa") y la Agencia de Reurbanizacion para el Condado de Riverside (la "Agencia") llevaran a cabo una audiencia publica conjunta sobre la propuesta adopcion de enmienda al Plan de Reurbanizacion para el area de proyecto Desert Communities Project Area, Enmienda No. 3 - Desprendimiento de Territorio del area de proyecto Desert Communities Project Area, Sub-Area de Palm Desert, y sobre la declaracion Negativa preparada en conexion al plan, en la siguiente fecha, hora, y lugar:

Hora: Martes, 18 de Mayo del 2010  
Hora: 9:30 a.m. o tan pronto como sea posible despues de esa hora  
Lugar: Salon de la Mesa, Centro Administrativo del Condado, 4080 Lemon St., Primer Piso, Riverside, CA 92501

La Enmienda propuesta desprendera dos parcelas de la existente Sub-Area de Palm Desert del area de proyecto Desert Communities Project Area. El area que se desprendera se muestra en el mapa adjunto. Una copia de la descripcion legal del Area de Enmienda esta disponible a peticion, sin costo alguno, durante horas habiles normales en las oficinas de la Agencia de Desarrollo Economico del Condado de Riverside, 3403 10th Street, Suite 400, Riverside, CA 92501, (951) 955-8916.

El proposito de la Enmienda es desprender las parcelas, cuales estuvieron dentro la jurisdiccion del Condado de Riverside, pero hoy en dia estan dentro de los limites de la Ciudad de La Quinta y tambien tienen por propietario a La Agencia de Reurbanizacion de la Ciudad de La Quinta, para que la Agencia de Reurbanizacion de la Ciudad de La Quinta pueda anadir las parcelas a su area de proyecto y usar las parcelas para satisfacer el requisito de la inclusion de vivienda del mandato del estado.

La Enmienda Propuesta No Incluye Autoridad de Dominio Eminent.

En la audiencia publica, la Mesa y la Agencia tomaren en consideracion los testimonios a favor y en contra de la Enmienda propuesta. Todas las personas que tengan alguna oposicion a la Enmienda o a la Declaracion Negativa, o quienes nieguen la regularidad de cualquiera de los procesos anteriores o la existencia de deterioro en el Area de Enmienda pueden presentarse ante la Mesa y la Agencia y hacer presente ante la Enmienda propuesta no se debiera aprobar. Cualquier persona u organizacion que desee que se le escuche se le dara una oportunidad para escucharse. Ademas, en cualquier momento que no sea despues de la clausura de la audiencia publica, cualquier persona u organizacion puede presentar por escrito ante el Secretario de la Mesa una declaracion de sus oposiciones a la Enmienda. La Oficina del Secretario de la Mesa esta ubicada en el 4080 Lemon St., Primer Piso, Riverside, CA 92501.

Las personas que refren la aprobacion o adopcion de la Enmienda, o la Declaracion Negativa en el tribunal podrian estar limitadas a indicar solamente esos asuntos que ellos o alguien mas haya indicado en la audiencia publica conjunta descrita en esta notificacion, o indicada en correspondencia escrita entregada al Secretario de la Mesa en, o antes de, la audiencia publica conjunta. Ademas, las personas que refren la Declaracion Negativa en el tribunal pueden ser excluidas de hacerlo a menos que se hayan opuesto y hayan declarado la base de su oposicion a la Declaracion Negativa oralmente en tal audiencia publica conjunta o en correspondencia escrita entregada al Secretario de la Mesa en, o antes de, la audiencia publica conjunta.

El Plan de Reurbanizacion Enmendado, el informe a la Mesa de Supervisores sobre la Enmienda propuesta, la Declaracion Negativa preparada con respecto a esto, y otros documentos relacionados, estaran disponibles para inspeccion publica el 11 de Mayo del 2010 o alrededor de esa fecha en las oficinas de la Agencia de Desarrollo Economico del Condado de Riverside y del Secretario de la Mesa. Una copia de la descripcion legal de los limites del Area de Enmienda estara disponible al solicitante, sin cargo alguno.

OTORGADO POR ORDEN de la Mesa de Supervisores del Condado de Riverside y la Agencia de Reurbanizacion para el Condado de Riverside.

Published: 4/25, 5/2, 5/9/10



May 3, 2010

**Report to the Board of  
Supervisors for the Proposed  
Amendment No. 3 to the  
Redevelopment Plan for the  
Desert Communities Project Area:  
Detachment of Territory from the  
Palm Desert Sub-Area**

**REDEVELOPMENT AGENCY FOR THE COUNTY OF  
RIVERSIDE**



Urban Futures, Inc.  
3111 North Tustin Street, Suite 230  
Orange, CA 92865  
(714)283-9334 • FAX (714)283-5465  
[www.urbanfuturesinc.com](http://www.urbanfuturesinc.com)



May 3, 2010

**Report to the Board of  
Supervisors for the Proposed  
Amendment No. 3 to the  
Redevelopment Plan for the  
Desert Communities Project Area:  
Detachment of Territory from the  
Palm Desert Sub-Area**

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**REDEVELOPMENT AGENCY FOR THE COUNTY OF  
RIVERSIDE**



Urban Futures, Inc.  
3111 North Tustin Street, Suite 230  
Orange, CA 92865  
(714)283-9334 • FAX (714)283-5465  
[www.urbanfuturesinc.com](http://www.urbanfuturesinc.com)



**Report to the Board of Supervisors**  
for the  
**Proposed Amendment No. 3**  
to the  
**Redevelopment Plan**  
for the  
**Desert Communities Project Area:**

**Detachment of Territory**  
from the  
**Palm Desert Sub-Area**

*Prepared by:*

URBAN FUTURES, INC.



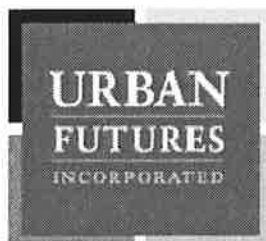
*In Cooperation with the:*

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE



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# **Report to the Board of Supervisors for the Proposed Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area: Detachment of Territory from the Palm Desert Sub-Area**

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APPENDIX B INITIAL STUDY AND NEGATIVE DECLARATION

## **1.0 BACKGROUND, DEFINITIONS, & AUTHORITY**

### **1.1 BACKGROUND**

This Report to the Board of Supervisors (the "Report") was prepared for Amendment No. 3 (the "Amendment") to the Redevelopment Plan (the "Redevelopment Plan") for the Desert Communities Project Area ("DCPA" or the "Project"): Detachment of Territory from the Palm Desert Sub-Area. This Report was prepared by the Redevelopment Agency for the County of Riverside (the "Agency") pursuant to the California Community Redevelopment Law (California Health and Safety Code Sections 33000, et seq. (the "CCRL").

The Redevelopment Plan for DCPA was adopted on December 23, 1986, pursuant to Ordinance 638 of the Board of Supervisors (the "Board"). The Palm Desert Sub-Area of DCPA encompasses approximately 66.21 acres along Washington Street between Easthaven Road and just past Hidden River Road. (See Figure 1.)

The Agency has undertaken the steps required by CCRL Sections 33328.3 and 33450-33459.8 for the adoption of the proposed Amendment in order to remove approximately 5.9 acres (the "Detachment Area;" see Figure 2) from the Existing Project Area. At the time of adoption in 1986, the parcels were privately owned and within the jurisdiction of the County of Riverside (the "County"). Since then, the two parcels were purchased by the City of La Quinta's Redevelopment Agency, and are now within the boundaries of the City of La Quinta. A multi-family residential complex, primarily for seniors, is currently located on these two parcels. The Redevelopment Agency of the County of Riverside would like to detach the parcels so that the La Quinta Redevelopment Agency may attach them to their redevelopment project area and use them to meet their state-mandated inclusionary housing requirements.

A secondary effect of the detachment is that since the parcels are now publicly-owned and no longer generate property tax revenue for the County or the redevelopment Project, the removal of the parcels from the Project area will lower the base value of the Palm Desert sub-area, thereby increasing the amount of tax increment revenue the Agency is able to collect from the balance of the Project area.

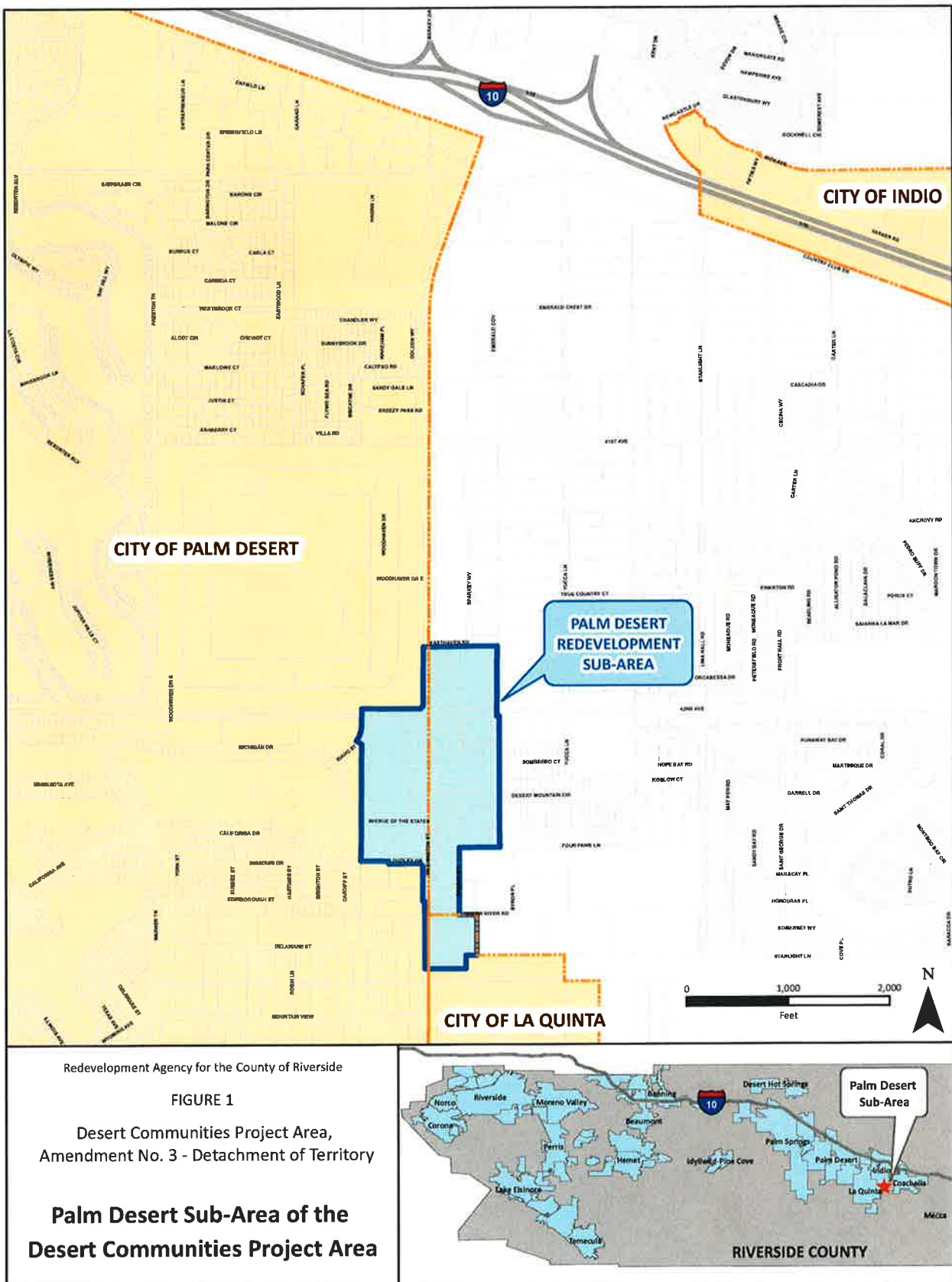
The purpose of this Report is to provide the Board of Supervisors with the information, documentation, and evidence pursuant to CCRL requirements relevant to the adoption of the proposed Amendment.

Urban Futures Inc. (UFI) has prepared this Report to the Board of Supervisors in accordance with and in full compliance with Sections 33457.1, and 33352 of California Community Redevelopment Law (CCRL; Health and Safety Code, Section 33000, et seq.). A list of definitions and terms used in this Report is shown below.



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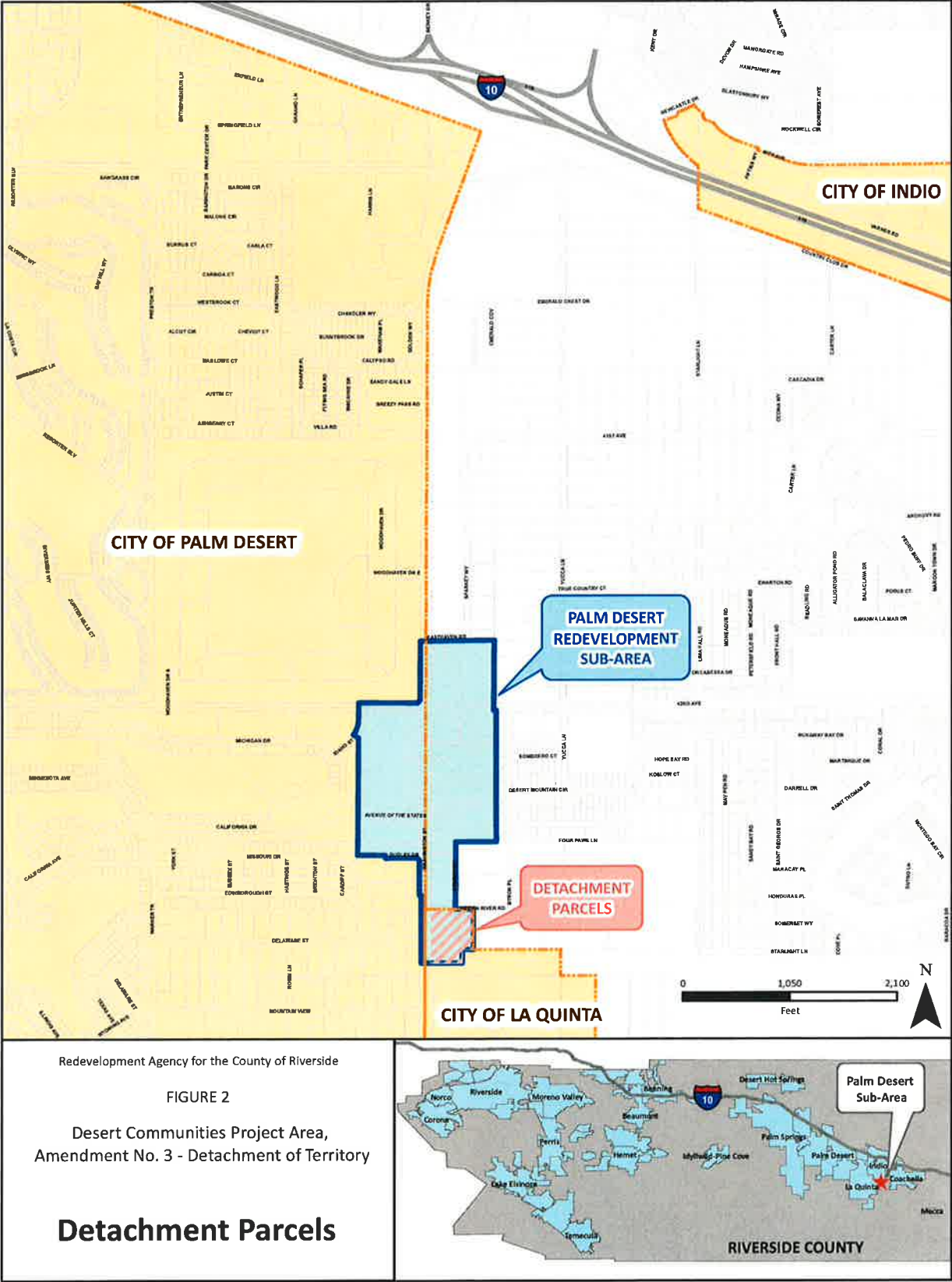






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## 1.2 DEFINITIONS

The following **bold** terms shall have the following meanings unless the context in which they are used clearly requires otherwise:

**"Agency"** means the Redevelopment Agency for the County of Riverside.

**"Agency Board"** means the Board of Directors of the Agency. The members as proposed to be of the Agency Board are also the members of the Board of Supervisors.

**"Amended Plan"** means the Redevelopment Plan, as amended by Amendment No. 3.

**"Amendment No. 3"** means the proposed amendment to the Redevelopment Plan.

**"Board of Supervisors"** means the Board of Supervisors for the County of Riverside. The members of the Board of Supervisors are also the members of the Agency Board.

**"CCRL"** means the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) as currently drafted or as it may be amended from time to time.

**"County"** means the County of Riverside, State of California.

**"Detachment Area"** means the area under consideration to be removed from the existing Palm Desert Sub-Area of the Desert Communities Project Area. The Detachment Area consists of two parcels and adjacent Right-of-Way which together make up 5.9 acres. The boundaries of the Detachment Area are described in Appendix A.

**"Field Reconnaissance"** means the evaluation completed by UFI of parcels in the Original Project Area.

**"FY"** means fiscal year and runs from July 1 of any given calendar year to June 30 of the subsequent year.

**"General Plan"** means the present County of Riverside General Plan, as it has been amended from time to time.

**"MetroScan"** means First American Real Estate Solutions software program allowing access to records of the County Assessor. First American Real Estate Solutions provides the following caveat: "Information compiled from various sources. Real Estate Solutions makes no representations of warranties as to the accuracy or completeness contained in [any] report."

**"Project Area"** means the territory contained within Desert Communities Project Area, as adopted by Ordinance No. 638 on December 23, 1986, and Amended on July 20, 1999, by Ordinance Numbers 794 and 795, and by Ordinance No. 886 on January 8, 2009. Amendment No. 3 affects only the Palm Desert Sub-Area of the Desert Communities Project Area.

**"Plan" or "Redevelopment Plan"** means the Redevelopment Plan adopted by Ordinance No. 638 on December 23, 1986, as amended.

**"Project"** means the Desert Communities Project Area.

**"Planning Commission"** means the Planning Commission of the County of Riverside.

**"Remaining Project Area"** means the Project Area less the Detachment Area.

**"Report" or "Report to the Board of Supervisors"** means this Report to the Board of Supervisors of the County of Riverside.

**"State"** means the State of California.

**"Tax increment"** means the funds to be allocated to the Agency from the Desert Communities Project Area, as amended, pursuant to CCRL Section 33670.

**"UFI"** means Urban Futures, Inc., redevelopment consultants retained by the Agency to assist it to complete the adoption of Amendment No. 3.

**"Zoning Ordinance"** means the zoning ordinance of the County in effect at the time of the adoption of Amendment No. 3.

### **1.3 AUTHORITY**

This Report has been prepared pursuant to CCRL Section 33352, as modified by Section 33457.1, which requires that this Report contain the information warranted by, and relevant to, the proposed Amendment. Information and documentation not applicable or irrelevant to the proposed Amendment, including information and documentation pertaining to the adoption of the Existing Redevelopment Plan in 1986, are not required.

The following paragraphs describe the information and reports required by CCRL Section 33352. Certain items are applicable only to the adoption of new redevelopment plans or plan amendments that add territory to an existing redevelopment project area (neither of which is the case here). In such cases, those items may be dismissed as inapplicable and have thus been excluded from this Report.

1. *The reasons for selection of the project area, a description of the specific projects then proposed by the agency, a description of how these projects will improve or alleviate the conditions described in subdivision (2)[conditions of blight]*

This information was provided when the Existing Redevelopment Plan was adopted in 1986. In brief, as outlined in the 1986 Report to Board, the Agency proposed to alleviate blighting conditions through redevelopment programs and providing development incentives designed to stimulate new development and rehabilitation activities. These programs, as detailed in the 1986 Report to Board, include, but are not limited to:

- Providing public service infrastructure improvements
- Enhancing public health, safety and welfare through community facilities
- Promoting the expansion of local employment opportunities
- Rehabilitating deteriorated structures
- Assisting economically depressed areas
- Increasing and improving the supply of low- and moderate income housing
- Encouraging private sector investment
- Removing economic impediments to land assembly and in-fill development
- Consolidating parcels to induce development

- Buffering residential neighborhoods from the intrusion of incompatible land uses and noise

As mandated by CCRL Section 33457.1, in lieu of reproducing the information from 1986, this Report, in Chapter 2.0, contains the reasons for the proposed Plan Amendment since that is the relevant action to be considered by the Board of Supervisors. As noted earlier, the Agency is not proposing specific projects in connection with the proposed Plan Amendment. The deletion of the Detachment Area as set forth in the proposed Plan Amendment and described in this Report is, rather, necessary for proper redevelopment planning and activities as it relates to the provision of low- and moderate-income housing by the La Quinta Redevelopment Agency. Adoption and implementation of the proposed Amendment will not affect the approved public improvement projects outlined in the Existing Redevelopment Plan and therefore no changes are necessary in this regard.

2. *A description of the physical and economic conditions specified in Section 33031 that exist in the area that cause the project area to be blighted. The description shall include a list of the physical and economic conditions described in Section 33031 that exist within the project area and a map showing where in the project the conditions exist.*

The Existing Project Area was determined to be blighted at the time the Redevelopment Plan was originally adopted. Those determinations are deemed final pursuant to CCRL Section 33368, and no further inquiry concerning blight in the Existing Project Area is mandated by the CCRL.

3. *An implementation plan that describes specific goals and objectives of the agency, specific projects then proposed by the agency, including a program of actions and expenditures proposed to be made within the first five years of the plan, and a description of how these projects will improve or alleviate the conditions described in Section 33031.*

On December 15, 2009, the Agency adopted its AB1290 Redevelopment Implementation Plan for Fiscal Years 2009/2010 through 2013/2014 (the "Implementation Plan") for the Existing Project Area. The Implementation Plan describes the specific goals, objectives, and projects of the Agency. The Implementation Plan also includes a program of actions and expenditures to be made over the five-year period governed by the Implementation Plan and a description of how such actions and expenditures will work towards eliminating blighting conditions within the Existing Project Area. The Implementation Plan will continue to serve the Amended Project Area and is unaffected by the adoption of the proposed Amendment. The proposed Amendment does not affect the contents of the Implementation Plan.

4. *An explanation of why the elimination of blight and the redevelopment of the project area cannot reasonably be expected to be accomplished by private enterprise acting alone or by the Board of Supervisors' use of financing alternatives other than tax increment financing.*

The Existing Redevelopment Plan authorizes the Agency to collect tax increment revenues generated by the Existing Project Area. The Agency fully examined the

blighting conditions that existed within the Existing Project Area at the time of Plan adoption in 1986. The Agency examined, analyzed and described to the extent required by the CCRL why the redevelopment of the Existing Project Area could not reasonably be expected to be accomplished by private enterprise acting alone.

5. *The proposed method of financing the redevelopment of the project area in sufficient detail so that the Board of Supervisors may determine the economic feasibility of the plan.*

The Agency will continue to be authorized to finance redevelopment activities in the Remaining Project Area with assistance from a variety of sources, as outlined in the 1986 Report to Board. The Agency also expects to utilize the following financing authorities, techniques, or methods (individually, or in combination) in continuing to implement the Existing Plan: (i) owner participation agreements; (ii) housing set-aside; (iii) bonds; (iv) tax increment guarantees; (v) loans and (vi) any other legal means that do not conflict with the objectives of the Existing Plan. Each financing method is described in the 1986 Report to Board. (Chapter 6.0 of this Report, below discusses the financial feasibility of this Amendment.)

No changes are proposed by the Plan Amendment in regard to the manner in which detrimental physical, social and economic conditions will be alleviated, and no changes to the financing methods are required or proposed as part of the proposed Amendment. Therefore no further discussion is necessary.

6. *A method or plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area.*

The proposed Plan Amendment removes two existing multi-family residential properties from the Project. It will not affect or modify the Existing Redevelopment Plan with respect to land uses, including housing, nor will the proposed Amendment affect or alter the relocation procedures previously adopted by the Agency. The Agency's adopted relocation procedures ensure that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. Furthermore, the relocation procedures provide a mechanism for allocating relocation payments to persons displaced as a result of Agency activities. The procedures also set forth qualifications and conditions for such relocation payments. The State relocation guidelines specify relocation payment criteria.

7. *An analysis of the Preliminary Plan*

The proposed Amendment does not add to the boundaries of the Existing Project Area. Therefore, a Preliminary Plan is not required pursuant to CCRL Section 33328.3, and none was prepared.

8. *The report and recommendations of the Planning Commission including the Planning Commission's determination of the conformance of the proposed Plan Amendment to the County's General Plan*

The proposed Amendment does not affect the Riverside County General Plan. As such, a report from the Riverside County Planning Commission finding the proposed Amendment to be in conformance with the Riverside County General Plan is not required.

9. *The minutes of the Project Area Committee and all information presented to them.*

CCRL Section 33385.3 requires that, if a Project Area Committee does not exist and the Agency proposes to amend a redevelopment plan, the Agency shall establish a project area committee if the proposed redevelopment plan amendment would do either of the following:

- (1) Grant the authority to the agency to acquire by eminent domain property on which persons reside in a project area in which a substantial number of low- and moderate-income persons reside.
- (2) Add territory in which a substantial number of low- and moderate-income persons reside and grant the authority to the agency to acquire by eminent domain property on which persons reside in the added territory.

These requirements are not applicable to the proposed Amendment because the proposed Amendment does not modify Existing Redevelopment Plan provisions regarding the use of eminent domain, nor does it add territory to the Project.

10. *An environmental analysis of the proposed Plan Amendment pursuant to the California Environmental Quality Act.*

Chapter 8.0 of this Report sets forth the environmental procedures applicable to the proposed Amendment.

11. *The report of the County Fiscal Officer*

Chapter 9.0 of this Report describes the status of the Report of the County Fiscal Officer

12. *If the project area(s) contain any low or moderate income housing, a "neighborhood impact report" is to be prepared which discusses the impact of the project on the residents of the project area and surrounding area in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments, and taxes.*

Chapter 14 of the 1986 Report to Board sets forth the potential impacts of implementing the Existing Plan upon residents of the Existing Project Area and environs in terms of relocation, traffic circulation, environmental quality, community facilities and services, school population and quality of education, property assessments and taxes, and physical and social quality.

The Amendment will remove 73 multiple family dwelling units from the Project Area. These units are predominantly occupied by lower-income senior citizens. The removed parcels will be incorporated into the La Quinta Redevelopment Project for continued use as lower-income senior citizen units. The La Quinta Redevelopment Agency will continue to administer the units as part of their low- and moderate-income housing program. No displacement of residents is anticipated.

13. *An analysis of the base year report submitted by the County pursuant to the CCRL Section 33328, a summary of the consultation of the Agency, or attempts to consult by the Agency, with each of the affected taxing entities, and a proposed response to any written objections or concerns received from any affected taxing entity, including, at the Agency'*

Chapter 11.0 of this Report describes consultations with affected taxing agencies.

## **2.0 REASONS FOR THE PROPOSED AMENDMENT**

The Redevelopment Plan for DCPA was adopted on December 23, 1986, pursuant to Ordinance 638 of the Board of Supervisors (the "Board"). The Palm Desert Sub-Area of DCPA encompasses approximately 66.21 acres along Washington Street between Easthaven Road and just past Hidden River Road.

The Agency has undertaken the steps required by CCRL Sections 33450-33459.8 for the adoption of the proposed Amendment in order to remove approximately 5.9 acres from the Existing Project Area. At the time of adoption in 1986, the parcels were privately owned and within the jurisdiction of the County of Riverside (the "County"). Since that time, the two parcels were purchased by the City of La Quinta's Redevelopment Agency and are now within the boundaries of the City of La Quinta. These two parcels currently have a multi-family residential complex, largely for seniors. The Redevelopment Agency of the County of Riverside would like to detach the parcels so that the La Quinta Redevelopment Agency may attach them to their redevelopment project area and use them to meet their state-mandated inclusionary housing requirements.

A secondary effect of the detachment is that since the parcels are now publicly-owned and not longer generate property tax revenue for the County or the redevelopment Project, the removal of the parcels from the Project area will lower the base value of the Palm Desert sub-area, thereby increasing the amount of tax increment revenue the Agency is able to collect.



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### **3.0 PROJECT AREA DESCRIPTION**

#### **3.1 PHYSICAL AND ECONOMIC CONDITIONS**

##### **3.1.1 1986 Conditions**

The existence of blight within the Existing Project Area was established with the adoption of the 4-1986 Project Area in 1986, of which the Palm Desert Sub-Area was a part. Pursuant to CCRL Section 33368, these blight findings are final and conclusive. As the purposes of this Amendment are solely to detach parcels from the Existing Project Area, blight findings are not relevant and need not be made in this Report.

##### **3.1.2 2010 Conditions**

According to a December 2009 survey of the Detachment Area, there remain opportunities to address blight on the Detachment parcels. The apartment complex is in need of rehabilitation and modernization based on an exterior conditions survey.

#### **3.2 LAND USE CHARACTER**

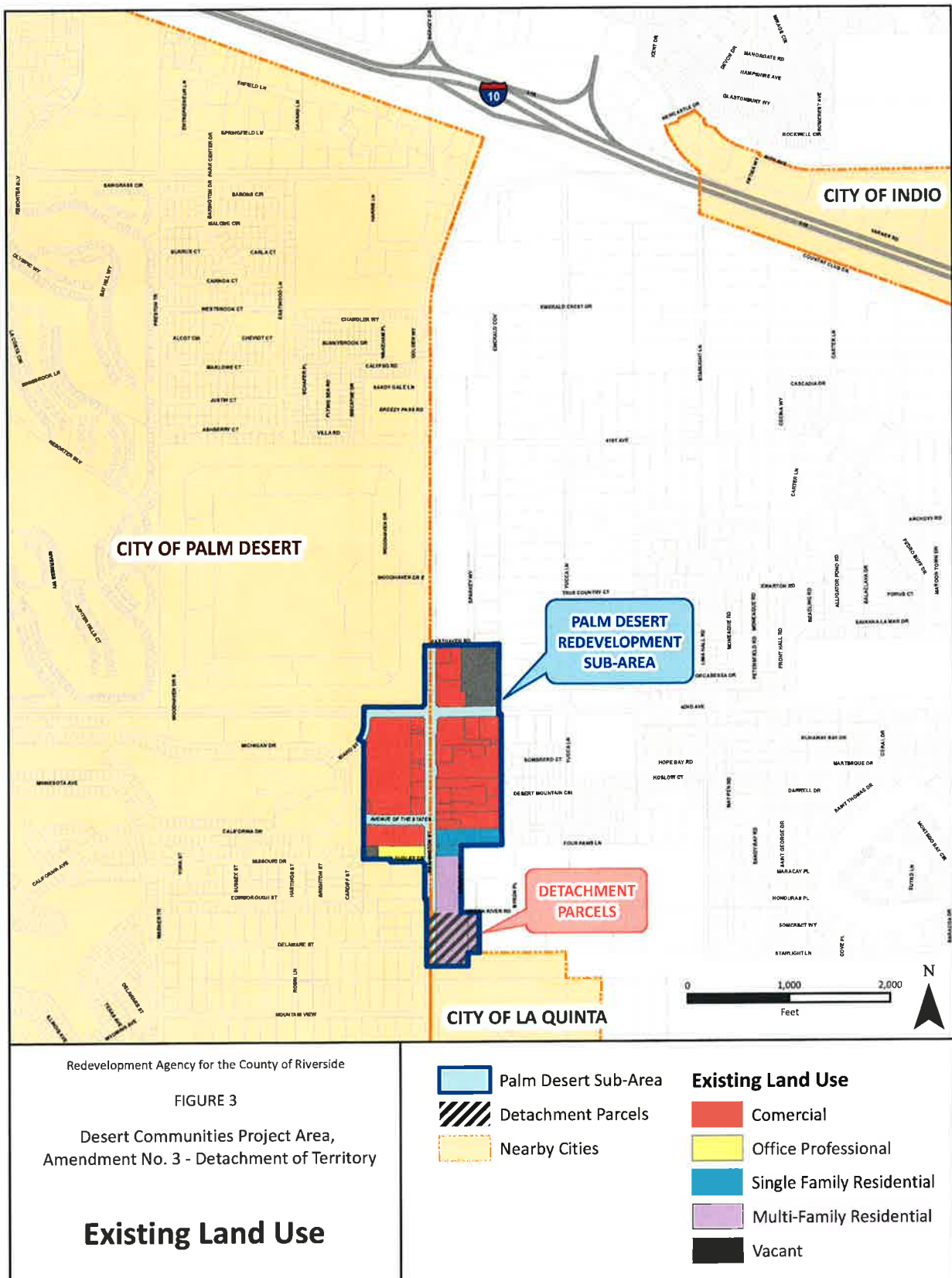
Adoption of the proposed Amendment will not result in any General Plan land use changes within either the Detachment Area or the Remaining Project Area. Furthermore, implementation of the proposed Amendment will not affect existing land uses in the immediately surrounding area. The proposed Amendment will result in the removal of the Detachment Area from the Existing Project Area, resulting only in changes to the distribution of land uses within the Remaining Project Area, as shown in Table 1, below. According to the City of La Quinta's General Plan, both parcels in the Detachment Area are designated for High Density Residential use. Figure 3 shows the existing land uses in the Palm Desert Sub-Area.

Table 1 Existing Land Use in Acres			
Land Use	Existing Project Area	Detachment Area	Amended Project Area
Commercial	35.80	0.00	35.80
Office Professional	1.37	0.00	1.37
Single-Family Residential	3.03	0.00	3.03
Multi-Family Residential	7.94	4.79	3.15
Vacant	5.52	0.00	5.52
Sub-Total	53.65	4.79	48.86
Street/R.O.W.	12.56	1.11	11.45
Total	66.21	5.9	60.31

### 3.3 FINDING OF URBANIZATION

At the time of adoption in 1986, the CCRL did not include a requirement that the Project Area be predominantly urbanized. The 1986 Report to Board does not address the urbanization status of the Palm Desert Sub-Area. Based on the December 2009 survey of the Palm Desert Sub-Area, the Existing Project Area is 100% urbanized. Table 2 below shows the acreage and percentage breakdown of urbanized land in the Existing Project Area, the Detachment Area, and the resulting Amended Project Area. Figure 4 shows the urbanization of the Palm Desert Sub-Area.

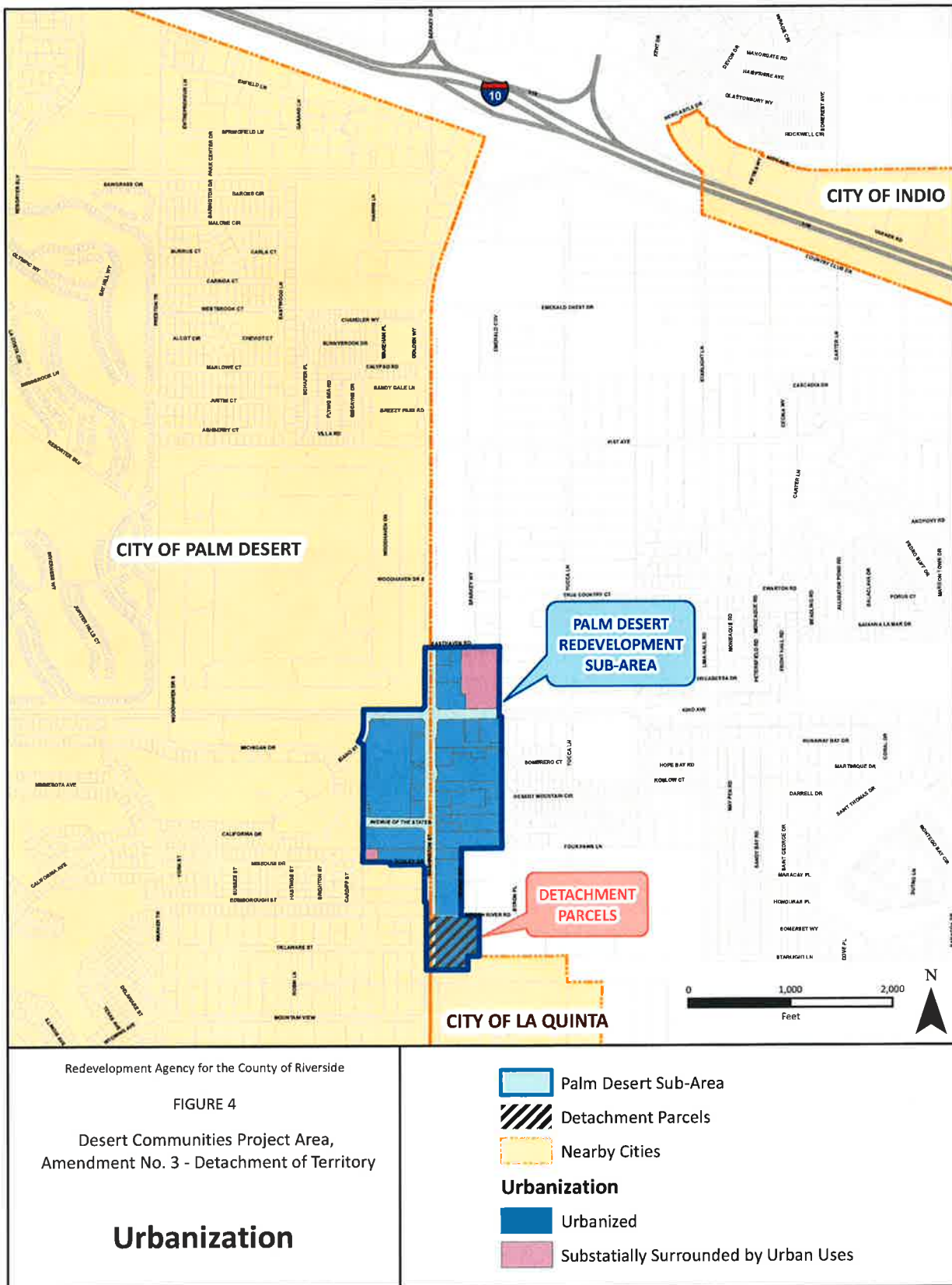
Table 2 Urbanization in Acres			
Urbanization Category	Existing Project Area	Detachment Area	Amended Project Area
Urbanized	48.14	4.79	43.34
Substantially Surrounded by Urban Uses	5.52	0.00	5.52
Sub-Total	53.65	4.79	48.86
Street/R.O.W.	12.56	1.11	11.45
<b>Total</b>	<b>66.21</b>	<b>5.9</b>	<b>60.31</b>
Percent Urbanized	100%	100%	100%





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Redevelopment Agency for the County of Riverside  
FIGURE 4  
Desert Communities Project Area,  
Amendment No. 3 - Detachment of Territory

## Urbanization



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## **4.0 IMPLEMENTATION PLAN**

On December 15, 2009, the Agency adopted the Five-Year Implementation Plan (the "Implementation Plan") for the Desert Communities Project Area. The Implementation Plan describes the specific goals and objectives of the Agency and the specific projects proposed to achieve said goals and objectives. The Implementation Plan also includes a program of actions and expenditures to be made over the five years following the adoption of the Implementation Plan and a description of how these projects will eliminate blighting conditions within the Existing Project Area. The Implementation Plan will continue to serve as the Implementation Plan for the Amended Project Area upon the adoption of the proposed Plan Amendment.



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## **5.0 ELIMINATION OF BLIGHT CANNOT BE ACCOMPLISHED BY PRIVATE ENTREPRISE ACTING ALONE**

CCRL Section 33352(d) requires the report submitted to the legislative body in connection with the proposed adoption of a redevelopment plan include an explanation of why the elimination of blight and the redevelopment of the proposed redevelopment project area could not be accomplished by private enterprise acting alone or by the legislative body's use of financing alternatives other than tax increment financing. As discussed in Chapter 1 of this Report, the Agency fully examined the blight and blighting conditions that existed within the Existing Project Area upon the adoption of the Existing Project Area in 1986. In addition, the Agency examined, analyzed and described the reasons why the elimination of blight and the redevelopment of the Existing Project Area could not reasonably be expected to be accomplished by private enterprise action alone or by the Board of Supervisor's use of financing other than tax increment financing, to the extent then required by the CCRL.

The proposed Amendment does not add any additional area to the Existing Project Area and the Agency is not proposing any other revisions to the Plan which would require that this element to be re-examined at this time. Therefore, no further discussion is required in this Report regarding the ability of private enterprise acting alone or the use of other than tax increment financing to eliminate blight in the Existing Project Area.



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## **6.0 PROJECT FEASIBILITY**

CCRL Section 33352(d) requires the report submitted to the legislative body in connection with the proposed adoption of a redevelopment plan include an explanation of why the elimination of blight and the redevelopment of the proposed redevelopment project area could not be accomplished by private enterprise acting alone or by the legislative body's use of financing alternatives other than tax increment financing. As discussed in Chapter 1 of this Report, the Agency fully examined the blight and blighting conditions that existed when the 1986 Report to Board originally adopting the Palm Desert Sub-Area was adopted.

Redevelopment is funded through tax increment and nothing in this Amendment will alter that method. The removal of the two Detachment Parcel will lower the base year valuation and increase the amount of increment collectible, as the Detachment Parcels are currently publicly owned and do not contribute to the current tax increment revenue. Removal of the Detachment Parcels will increase the amount of tax increment available to the Agency, but will not affect the amount of property tax revenue received by taxing entities such as the County General Fund or school districts.



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## **7.0 RELOCATION METHOD**

On November 3, 1998, the Agency adopted Resolution No. RDA 98-20, approving a Relocation Plan in accordance with CCRL Section 33411. The Relocation Plan's purpose is to ensure that relocation activities, if any, are properly carried out with a minimum of hardship to any displacees. In this regard, the Relocation Plan assures that decent, safe, and sanitary housing is available at prices displacees can afford. In addition, the Relocation Plan ensures that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. Furthermore, the Relocation Plan provides a mechanism for allocation relocation payments to persons displaced as a result of Agency activities. The Relocation Plan sets forth qualifications and conditions for such relocation payments. The amounts for relocation payments set forth in the Relocation Plan may be exceeded if conditions warrant a higher payment; however, the Agency is not required to make such a payment.

Adoption of the proposed Amendment will not affect the Agency's ability to implement the provisions contained within the Relocation Plan, nor are any changes required.



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## **8.0 ENVIRONMENTAL EVALUATION**

In accordance with the CCRL and with the California Environmental Quality Act (CEQA), as amended, an environmental review, in the form of an Initial Study, was prepared to evaluate the potential impacts of the proposed Plan Amendment. As a result of this review, a Negative Declaration ("Neg Dec") was prepared and circulated to the State Clearinghouse, responsible agencies, affected taxing agencies, and other interested parties for review and comment. A copy of the Final Initial Study and Negative Declaration is attached to this Report as Appendix B. This attached document contains the Initial Study, the Negative Declaration, pertinent findings, comments received and responses to those comments.



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## **9.0 REPORT OF THE COUNTY FISCAL OFFICER**

The Riverside County Fiscal Officer prepared and sent reports to the Agency pursuant to CCRL Section 33328 for the base year of the rolls last equalized on August 20, 2009, for the proposed Project Area. The Report is included on the immediately following pages.

CCRL Section 33328 requires that the county officials that are charged with the responsibility of allocating taxes under Sections 33670 and 33670.5 prepare and deliver to the redevelopment agency and each of the taxing agencies a report which includes the following:

- (a) The total assessed valuation of all taxable property within the project area as shown on the base year assessment roll.
- (b) The identification of each taxing agency levying taxes in the project area.
- (c) The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the project area, including state subventions for homeowners, business inventory, and similar subventions.
- (d) For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the project area.
- (e) The estimated first year taxes available to the redevelopment agency, if any, based upon information submitted by the redevelopment agency, broken down by taxing agencies.
- (f) The assessed valuation of the project area for the preceding year, or, if requested by the redevelopment agency, for the preceding five years, except for state assessed property on the board roll. However, in preparing this information, the requirements of Section 33670.5 shall be observed. The assessed value shall be reported by block if the property is divided by blocks, or by any other geographical area as may be agreed upon by the agency and county officials.

The report of the county taxing official required by CCRL Section 33328.1 is included on the following pages.



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OFFICE OF THE  
COUNTY AUDITOR-CONTROLLER

County Administrative Center  
4080 Lemon Street, 11<sup>th</sup> Floor  
P.O. Box 1326  
Riverside, CA 92502-1326  
(951) 955-3800  
Fax (951) 955-3802



Robert E. Byrd, CGFM  
AUDITOR-CONTROLLER

Bruce Kincaid, MBA  
ASSISTANT  
AUDITOR-CONTROLLER

**RECEIVED**

By KB at 9:22 am, Mar 22, 2010

March 17, 2009

Ms. Rohini Dasika  
Economic Development Agency  
1325 Spruce Street  
Riverside, CA 92507

Dear Ms. Dasika:

In accordance with Health and Safety Code 33328, we submit the following fiscal information for the Desert Communities Project Area - Palm Desert Sub Area Redevelopment Project within the County of Riverside.

- Exhibit A Total Assessed Valuation of Taxable Property within the Project Area for the 2008-09 Base Year.
- Exhibit B Affected Taxing Entities.
- Exhibit C Estimated Property Tax Revenue for each Affected Taxing Entity from the Base Year Assessments.
- Exhibit D Estimated Property Tax Revenue for each Affected Taxing Entity for the 2009-10 Fiscal Year (within the Project Area).
- Exhibit E Estimated First Year Taxes available to the Redevelopment Agency.

If you have any questions, please contact Donna Zeeb at (951) 955-0323.

Sincerely,

ROBERT E. BYRD  
Auditor-Controller

By:   
Pam Elias, Interim Chief Accountant  
Property Tax Division

CC: Supervisor Roy Wilson  
County Executive Office  
County Counsel  
County Assessor  
All Affected Taxing Agencies  
Ernie Glover, President

**Exhibit A**

Desert Communities Project Area - Palm Desert Sub Area Detachment (01-1181)  
County of Riverside Redevelopment Agency  
**Desert Communities Project Area - Detachment**  
**Palm Desert Sub Area (01-1181)**  
Total Assessed Value of Taxable Property  
Within the Project Area  
2008-09 Base Year

Secured	\$	(2,151,086)
Unsecured	\$	-
S.B.E.	\$	-
Total	\$	<u>(2,151,086)</u>

Health Safety Code 33328 A

**Exhibit B**

Desert Communities Project Area - Palm Desert Sub Area Detachment (01-1181)  
County of Riverside Redevelopment Agency  
**Desert Communities Project Area - Detachment**  
**Palm Desert Sub Area (01-1181)**  
Estimated Fiscal Year 2010-11 Taxes

01 1001	GENERAL
01 1121	COUNTY FREE LIBRARY
01 1123	COUNTY STRUCTURE FIRE PROTECTION
02 2375	CITY OF LA QUINTA
03 1623	COACHELLA VAL JT BLO HIGH
03 2001	DESERT SANDS UNIFIED SCHOOL
03 9001	DESERT COMMUNITY COLLEGE
03 9896	RIV. CO. OFFICE OF EDUCATION
04 1110	RIV CO REG PARK & OPEN SPACE
04 1852	CSA 152
04 4015	COACHELLA VALLEY PUBLIC CEMETERY
04 4555	CV MOSQ & VECTOR CONTROL
04 4611	COACHELLA VALLEY REC AND PARK
04 4821	COACHELLA VALLEY COUNTY WATER
04 5858	COACHELLA VAL IMP DST 58
04 5859	COACHELLA VAL IMP DST 81
18 4061	CITRUS PEST CONTROL 2
28 4705	COACHELLA VALLEY RESOURCE CONSER
28 4831	CVC WTR IMP DST 1 DEBT SV
38 4822	COACH VAL CO WTR STORM WTR UNIT

Health Safety Code 33328 B

Exhibit C

Desert Communities Project Area - Palm Desert Sub Area Detachment (01-1181)  
 County of Riverside Redevelopment Agency  
 Desert Communities Project Area - Detachment  
 Palm Desert Sub Area (01-1181)  
 Estimated Fiscal Year 2010-11 Taxes  
 Taxing Entity From 2008-09 Assessment Roll  
 Within the Project Area

		Percent of Taxes	Estimated Base Year Revenue
01 1001	GENERAL	0.21678035	(4,663)
01 1121	COUNTY FREE LIBRARY	0.02798606	(602)
01 1123	COUNTY STRUCTURE FIRE PROTECTION	0.06024569	(1,296)
02 2375	CITY OF LA QUINTA	0.08398891	(1,807)
03 1623	COACHELLA VAL JT BLO HIGH	0.00000000	-
03 2001	DESERT SANDS UNIFIED SCHOOL	0.37155775	(7,993)
03 9001	DESERT COMMUNITY COLLEGE	0.07720835	(1,661)
03 9896	RIV. CO. OFFICE OF EDUCATION	0.04200532	(904)
04 1110	RIV CO REG PARK & OPEN SPACE	0.00437224	(94)
04 1852	CSA 152	0.00000000	-
04 4015	COACHELLA VALLEY PUBLIC CEMETERY	0.00348694	(75)
04 4555	CV MOSQ & VECTOR CONTROL	0.01405023	(302)
04 4611	COACHELLA VALLEY REC AND PARK	0.02125053	(457)
04 4821	COACHELLA VALLEY COUNTY WATER	0.02807186	(604)
04 5858	COACHELLA VAL IMP DST 58	0.00000000	-
04 5859	COACHELLA VAL IMP DST 81	0.00000000	-
16 4061	CITRUS PEST CONTROL 2	0.00000000	-
26 4705	COACHELLA VALLEY RESOURCE CONSER	0.00035890	(8)
26 4831	CVC WTR IMP DST 1 DEBT SV	0.01309925	(282)
38 4822	COACH VAL CO WTR STORM WTR UNIT	0.03553672	(764)
		<b>1.00000000</b>	<b>(21,511)</b>

Health Safety Code 33326 C

Exhibit D

Desert Communities Project Area - Palm Desert Sub Area Detachment (01-1181)  
County of Riverside Redevelopment Agency  
**Desert Communities Project Area - Detachment**  
**Palm Desert Sub Area (01-1181)**  
Estimateec  
Estimated Property Tax Revenue for Each Affected  
Taxing Entity From 2009-10 Assessment Roll  
Both Within and Without the Project Area

		SECURED	UNSECURED	HOX CREDIT
01 1001	GENERAL	175,830,571	9,960,871	2,763,155
01 1121	COUNTY FREE LIBRARY	10,954,557	616,488	172,346
01 1123	COUNTY STRUCTURE FIRE PROTECTION	36,186,323	2,335,587	569,311
02 2375	CITY OF LA QUINTA	1,752,546	89,949	27,572
03 1623	COACHELLA VAL JT BLO HIGH	-	-	-
03 2001	DESERT SANDS UNIFIED SCHOOL	51,472,591	2,680,248	809,806
03 9001	DESERT COMMUNITY COLLEGE	23,518,196	1,236,298	370,006
03 9896	RIV. CO. OFFICE OF EDUCATION	54,336,876	3,037,832	854,871
04 1110	RIV CO REG PARK & OPEN SPACE	3,937,474	214,404	61,947
04 1852	CSA 152	-	-	-
04 4015	COACHELLA VALLEY PUBLIC CEMETERY	408,358	21,368	6,425
04 4555	CV MOSQ & VECTOR CONTROL	3,043,370	159,936	47,881
04 4611	COACHELLA VALLEY REC AND PARK	2,098,437	109,719	32,983
04 4821	COACHELLA VALLEY COUNTY WATER	6,175,823	320,495	97,163
04 5858	COACHELLA VAL IMP DST 58	-	-	-
04 5859	COACHELLA VAL IMP DST 81	-	-	-
18 4061	CITRUS PEST CONTROL 2	-	-	-
28 4705	COACHELLA VALLEY RESOURCE CONSER	106,321	5,722	1,673
28 4831	CVC WTR IMP DST 1 DEBT SV	1,445,418	77,135	22,740
38 4822	COACH VAL CO WTR STORM WTR UNIT	7,226,467	375,811	113,692

Health Safety Code 33328 D

Exhibit E

Desert Communities Project Area - Palm Desert Sub Area Detachment (01-1181)  
County of Riverside Redevelopment Agency  
**Desert Communities Project Area - Detachment**  
**Palm Desert Sub Area (01-1181)**  
Estimated Fiscal Year 2010-11 Taxes  
Available to the Redevelopment Agency

Total Assessed Value 2008-09	\$ (2,151,086)
Forecasted Increase 2%	<u>(43,022)</u>
Total Assessed Value 2009-10	\$ (2,194,108)
Less: 2008-09 Base Year	<u>(2,151,086)</u>
Assessed Value Increment 2009-10	(43,022)
Estimated Tax Increment - 1%	(430)

Assumes a 2% growth rate and makes no adjustments for any tax sharing agreements.

Health Safety Code 33328 E

## **10.0 NEIGHBORHOOD IMPACT REPORT**

CCRL Section 33352(m) requires the Report to Board to include a Neighborhood Impact Report if the project area contains low- or moderate-income housing. The Detachment Area consists of two parcels on which a multi-family housing complex serving seniors and some disable individuals is currently located. The complex has 73 units and both parcels are the same ownership. Section 33352(m) requests the information below:

- 1) *The number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project.*

No dwelling units are expected to be destroyed or removed from the low- and moderate-income housing market as part of this Amendment. The units affected by this Detachment will continue to be available to lower-income individuals and families under the general oversight of the La Quinta Redevelopment Agency.

- 2) *The number of persons and families of low or moderate income expected to be displaced by the project.*

For the reasons stated above, no persons or families of low or moderate income expected to be displaced by the project.

- 3) *The general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413.*

The Redevelopment Agency of the City of La Quinta, the owner of the properties, has stated that its intention is to rehabilitate the housing complex after it has been detached from the County Redevelopment Plan. The Redevelopment Agency of the County of Riverside has no intention of initiating any rehabilitation, development, or construction in the Detachment Area. The parcels are located at 42-800 Washington Street, Bermuda Dunes, CA 92220.

- 4) *The number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, other than replacement housing.*

The Redevelopment Agency of the County of Riverside will not be involved in construction or rehabilitating dwelling units in the Detachment Area.

- 5) *The projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation.*

As the Redevelopment Agency of the County of Riverside will not be constructing or rehabilitating housing units in the Detachment Area, no discussion of financing such activities is necessary.

- 6) *A projected timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives.*

As the Redevelopment Agency for the County of Riverside will not be involved in any relocation, rehabilitation, or replacement of housing units, there is no timetable for said activities.



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## **11.0 ANALYSIS OF THE REPORT OF THE COUNTY FISCAL OFFICER AND A SUMMARY OF TAXING AGENCY CONSULTATIONS**

As discussed in Chapter 9.0, the report of the County Fiscal Officer prepared and sent a report to the Redevelopment Agency pursuant to CCRL Section 33328.

The detachment of territory from the Palm Desert Sub-Area will result in a reduction of the base year value as shown in the 33328 Report in Chapter 9.0.

Consultations with the taxing agencies are due to be held on April 20, 2010. The taxing agencies will be notified by certified letter and a summary of those consultations will be included in the final Report to Board.

Implementation of the Detachment will remove \$2,151,086 in assessed valuation from the Palm Desert Sub-Area. However, since the Detachment area is publicly owned and thus not taxable, total property tax receipts, including tax increment and base receipts, from the Palm Desert Sub-Area will not change.

While Table C of the 33328 Report shows negative "Estimated Base Year Revenue" for taxing entities serving the Detachment Area, the real change will be neither positive nor negative since the land is not taxable. As such, the fiscal effect on taxing agencies is null.



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# APPENDICES

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**APPENDIX A**

**AMENDED REDEVELOPMENT PLAN & LEGAL  
DESCRIPTION**

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### **Amendment to Redevelopment Plan for the Desert Communities Project Area**

This Amendment No. 3 to the Desert Communities Project Area is only to detach two parcels from the Palm Desert Sub-Area. It shall not be construed to alter the Redevelopment Plan adopted by Ordinance No. 638 on December 23, 1986, and amended on July 20, 1999, by Ordinance Numbers 794 and 795, and by Ordinance No. 886 on January 8, 2009, in any other manner.

The legal description and map for Amendment No. 3 to the Desert Communities Project Area appears on the following pages.



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**Detachment of Territory from Desert Community Project Area-  
Palm Desert Sub-Area**

**Geographic Description**

This boundary description is to be used in conjunction with the boundary map of the Detachment of Territory from Desert Community Project Area- Palm Desert Sub-Area, for the County of Riverside. The course numbers shown on this description correspond with the course numbers of the boundary map. The description is for that portion of real property of the County of Riverside, State of California described as follows:

**Detachment Area**

EXCLUDED THERE FROM:

P.O.B.

Beginning at a point on the existing boundary of the Redevelopment Project No. 4, Palm Desert Country Club Community Project Area, as existed on December 23, 1986, said point also being the Southeast corner of Parcel 21, as shown on Book 609, Page 04, last revised February 11, 2008; thence

- Course 1. Easterly along the Northerly line of Parcel 7 and Parcel 23, as shown on Book 609, Page 04, last revised February 11, 2008, a distance of 277 feet, more or less, to the Northeast corner of said last described Parcel 23; thence
- Course 2. Southerly along the Easterly line of said Parcel 23, a distance of 370 feet, more or less, to its intersection with the Southeast corner of said Parcel 23; thence
- Course 3. Westerly along the Southerly line of said Parcel 23, a distance of 105 feet, more or less, to its intersection with the Southwest corner of said Parcel 23, said corner also being a point along the Easterly line of said last described Parcel 7; thence
- Course 4. Southerly along said last described Easterly line of said Parcel 7, a distance of 130 feet, more or less, to its intersection with the Southeast corner of said Parcel 7; thence
- Course 5. Westerly along the Southerly line of said Parcel 7 and its Westerly prolongation, a distance of 360 feet, more or less, to its intersection with the Westerly right of way line of Washington Street, variable width; thence

- Course 6. Northerly along said last described Westerly right of way line of Washington Street, a distance of 475 feet, more or less, to its intersection with the Westerly prolongation of the Northerly line of said Parcel 7; thence
- Course 7. Easterly along said last described Northerly line, a distance of 245 feet, more or less, to the point of beginning;

Total acres excluded = Approximately 5.90 Acres

**DETACHMENT OF TERRITORY FROM DESERT COMMUNITY  
PROJECT AREA-PALM DESERT SUB-AREA**

**LEGEND**

REDEVELOPMENT PROJECT NO. 4,  
PALM DESERT COUNTRY CLUB  
COMMUNITY PROJECT AREA

DETACHMENT OF TERRITORY FROM  
DESERT COMMUNITY PROJECT  
AREA-PALM DESERT SUB-AREA

COURSE NO.

POINT OF BEGINNING

⑦

P.O.B.

**TOTAL ACRES IN DETACHMENT AREA = 5.90 ACRES**

REDEVELOPMENT PROJECT NO. 4,  
PALM DESERT COUNTRY CLUB  
COMMUNITY PROJECT AREA

STREET

WASHINGTON

P.O.B.

DETACHMENT OF TERRITORY FROM DESERT COMMUNITY  
PROJECT AREA-PALM DESERT SUB-AREA

609-04-07

609-04-23

SCALE 1"=200'

N

0 100 200 400 800

GRAPHIC SCALE

DATE: DECEMBER 2, 2009  
JH 08-04



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**APPENDIX B**

**INITIAL STUDY AND NEGATIVE DECLARATION**

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February 2010

**Initial Study for the  
Desert Communities Project  
Area, Amendment No. 3 –  
Palm Desert Sub-Area,  
Detachment of Territory**

**REDEVELOPMENT AGENCY  
FOR THE COUNTY OF RIVERSIDE**



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# **Initial Study**

DESERT COMMUNITIES PROJECT AREA

AMENDMENT NO.3 –

PALM DESERT SUB-AREA,

DETACHMENT OF TERRITORY

*Prepared by:*

URBAN FUTURES, INC.



*In Cooperation with the:*

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

February 2010



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## **[PROPOSED] NEGATIVE DECLARATION**

**LEAD AGENCY:** Redevelopment Agency for the County of Riverside  
3403 10<sup>th</sup> Street, 3<sup>rd</sup> Floor, Riverside, CA 92501

**PROJECT NAME:** County of Riverside Redevelopment Project, Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area, Palm Desert Sub-Area (hereafter referred to as the "Amendment No. 3").

**PROJECT PROPONENT:** Redevelopment Agency for the County of Riverside (hereafter referred to as the "Agency")

**PREPARED BY:** County of Riverside Redevelopment Agency (Lead Agency)

**PROJECT LOCATION:** Unincorporated Area of Riverside County, the City of Palm Desert, County of Riverside and the City of La Quinta, County of Riverside. See Project Area Map, included herewith and made part hereof by reference.

**PROJECT DESCRIPTION:** The Redevelopment Agency for the County of Riverside (the "Agency") is proposing to remove approximately 5.90 acres (the "Detachment Area") from the 66.21-acre Palm Desert Redevelopment Sub-Area of the Redevelopment Plan for the Desert Communities Redevelopment Project Area (the "Existing Project Area"). Following the removal of the Detachment Area from the Existing Project Area, 60.31 acres will remain in the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area (the "Remaining Project Area" or "Amended Project Area"). No other changes to the Redevelopment Plan are being considered at this time.

**MITIGATION MEASURES:** None recommended.

**DETERMINATION:** Pursuant to the Initial Study, on file in the County Redevelopment Agency's Office at the address above, potential physical impacts resulting from Amendment No. 3 have been evaluated within environmental impact analyses previously prepared pursuant to the California Environmental Quality Act (CEQA) and applicable to the proposed (see Initial Study, Section V – Documents Relied on in the Initial Study, Incorporated by Reference, and Availability for Review; and Section VI – Project Description and Objectives, Responsible Agencies and Initial Study Purpose). Amendment No. 3 is administrative in character, and the Plan, as proposed to be amended, will in and of itself effect no physical impacts in the Amended Project Area. The Initial Study prepared for Amendment No. 3 shows there is no substantial evidence, in light of the whole record before the Agency, as Lead Agency, that Amendment No. 3 will have a significant effect on the environment that has not been previously evaluated and, as necessary, mitigated as part of previous environmental analyses.

Therefore, an Initial Study having been conducted and a finding made that the proposed action will have no significant effect on the environment in accordance with CEQA Guidelines 15070(a), the Agency, as Lead Agency, hereby determines that an environmental impact report is not required for Amendment No. 3 and adoption of a Negative Declaration is appropriate.



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## NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN** that in accordance with the California Environmental Quality Act Guidelines Section 15063, the Redevelopment Agency for the County of Riverside (the "Agency") has completed an "Initial Study" for the proposed Amendment ("Amendment No. 3") to the Redevelopment Plan (the "Plan") for the Palm Desert Sub-Area of the Desert Communities Redevelopment Project Area (hereafter referred to as the "Project," or the "Amended Project Area," as appropriate). Initial Study conclusions indicate that preparation and adoption of a negative declaration of environmental impact (the "Negative Declaration") is the appropriate approach to CEQA compliance with regard to the Amendment No. 3 action, because the Initial Study demonstrates there is no substantial evidence that the Plan, as proposed to be amended by Amendment No. 3 (hereafter referred to as the "Amended Plan"), will have a significant effect on the environment, either as a result of previously completed CEQA compliance with mitigation measures previously adopted, or in and of itself. A map of the Project Area is included herewith and made part hereof by reference. The Initial Study is on file at the Agency's offices at the address below.

**PROPOSAL:** Proposed Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area, Palm Desert Sub-Area.

**APPLICANT:** County of Riverside Redevelopment Agency (as Lead Agency)

**PREPARED BY:** Lead Agency

**PROJECT DESCRIPTION:** The Redevelopment Agency for the County of Riverside (the "Agency") is proposing to remove approximately 5.90 acres (the "Detachment Area") from the 66.21-acre Palm Desert Redevelopment Sub-Area of the Redevelopment Plan for the Desert Communities Redevelopment Project Area (the "Existing Project Area"). Following the removal of the Detachment Area from the Existing Project Area, 60.31 acres will remain in the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area (the "Remaining Project Area" or "Amended Project Area"). No other changes to the Redevelopment Plan are being considered at this time.

**LOCATION/ ENVIRONMENTAL SETTING:** The Project Area is located within the unincorporated limits of the County of Riverside, the incorporated limits of the City of Palm Desert and the incorporated limits of the City of La Quinta, County of Riverside, State of California. See the Project Area map included herewith. The Project Area is an urbanized area located in an urban setting. In accordance with CEQA Guidelines Section 15072(f)(3), no locations contained within the Project Area have been identified as hazard waste facilities, land designated as hazardous waste property, and/or hazardous waste disposal sites on lists enumerated under Government Code Section 65962.5.<sup>1</sup>

**REVIEW PERIOD:** From the date of this Notice shown below until **March 5, 2010, 5:30 p.m.**

**DOCUMENT(S) LOCATION:** A copy of the proposed Negative Declaration, including the Initial Study with Environmental Checklist and documents referred to therein, are available for review at the County of Riverside Economic Development's Office, 3403 10<sup>th</sup> Street, 3<sup>rd</sup> Floor Riverside, CA 92501. The County of Riverside Economic Development's office hours are: Monday through Thursday, 7:30 a.m. to 5:30 p.m.

**PUBLIC HEARING:** County Board Chambers, 4080 Lemon Street, Riverside, CA 92501, at a date and time to be determined.

Written comments, if any, may be sent to Mr. Steve Gonzales, Project Manager, UFI Redevelopment Planning, 3111 N. Tustin Street, Suite 230, Orange, CA, 92865-1753 **on or before March 5, 2010**. Please include the name and telephone number of a contact person in your letter. If you have questions regarding the content of this notice, please call (714) 283-9334.

Be advised that if you challenge the adoption of the Negative Declaration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the County of Riverside Economic Development's Office at the address listed above at or prior to the joint public hearing.

**Attachments:** Negative Declaration  
Initial Study

Date February 1, 2010

<sup>1</sup> Department of Toxic Substances Control EnviroStor Database, <http://www.envirostor.dtsc.ca.gov/public/>.



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**ENVIRONMENTAL CHECKLIST FORM**

**INITIAL STUDY**

**I. PROJECT INFORMATION**

**1. Project Title:**

County of Riverside Redevelopment Project, Amendment No. 3 to the Redevelopment Plan for the Desert Communities Project Area, Palm Desert Sub-Area

**2. Lead Agency Name and Address:**

Redevelopment Agency for the County of Riverside  
3403 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Riverside, CA 92501

**3. Contact Person and Phone Number:**

Mr. Steve Gonzales  
Urban Futures, Inc.  
3111 North Tustin Avenue, Suite 230  
Orange, CA 92865  
(714) 283-9334

**4. Project Location:**

Portions of the unincorporated Area of Riverside County; portions of the City of Palm Desert, County of Riverside; and portions of the City of La Quinta, County of Riverside

**5. Project Sponsor's Name and Address:**

Robert Field, Executive Director  
Riverside County Economic Development Agency  
3403 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Riverside, CA 92501  
(951) 955-8916

**6. Project Description:**

The Redevelopment Agency for the County of Riverside (the "Agency") is proposing to remove 5.90 acres (the "Detachment Area") from the 66.21-acre Palm Desert Redevelopment Sub-Area of the Redevelopment Plan for the Desert Communities Redevelopment Project Area (the "Existing Project Area"). Following the removal of the Detachment Area from the Existing Project Area, 60.31 acres will remain in the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area (the "Remaining Project Area" or "Amended Project Area"). No other changes to the Redevelopment Plan are being considered at this time.

**7. General Plan Land Use Designation(s):**

Permitted Redevelopment Plan Land Uses consistent with General Plan Designations and Zoning Code regulations:

Detachment Area – High Density Multi-Family Residential

Amended Project Area - Commercial, Single Family Residential, Multi-Family Residential, Office Professional

**8. Zoning Designation(s):**

Consistent with General Plan Land Use Designations

*County of Riverside Redevelopment Project, Amendment No. 3  
to the Desert Communities Redevelopment Project Area*

**9. Surrounding Land Use and Settings: Briefly describe the project's surroundings:**

The areas surrounding the Detachment Area is variously surrounded by residential and undeveloped land uses. The Amended Project Area is variously surrounded by residential, commercial and vacant land uses.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

County of Riverside Board of Supervisors

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

**III. LEAD AGENCY DETERMINATION:**

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

ROBERT FIELD, EXECUTIVE DIRECTOR

Printed Name, Title

February 1, 2010

Date

Riverside County Economic Development Agency

For

February 2010

#### **IV. DEFINITIONS**

The following **bold** terms shall have the following meanings unless the context in which they are used clearly requires otherwise:

**"Agency"** means the Redevelopment Agency for the County of Riverside.

**"Amended Project Area"** means the approximately 61.21 acres that will remain as the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area, also referred to as the "Remaining Project Area".

**"Amendment No. 3"** means the proposed Redevelopment Plan Amendment to detach two parcels from the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area, also referred to as the "Project".

**"CEQA"** means the California Environmental Quality Act (CEQA; Public Resources Code, Section 21000, et seq., referred to as the "CEQA Statutes," and Title 14, California Code of Regulations, Section 15000, et seq., referred to as the "CEQA Guidelines") as currently drafted and as may be amended from time to time.

**"CCRL"** means the California Community Redevelopment Law, Section 33000, et seq. of the California Health and Safety Code as currently drafted and as may be amended from time to time.

**"Board of Supervisors"** and **"County"** mean the Board of Supervisors of the County of Riverside and the County of Riverside, State of California, respectively; the Board of Supervisors is also the Agency's Board of Directors (the "Agency Board").

**"Detachment"** means the proposed County of Riverside Redevelopment Detachment as described under Project Description, below.

**"Detachment Area"** means the area of the Detachment from the County of Riverside Palm Desert Sub-Area of the Desert Communities Redevelopment Project Area, consisting of approximately 5.90 acres located within the boundaries of the City of La Quinta. The Detachment Area is described in more detail under Project Description below and shown on the Map in Attachment "A" hereto, incorporated herein by reference.

**"Existing Project Area"** means the existing approximately 66.21 acres known as the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area.

**"Project"** means the proposed Redevelopment Plan Amendment to detach two parcels from the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area, also referred to as the "Amendment No. 3".

**"Redevelopment Plan"** or **"Plan"** means the Redevelopment Plan for the Detachment.

**"Remaining Project Area"** means the approximately 61.21 acres that will remain as the Palm Desert Redevelopment Sub-Area of the Desert Communities Redevelopment Project Area, also referred to as the "Amended Project Area".

**"State"** means the State of California.

**V. DOCUMENTS RELIED ON IN THE INITIAL STUDY, INCORPORATION BY REFERENCE, AND AVAILABILITY FOR REVIEW**

- City of La Quinta, *City of La Quinta Comprehensive General Plan*, approved March 20, 2002, and as subsequently revised from time to time.
- County of Riverside, *Riverside County General Plan*, adopted October 7, 2003, by Board of Supervisors Resolution No. 2003-487, as may be amended from time to time
- City of Palm Desert, *City of Palm Desert Comprehensive General Plan*, approved March 15, 2004, and subsequently revised from time to time.
- County of Riverside, *Riverside County General Plan Final Program Environmental Impact Report*, adopted October 7, 2003 by Board of Supervisors Resolution No. 2003-488.
- Redevelopment Plan – the Desert Communities Project Area, adopted on December 23, 1986, by Ordinance No. 638.

Copies of the above City of La Quinta document is available for public review at La Quinta City Hall, Planning Department, 78495 Calle Tampico, La Quinta, CA 92253, the County of Riverside Redevelopment Plan document at the Agency/County offices, 3403 10<sup>th</sup> Street, 3<sup>rd</sup> Floor, Riverside, CA 92501, and the City of Palm Desert General Plan at the Palm Desert Planning Department, 73-510 Fred Waring Drive, Palm Desert, CA 92260.

**VI. PROJECT DESCRIPTION AND OBJECTIVES, RESPONSIBLE AGENCIES AND INITIAL STUDY PURPOSE**

**1. Project (“Detachment”) Description**

The County of Riverside Board of Supervisors adopted the Plan for the Original Project on December 23, 1986, by Ordinance No. 638 and subsequently amended it in 1999 and 2009. The Agency is proposing to remove 5.90 acres from the 66.21-acre Existing Project Area. Following the removal of the Detachment Area from the Existing Project Area, 61.42 acres will remain in the Remaining Project Area. No other changes to the Redevelopment Plan are being considered at this time.

The Detachment Area contains two parcels. The westerly parcel is fully developed with 72 apartment units. The second parcel is adjacent to and located to the east of the first parcel, and is developed with one structure that serves the 72 apartment complex and includes a manager's unit, a recreation room and a laundry room. The Detachment Area (shown in Attachment “A” – Detachment Area Map) is generally bounded by Hidden River road to the north, Washington street to the west, and Darby Road to the south. The eastern border varies between Byron Place and Lima Hall Road.

According to CCRL Section 33450, if at any time after the adoption of a redevelopment plan for a project area by the legislative body, it becomes necessary or desirable to amend or modify such plan, the legislative body may by ordinance amend such plan upon the recommendation of the agency. The Agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the project area to add land or exclude land from the from the project area.

**2. Amendment Objectives**

The purpose of Amendment No. 3 is to detach two parcels from the Existing Project Area, as permitted by CCRL Section 33451.5. At the time of adoption in 1986, the parcels were privately owned and within the County's jurisdiction. Since that time, the two parcels have been purchased by the City of La Quinta's Redevelopment Agency and are now within the boundaries of the City of La Quinta. The Agency would like to detach the parcels so that the La Quinta Redevelopment Agency may attach them to

their redevelopment project area and use them to meet their state-mandated inclusionary housing requirements.

A secondary effect of the detachment is that since the parcels are now publicly-owned and no longer generate property tax revenue for the County or the redevelopment Project, the removal of the parcels from the Project area will lower the base value of the Palm Desert sub-area, thereby increasing the amount of tax increment revenue the Agency is able to collect.

The Amendment No. 3 does not propose any of the following:

- a. To add additional projects/programs to the Plan.
- b. To add territory to/from the Project Area.
- c. To modify any existing or create any new fiscal agreements with affected taxing entities.
- d. Any construction or reconstruction of any site-specific project in the Project Area.

The Amendment does not propose street layout changes, land use or zoning changes; it is an administrative modification to the Redevelopment Plan for reasons described above.

### **3. Responsible Agencies' Actions**

Adoption of the Plan will occur by ordinance of the Board of Supervisors of the County of Riverside. No other permits or approvals from other public agencies are required.

### **4. Purpose of the Initial Study**

The Agency has caused an initial study for Amendment No. 3 to be prepared pursuant to the requirements and procedures found in CEQA, as defined above, to determine if adoption of Amendment No. 3 may result in significant adverse environmental impacts on the Project Area's environment. The sole purpose of Amendment No. 3, discussed more fully above, is for the removal of certain territory from the Existing Project Area. Attached to this Initial Study as Attachment A is a map of the Detachment Area.

### **5. Persons Participating in the Initial Study**

CEQA Guidelines, Section 15063(d)(6) requires that the Initial Study include, in brief form, the name of the person or persons who prepared or participated in the Initial Study. The following persons provided information and/or participated in the preparation of the Initial Study:

- County of Riverside Economic Development Agency - Redevelopment: Rohini Dasika, Principal Development Specialist

The following members of Urban Futures, Inc., 3111 N. Tustin, Suite 230, Orange CA 92865, redevelopment consultants to the County, have participated in the preparation of this Initial Study:

- Ernie Glover, Managing Principal
- Steve Gonzales, Planner
- Kiran Bhalla, Assistant Planner
- Ashley Frazeur, Administrative Assistant

*County of Riverside Redevelopment Project, Amendment No. 3  
to the Desert Communities Redevelopment Project Area*

---

1. **AESTHETICS** – Would the Project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will impact a scenic vista, damage scenic resources, degrade the visual quality or character of a site, or generate inappropriate levels light and glare. For the following reasons, the proposed Project will have no significant impact in this regard.

The proposed Project will technically amend a previously adopted Redevelopment Plan, and will only affect the boundaries of the Existing Project Area. The proposed Project will not change land use patterns in the Detachment Area, Amended Project Area, or General Plan Land Use Policy Maps. No other changes to the Redevelopment Plan are being considered at this time.

The proposed Project will facilitate the continued implementation of the Redevelopment Plan, the primary goal of which is to eliminate conditions of blight from within the Existing Project Area, and is thus expected to have a demonstrably positive aesthetic effect on the Existing Project Area.

No further environmental assessment is required for purposes of the Proposed Amendment.

2. **AGRICULTURE RESOURCES** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will result in the conversion of prime farmland to a non-agricultural use, or conflict with agricultural zone designations. For the following reasons, the proposed Project has no significant impact in this regard.

The proposed Project will technically amend a previously adopted Redevelopment Plan, and will only affect the boundaries of the Existing Project Area and the Agency's time limits for certain redevelopment activities. The proposed Project will not change land use patterns in the Detachment Area, Amended Project Area, or General Plan Land Use Policy Maps. No other changes to the Redevelopment Plan are being considered at this time.

No lands within the Detachment Area or the Remaining Area are currently being used for agricultural purposes. Consequently, no significant adverse impacts from the Project relative to the above-defined agricultural resource factors are expected to occur.

No further environmental assessment is required for purposes of the Proposed Amendment.

*County of Riverside Redevelopment Project, Amendment No. 3  
to the Desert Communities Redevelopment Project Area*

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3. **AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial concentrations of pollutants. For the following reasons, the proposed Project will have no significant impact in this regard.

The proposed Project will technically amend a previously adopted Redevelopment Plan, and will only affect the boundaries of the Existing Project Area. The proposed Project will not change land use patterns in the Detachment Area, Remaining Project Area, or General Plan Land Use Policy Maps. No other changes to the Redevelopment Plan are being considered at this time.

No further environmental assessment is required for purposes of the Proposed Amendment.

4. **BIOLOGICAL RESOURCES** – Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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Comments:

**No impact.** A project will normally have a significant effect on the environment if it will substantially affect a rare or endangered species of animal or plant, or the habitat of a species; interfere substantially with the movement of any resident or migratory fish or wildlife species; or substantially diminish the habitat of fish, wildlife or plants. For the following reasons, the proposed Project will have no significant effect in this regard.

Since the proposed Project is administrative in nature and will not expand the boundaries of the Existing Project Area, no impacts to biological resources are expected as a result of its approval and adoption.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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**5. CULTURAL RESOURCES** – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study. For the following reasons, the proposed Project will have no significant effect in this regard.

As detailed in the Project Description Section of this Initial Study, the Proposed Amendment is administrative in nature and will not directly cause planning, development or redevelopment activities. Therefore, it is reasonable to conclude that the Proposed Amendment will have no significant environmental impacts upon cultural resources beyond those impacts identified in previously adopted CEQA compliance documents previously identified in this Initial Study, and which were prepared to evaluate the potential environmental impacts associated with establishing a redevelopment project area and, to the degree possible, potential impacts associated with implementation of the same.

The proposed Project is administrative in nature and will not expand the boundaries of the Existing Project Area. Since the proposed Project is administrative in nature and will not expand the boundaries of the Existing Project Area, no impacts to archaeological or cultural resources are expected as a result of its approval and adoption.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	No IMPACT
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**6. GEOLOGY AND SOILS – Would the project:**

- |      |   |                          |                          |                          |                                     |
|------|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a)   | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                          |                                     |
| i)   | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii)  | Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) | Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv)  | Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b)   | Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c)   | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d)   | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e)   | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	No IMPACT
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**Comments:**

**No Impact.** A project will normally have a significant effect on the environment if it will expose people or structures to major geologic hazards. For the following reasons, the proposed Project will have no significant effect in this regard.

The proposed Project will technically amend a previously adopted Redevelopment Plan, and will only affect the boundaries of the Existing Project Area. The proposed Project will not change land use patterns in the Detachment Area, Remaining Project Area, or General Plan Land Use Policy Maps. No other changes to the Redevelopment Plan are being considered at this time. Thus, the proposed Project will not result in any impacts relative to geology and soils.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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**7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will create a potential public health hazard or involve the use, production, or disposal of materials that pose a hazard to people, animal, or plant populations in the area affected. For the following reasons, the propose Project will have no significant impact in this regard.

The proposed Project will technically amend a previously adopted Redevelopment Plan, and will only affect the boundaries of the Existing Project Area. The proposed Project will not change land use patterns in the Detachment Area, Remaining Project Area, or General Plan Land Use Policy Maps. No other changes to the Redevelopment Plan are being considered at this time. Thus, the proposed Project will not result in any impacts relative to geology and soils.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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**8. HYDROLOGY AND WATER QUALITY – Would the project:**

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will substantially degrade water quality; contaminate a public water supply; substantially degrade or deplete ground water resources; interfere substantially with ground water recharge; or cause substantial flooding, erosion or siltation. For the following reasons, the proposed Project will have no significant impact in this regard.

The proposed Project will technically amend a previously adopted Redevelopment Plan, and will only affect the boundaries of the Existing Project Area. The proposed Project will not change land use patterns in the Detachment Area, Remaining Project Area, or General Plan Land Use Policy Maps. No other changes to the Redevelopment Plan are being considered at this time. Thus, the proposed Project will not result in any impacts relative to hydrology and water quality.

No further environmental assessment is required for purposes of the Proposed Amendment.

## VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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### 9. LAND USE AND PLANNING – Would the project:

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will conflict with adopted environmental plans and goals of the community where it is located. For the following reasons, the Project will have no impact in this regard.

The proposed Project does not include any specific development proposals; it merely contains an administrative amendment to the existing Redevelopment Plan that will allow its continued implementation by the Agency in the same manner in which it is currently being implemented. It is the Agency's intent to use the Redevelopment Plan to continue facilitating the elimination of blight from the Project Area and to encourage the development of currently underutilized land in accordance with the General Plan, Zoning Ordinance, and other County and City plans and policies. All future development in the Amended Project Area will continue to be subject to the review and approval processes of the County and City of Palm Desert. Although the Redevelopment Plan will not alter the extent or type of development now planned for the area, it may increase the rate at which such development occurs. Resultant impacts will be no greater than those anticipated in the environmental documentation for the County and City General Plans.

Furthermore, a redevelopment plan is not a land use proposal. Rather, it is an enabling tool to be used for the purpose of eliminating blight and encouraging the rehabilitation of currently underutilized land. The pattern of land use in the Amended Project Area is not expected to change significantly because it is already predominantly urbanized.

No further environmental assessment is required for purposes of the Proposed Amendment.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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10. **MINERAL RESOURCES** – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will encourage activities that result in the use of large amounts of mineral resources in a wasteful manner. For the following reasons, the proposed project will have no impact in this regard.

As detailed in the Project Description Section of this Initial Study, the Proposed Amendment is administrative in nature and will not directly cause planning, development or redevelopment activities. Therefore, it is reasonable to conclude that the Proposed Amendment will have no significant environmental impacts upon mineral resources beyond those impacts identified in previously adopted CEQA compliance documents previously identified in this Initial Study, and which were prepared to evaluate the potential environmental impacts associated with establishing a redevelopment project area and, to the degree possible, potential impacts associated with implementation of the same.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

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**11. NOISE** – Would the project result in:

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it violates noise standards, substantially worsens an already excessive noise environment, or substantially increases noise in a quiet environment even if noise standards are not violated by the proposed action. For the following reasons, the proposed Project will have no impact in this regard.

The proposed Project does not include any specific development proposals; it merely contains an administrative amendment to the existing Redevelopment Plan that will allow its continued implementation by the Agency in the same manner in which it is currently being implemented. It is the Agency's intent to use the Redevelopment Plan to continue facilitating the elimination of blight from the Project Area and to encourage the development of currently underutilized land in accordance with the General Plan, Zoning Ordinance, and other County and City plans and policies. All future development in the Amended Project Area will continue to be subject to the review and approval processes of the County and City of Palm Desert. Although the Redevelopment Plan will not alter the extent or type of development now planned for the area, it may increase the rate at which such development occurs.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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Resultant impacts will be no greater than those anticipated in the environmental documentation for the County and City General Plans.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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**12. POPULATION AND HOUSING – Would the project:**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will induce substantial growth or concentration of population, or displace a large number of people. For the following reasons, the proposed Project will have significant impact in this regard.

As detailed in the Project Description Section of this Initial Study, the Proposed Amendment is administrative in nature and will not directly cause planning, development or redevelopment activities. Therefore, it is reasonable to conclude that the Proposed Amendment will have no significant environmental impacts upon population and housing beyond those impacts identified in previously adopted CEQA compliance documents previously identified in this Initial Study, and which were prepared to evaluate the potential environmental impacts associated with establishing a redevelopment project area and, to the degree possible, potential impacts associated with implementation of the same.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

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**13. PUBLIC SERVICES – Would the project:**

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

**No Impact.** A project will normally have a significant impact on the environment if it will substantially reduce the current or planned ability to provide public services to serve a given area. For the following reasons, the proposed Project will have no significant impact in this regard.

As detailed in the Project Description Section of this Initial Study, the Proposed Amendment is administrative in nature and will not directly cause planning, development or redevelopment activities. Therefore, it is reasonable to conclude that the Proposed Amendment will have no significant environmental impacts upon public services beyond those impacts identified in previously adopted CEQA compliance documents previously identified in this Initial Study, and which were prepared to evaluate the potential environmental impacts associated with establishing a redevelopment project area and, to the degree possible, potential impacts associated with implementation of the same.

No further environmental assessment is required for purposes of the Proposed Amendment.

VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

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14. RECREATION:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will substantially increase the need for park services beyond existing and planned capacities. For the following reasons, the proposed Project will have no impact in this regard.

The proposed Project does not include any specific development proposals; it merely contains an administrative amendment to the existing Redevelopment Plan that will allow its continued implementation by the Agency in the same manner in which it is currently being implemented. It is the Agency's intent to use the Redevelopment Plan to continue facilitating the elimination of blight from the Project Area and to encourage the development of currently underutilized land in accordance with the General Plan, Zoning Ordinance, and other County and City plans and policies. All future development in the Amended Project Area will continue to be subject to the review and approval processes of the County and City of Palm Desert. Although the Redevelopment Plan will not alter the extent or type of development now planned for the area, it may increase the rate at which such development occurs. Resultant impacts will be no greater than those anticipated in the environmental documentation for the County and City General Plans. Thus, public recreational facilities will not be affected by implementation of the proposed Project.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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**15. TRANSPORTATION/TRAFFIC – Would the project:**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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Comments:

**No impact.** A project will normally have a significant effect on the environment if it will cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. For the following reasons, the proposed Project will have no impact in this regard.

The proposed Project does not include any specific development proposals; it merely contains an administrative amendment to the existing Redevelopment Plan that will allow its continued implementation by the Agency in the same manner in which it is currently being implemented. It is the Agency's intent to use the Redevelopment Plan to continue facilitating the elimination of blight from the Project Area and to encourage the development of currently underutilized land in accordance with the General Plans, Zoning Ordinances, and other City and County plans and policies. All future development in the Amended Project Area will continue to be subject to the review and approval processes of the County and City of Palm Desert. Although the Redevelopment Plan will not alter the extent or type of development now planned for the area, it may increase the rate at which such development occurs. Resultant impacts will be no greater than those anticipated in the environmental documentation for the City and County General Plans.

Continued implementation of the Redevelopment Plan may expedite the pace of development and redevelopment in the Amended Project Area. This will, in turn, increase traffic generation. Road and circulation system improvements identified in the General Plans and Redevelopment Plan are expected to mitigate increased traffic generation in the Amended Project Area. Short-term impacts to the local circulation system may occur while public improvements and other development take place over the remaining life of the Redevelopment Plan.

The Redevelopment Plan will continue to support recommended General Plan improvements by retaining various street improvement projects within its list of approved infrastructure improvements. When completed, these improvements are expected to enhance local traffic flow and circulation.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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**16. UTILITIES AND SERVICE SYSTEMS – Would the project:**

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** A project will normally have a significant effect on the environment if it will substantially increase demand for utilities and service systems beyond existing and planned capacities. For the following reasons, the proposed Project will have a less than significant impact in this regard.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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The proposed Project does not include any specific development proposals; it merely contains an administrative amendment to the existing Redevelopment Plan that will allow its continued implementation by the Agency in the same manner in which it is currently being implemented. It is the Agency's intent to use the Redevelopment Plan to continue facilitating the elimination of blight from the Project Area and to encourage the development of currently underutilized land in accordance with the General Plans, Zoning Ordinances, and other County and City plans and policies. All future development in the Amended Project Area will continue to be subject to the review and approval processes of the County and City of Palm Desert. Although the Redevelopment Plan will not alter the extent or type of development now planned for the area, it may increase the rate at which such development occurs. Resultant impacts will be no greater than those anticipated in the environmental documentation for the County and City General Plans.

Continued implementation of the Redevelopment Plan may result in redevelopment activities that, in turn, could require some modifications to existing natural gas distribution facilities, communication facilities, water treatment facilities, and solid waste management facilities. Demand for such services could be increased by new development. However, development projections in the Amended Project Area are consistent with the General Plans and continued implementation of the Redevelopment Plan will generate future tax increment revenues that are expected to offset the need for new or substantially altered utility systems or services.

No further environmental assessment is required for purposes of the Proposed Amendment.

**VII. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS**

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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**17. MANDATORY FINDINGS OF SIGNIFICANCE:**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

**No Impact.** The proposed Project does not include any specific development proposals; it merely contains administrative and financial amendments to the existing Redevelopment Plan that will allow its continued implementation by the Agency in the same manner in which it is currently being implemented. It is the Agency's intent to use the Redevelopment Plan to continue facilitating the elimination of blight from the Project Area and to encourage the development of currently underutilized land in accordance with the General Plans, Zoning Ordinances, and other County and City plans and policies. All future development in the Amended Project Area will continue to be subject to the review and approval processes of the County and City. Although the Redevelopment Plan will not alter the extent or type of development now planned for the area, it may increase the rate at which such development occurs. Resultant impacts will be no greater than those anticipated in the environmental documentation for the County and City General Plans.

No further environmental assessment is required for purposes of the Proposed Amendment.



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**ATTACHMENT A**

**DETACHMENT AREA MAP**

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