

RESOLUTION NO. OB-2013-19

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY APPROVING THE SUCCESSOR AGENCY'S LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORD WITH CALIFORNIA HEALTH & SAFETY CODE SECTION 34191.5

WHEREAS, in accordance with the provisions of the California Community Redevelopment Law (Health and Safety Code section 33000, et seq. ("**CRL**"), the City Council of the City of Cathedral City ("**City**") previously established the Redevelopment Agency of the City of Cathedral City, a public body, corporate and politic ("**Agency**"), to carry out the purposes of and exercise the powers granted to community redevelopment agencies in accordance with the CRL;

WHEREAS, the Agency established three redevelopment project areas, subsequently becoming a single Merged Project Area in 2006 (the "**Project Area**"), to carry out the redevelopment and revitalization of properties within the Project Area in accord with the approved redevelopment plan for the Project Area (the "**Redevelopment Plan**") adopted under the authority of the CRL;

WHEREAS, on February 1, 2012, the Agency was dissolved in accord with Assembly Bill IX26 (Stats. 2011, 1st Ex. Sess., Ch. 5) ("**AB 26**"), and its rights, powers, duties and obligations were transferred to a "successor agency" (as defined by CRL section 34171(j) and section 34173);

WHEREAS, in accord with AB 26, the City Council took official action electing to become the Agency's successor agency ("**Successor Agency**") in accord with CRL sections 34173 and 34176;

WHEREAS, an oversight board ("**Oversight Board**") was formed for the Successor Agency in accord with CRL section 34179 and it exercises the powers and carries out the responsibilities given to it under Part 1.85 of Division 24 of the CRL;

WHEREAS, the Successor Agency completed the due diligence reviews ("**DDRs**") required under CRL section 34179.5 and submitted them for approval to the Oversight Board and the California Department of Finance ("**DOF**"), as required by CRL section 34179.6;

WHEREAS, the Oversight Board and DOF reviewed and approved the DDRs;

WHEREAS, following the DDRs' approval, the Successor Agency paid those amounts required under CRL sections 34179.5(c)(6) and 34179.6(d), as confirmed by the Riverside County Auditor-Controller in accord with CRL section 34179.6(g);

WHEREAS, the Successor Agency also paid those amounts required under CRL section 34183.5;

WHEREAS, as a result of the above-described payments, on April 17, 2013, the DOF issued the Successor Agency a "finding of completion" ("**Finding of Completion**") as described in CRL section 34179.7;

WHEREAS, as a result of its receipt of the Finding of Completion, the Successor Agency was required to prepare a "long-range property management plan" ("**LRPMP**") meeting the requirements of CRL section 34191.5 and submit it to the Oversight Board and the DOF for approval; and

WHEREAS, the Successor Agency prepared its LRPMP (copy attached) in accord with CRL section 34191.5(c).

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY AS FOLLOWS:

Section 1. The Oversight Board finds that the LRPMP meets the requirements of CRL section 34191.5(c) and approves the LRPMP in the form attached as Exhibit A. The Oversight Board directs the Successor Agency to transmit the LRPMP to the DOF for approval as required by CRL section 34191.5(b).

Section 2. This Resolution will become effective as provided by CRL section 34179(h).

The foregoing Resolution was duly and regularly adopted at a regular meeting of the Oversight Board to the Successor Agency of the Redevelopment Agency of Cathedral City held on 9/26/, 2013 by the following vote:

AYES: Aguilar, Brasoley, Howell, Henry, Scott

NOES: Ø

ABSENT: DeRosa, Ellis

ABSTAIN: Ø

APPROVED:

David S. Brantley
CHAIR

ATTEST:

[Signature]
Oversight Board Secretary

EXHIBIT A
LONG-RANGE PROPERTY MANAGEMENT PLAN

[attached behind this page]



LONG RANGE PROPERTY MANAGEMENT PLAN

SEPTEMBER 2013

**CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY
TO THE FORMER REDEVELOPMENT AGENCY OF
THE CITY OF CATHEDRAL CITY**



**LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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LONG-RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

As part of the State of California's mandate to dissolve all of its redevelopment agencies, the State adopted Assembly Bill IX 26 in 2011 and Assembly Bill 1484 in 2012. To implement the requirements of both bills and to complete the dissolution of redevelopment agencies, the State of California Department of Finance ("DOF") was given certain authority to issue regulations and procedures for former redevelopment agencies to follow and complete.

LEGAL AND DEPARTMENT OF FINANCE REQUIREMENTS

Pursuant to State of California Health and Safety Code ("HSC" or Community Redevelopment Law "CRL") Section 34191.5, within six months after receiving a Finding of Completion from DOF, the City of Cathedral City as Successor Agency to the former Redevelopment Agency of the City of Cathedral City ("Successor Agency") is required to submit for approval to the Oversight Board and DOF a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former Cathedral City Redevelopment Agency ("RDA").

The LRPMP will not include property of the former RDA that was a housing asset. The LRPMP will include all the other former RDA properties that are required by AB 1484 to be transferred into the Community Redevelopment Property Trust Fund, except for the enforceable obligation parcel, where the parcels are inventoried and allocated in accordance with four permissible use classifications listed in "B," below.

Once the LRPMP is approved by the Oversight Board and DOF, the parcels or real properties must be disposed of according to the approved LRPMP.

The City of Cathedral City ("City") received its Finding of Completion from DOF on April 17, 2013; accordingly, the LRPMP is due to DOF on or before October 16, 2013.

From the DOF website, <http://www.dof.ca.gov/redevelopment/>, the LRPMP shall do all the following:

- A) Prepare and complete an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), which was established to serve as the repository of the former redevelopment agency's real properties. The inventory shall consist of all of the following information:
 - 1. The date of the acquisition of the property and the value of the property at that time and an estimate of the current value of the property.



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2. The purpose for which the property was acquired.
 3. Parcel data, including address, lot size, and current zoning in the 2006 Cathedral City Merged Redevelopment Plan, as amended, (“RDA Plan”) or specific, community, or general plan.
 4. An estimate of the current value of the parcel including, if available, any appraisal information.
 5. An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 6. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
 7. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.
 8. A brief history of previous development proposals and activity, including the rental or lease of property.
- B) The LRPMP addresses the use or disposition of all of the parcels or properties of the former RDA, currently identified as a sum of **127 parcels**. Permissible uses include:
1. **Governmental Use Parcels** under CRL Section 34181(a), are parcels that are to be retained for governmental use,
 2. **Enforceable Use Parcels** under CRL Section 34191.5(c)(2), are parcels that are subject to an enforceable obligation,
 3. **Redevelopment Parcels** under CRL Section 34191.5(c)(2)(A), are parcels that are to be retained for a future development project identified in the Redevelopment Plan, and
 4. **Disposition Parcels** under CRL Section 34191.5(c)(2)(B), are parcels that are to be sold and the proceeds distributed to the Riverside County Auditor-Controller for distribution to other taxing entities.
- C) Separately identify all properties in the Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. Regarding the use or disposition of all other properties, the following shall apply:
1. If the LRPMP directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
 2. If the LRPMP directs the liquidation of property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection “C) 1.” above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
 3. Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the Oversight Board and DOF.



CATHEDRAL CITY REDEVELOPMENT PROGRAM AND LONG-RANGE PROPERTY MANAGEMENT PLAN SUMMARY

The former RDA has been engaged in redevelopment activities in the vicinity of Downtown Cathedral City since the adoption of its first redevelopment project in 1982. A great deal of focus and energy has been expended in the Downtown core to create a thriving destination complete with amenities designed to create a sense of place, identity, and community.

Adopted in February 1993, the Downtown Revitalization Program focused on removing barriers to investment, related to the negative image of the area. Key strategies included widening and enhancing East Palm Canyon Drive, installing improvements to upgrade the neighborhood, investing in civic facilities and attracting new private development and business.

It should be noted that the former RDA had been assembling parcels for years in the downtown area in order to facilitate the maximum development potential of several downtown sites. During this time period, the former RDA had engaged in discussions with numerous developers about a myriad of potential development proposals and had actually progressed to exclusive negotiating memorandums of understanding and/or Disposition and Development Agreements with some developers. As an example, relative to the Eastside area, the most noteworthy of these discussions and/or agreements involved developers such as LINC; Tri-Millennium, Cathedral City; Cathedral City Town Center Venture, LLC and most recently the Lewis Group. Development proposals under consideration were generally mixed use commercial and residential. Unfortunately, none of these proposals ultimately proved to be feasible due, in large part, to the high cost of needed infrastructure and, more recently, to the overall downturn in the national and local economy prior to dissolution of redevelopment.

In 2006, all the redevelopment project areas were merged into the 2006 Cathedral City Merged Project Area, and in 2007 the former RDA was successful in its latest issuance of \$29.74 million in Series A Bonds, \$53.40 million in Series B Bonds, and \$31.86 million in Series C Bonds to finance redevelopment activities designed to stimulate economic development. The former RDA's Plan of Finance included:

- capital improvements, street and road construction, flood control, fire station, etc.;
- the packaging of development sites in key locations, conference hotel, golf course;
- the promotion of the area to outside investors, reinvestment in vacant "big box" stores;
- the implementation of development standards, design guidelines and a quality project review process;
- the establishment of assistance programs for residents, merchants and property owners with grants and loan programs, etc.;
- development of various park and recreational facilities and programs, soccer park; and,
- outreach to the community and information activities.



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However, with the dissolution of redevelopment and the loss of tax increment financing and staffing, the challenge and new mission for the City is to fulfill its redevelopment and revitalization goals and objectives the best way it can by maximizing the benefits of future jobs, increased economic activity, public revenues, and public services. The use and implementation of the LRPMP is the acceptable way of transitioning away from redevelopment to a sustainable long-term development program.

The former RDA is the owner of record on 127 parcels. Several of these parcels are in public use and are public facilities such as public parks, fire station, community center and recreation facility, public street right of way, and a storm water retention basin, all considered **Governmental Use Parcels**. There is one parcel held to fulfill an enforceable use obligation and classified as an **Enforceable Use Parcel**. There are no parcels in the future development or **Redevelopment Parcel** classification.

The great majority of the parcels are designated **Disposition Parcels** for sale in accordance with AB 1484 and DOF requirements. The Summary Table below depicts the four (4) LRPMP permissible use classifications:

Summary Table City of Cathedral City as Successor Agency to the former Redevelopment Agency of the City of Cathedral City	
Permissible Use Classifications	No. of Parcels
1. Governmental Use Parcels	17
2. Enforceable Use Parcels	1
3. Redevelopment Parcels	0
4. Disposition Parcels	109
Total Parcels	127

Please note the following when reviewing the LRPMP:

- An estimate of current value of parcels was determined by Mr. Mike Champion, a real property appraiser, as of August 21, 2013 in accordance with the method and process discussed as follows:
 1. Estimate of Valuation - The parcels listed in the “Disposition Parcels” section of this LRPMP have been valued by a licensed real estate appraiser active within the area and knowledgeable about local conditions and the market. To arrive at the value estimates presented in this LRPMP, the appraiser has utilized the most recent sales and rental comparable available and adjusted for changes in value over time, physical differences, and value impediments.
 2. Besides contacting local brokers and real estate agents, the appraiser used a sales comparison approach to value residential parcels and properties, retail/commercial parcels, properties, and leasehold interest, and vacant land. He also used construction



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and development estimators like Swift Estimator to confirm and verify his estimate of valuations. Finally, he referred to recent appraisals and appraisal updates from 2011/12 and 2012/13 to assist in the establishment of an initial basis for his estimate of valuations.

3. Value Impediments - All value impediments were ascertained by the appraiser, with most impediments estimated and provided by Mr. David Faessel, P.E., Consultant Civil Engineer to the City. Typical value impediments affecting the Disposition Parcels are the lack of curbs, gutters, sidewalks, street lights, sanitary sewers, inadequate utility infrastructures, inadequate fire flows and pressures, inadequate water, street marking and signage, and street pavement. Other impediments specific to certain parcels are sewer and water assessments, street lighting and landscaping, and other such financing districts along with engineering, design, and survey work needed to start the development and permitting process.
- The data presented in the “Value at Time of Purchase” column includes all available sources and information obtained from former RDA files and long-term storage, and searches with title companies and the City Clerk’s office. In those cases where no information was found, this is noted as “N/A.”
 - This LRPMP calls for all Successor Agency parcels not classified for Governmental Use or as an Enforceable Use Parcel to be ultimately sold to developers for future development. The proceeds from the sale of each parcel shall be distributed to the taxing entities.



LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

INVENTORY OF FORMER REDEVELOPMENT AGENCY PROPERTIES

Transfer of Governmental Use Parcels

All parcels are to be transferred to the City of Cathedral City pursuant to CRL Section 34181(a) which allows properties of a former redevelopment agency to be transferred to a public jurisdiction. The list of seventeen (17) parcels includes public parks, community center and recreation facilities, fire station, public right of way, and a retention basin for storm water mitigation.

A description of all parcels, including the legally required information, aerial photos, maps, and photographs of each parcel are contained in this section.

Pursuant to the requirements of CRL Section 34191.5(c), the following apply:

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Governmental Use Parcels - Section 1

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY			Purpose for which property was acquired	Address
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date		
82	Tennis Court	Governmental Use	Mixed Use	12/31/2009	\$34,412.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Park	68-752 Buddy Rogers Ave
83	Buddy Rogers Park	Governmental Use	Mixed Use	7/1/2000	\$358,000.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Park	68-752 Buddy Rogers Ave
84	Community Center	Governmental Use	Mixed Use	5/9/2011	\$396,164.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	68-707 East Palm Canyon Dr
85	Community Center	Governmental Use	Mixed Use	11/1/2008	\$151,334.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	68-727 East Palm Canyon Dr
86	Fire Station #411	Governmental Use	Mixed Use	12/31/2009	\$34,412.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	36-913 Date Palm Drive
88	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
89	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
90	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
92	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	\$90,000.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
93	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
94	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	\$7,840.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
96	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
99	Town Square Fountain Park	Governmental Use	Mixed Use	N/A	N/A	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	68-700 Buddy Rogers Ave
118	Retention Basin	Governmental Use	Residential	11/1/1979	N/A	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	67-900 Medano Road
119	Highway Intersection/Roadway	Governmental Use	Planned Commercial	1984	N/A	\$0	Not Applicable	8/21/2013	\$0	N/A	Blight remediation/Public Use	N/A
125	Memorial Park	Governmental Use	Mixed Use	N/A	\$65,555.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation/Public Use	36-630 Cathedral Canyon Dr.
127	Public Works Building/Yard	Governmental Use	Mixed Use	3/2009	\$1,050,000.00	\$0	Fair Market Value	8/21/2013	\$0	N/A	Blight remediation	36-660 Cathedral Canyon Dr



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Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Governmental Use Parcels - Section 2

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		SC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	C 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
82	687-180-009	0.79	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
83	687-180-011	1.99	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
84	687-199-001	0.38	MXC	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
85	687-199-002	0.48	MXC	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
86	687-202-015	0.784	DRN	\$0	\$0.00	N/A	None	None	Fire and Police Protection Element	General Plan Pg. VI-14, Goal 1
88	687-212-009	0.1	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
89	687-212-010	0.1	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
90	687-212-011	0.1	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
92	687-212-022	0.095	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
93	687-212-023	0.083	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
94	687-212-024	0.18	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
96	687-212-027	0.41	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
99	687-474-001	1.17	MXC	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
118	677-131-016	0.178	R1	\$0	\$0.00	N/A	None	None	Public Building and Facilities Element	General Plan Pg. VI- 47, Goal 1
119	687-510-011	0.09	PCC	\$0	\$0.00	N/A	None	None	Circulation Element	General Plan Pg. III-57, Goal 1
125	687-170-022	0.17	MXC	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
127	687-170-025	0.43	MXC	\$0	\$0.00	N/A	None	None	Public Building and Facilities Element	General Plan Pg. VI 47, Goal 1

Total: Seventeen (17) Governmental Use Parcels.



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PARCELS #82 & #83; TENNIS COURTS/BUDDY ROGERS PARK

Address: 68-752 Buddy Rogers Avenue
APN: 687-180-009/687-180-011
Lot Size: 0.79/1.99 Ac.
Acquisition Date: 12/31/2009 & 7/1/2000
Value at Time of Purchase: \$34,412/\$358,000
Property Type (DOF Category): Governmental Use
Property Type (City Proposed): As city tennis courts and a city neighborhood park
Current Zoning: Downtown Residential
Estimated Current Value: \$0.00/\$0.00
Advancement of Planning Objectives: Its continued use as tennis courts and a neighborhood park is part of “a diversified, high quality public park system that provides recreation opportunities at a variety of scales for all residents.” Source: General Plan/Parks and Recreation Element, Page III-131, Goal 1 (Appendix G, page G-4)



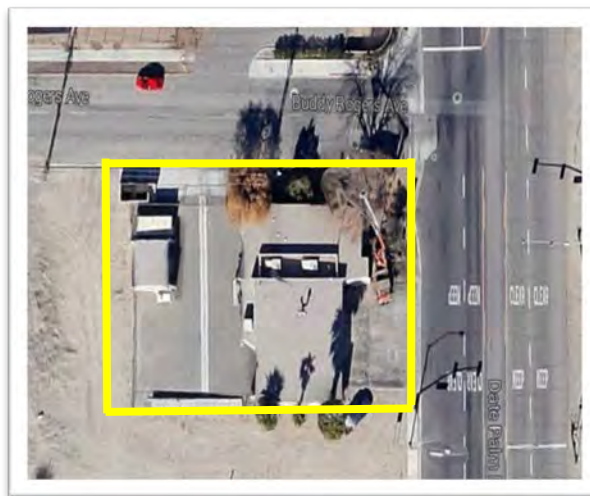


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PARCEL #86; FIRE STATION 411

Address: 36-913 Date Palm Drive
APN: 687-202-015
Lot Size: 0.784 Ac.
Acquisition Date: 02/31/2009
Value at Time of Purchase: \$34,412
Property Type (DOF Category): Governmental Use
Property Type (City Proposed): Continued use as a city fire station
Current Zoning: Downtown Residential
Estimated Current Value: \$0.00

Advancement of Planning Objectives: Continued use as a city fire station to provide “Protection of the community from the threat of loss of life and property from fire and environmental hazards.” Source: General Plan/Fire & Police Protection Element, Page VI-14, Goal 1 (See Appendix G, page G-7)





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**PARCELS #84, #85, #88, #89, #90, #92, #93, #94, and #96; CATHEDRAL CITY
COMMUNITY RECREATION CENTER**

Address: 68-707 East Palm Canyon Drive/68-727 East Palm Canyon Drive
APN: 687-199-001 & 002; 212-009, 010, 011, 022, 023, 024, & 027
Lot Size: 0.38/0.48, 0.10, 0.10, 0.10, 0.095, 0.083, 0.18, and 0.41 Ac.
Acquisition Date: 5/9/2011, 11/1/2008 & 1/11/2008
Value at Time of Purchase: \$396,164, \$151,334, \$0.00, \$0.00, \$0.00, \$90,000, \$0.00, \$7,840, & \$0.00
Property Type (DOF Category): Governmental Use
Property Type (City Proposed): As community center buildings, and parking lots
Current Zoning: Mixed Use Commercial/Downtown Residential
Estimated Current Value: \$0.00 (all parcels)
Advancement of Planning Objectives: Its continued use as a community center and recreation facility provides “a diversified, high quality public park system that provides recreation opportunities at a variety of scales for all residents.” Source: General Plan/Parks and Recreation Element, Page III-131, Goal 3 (See Appendix G, page G-4)





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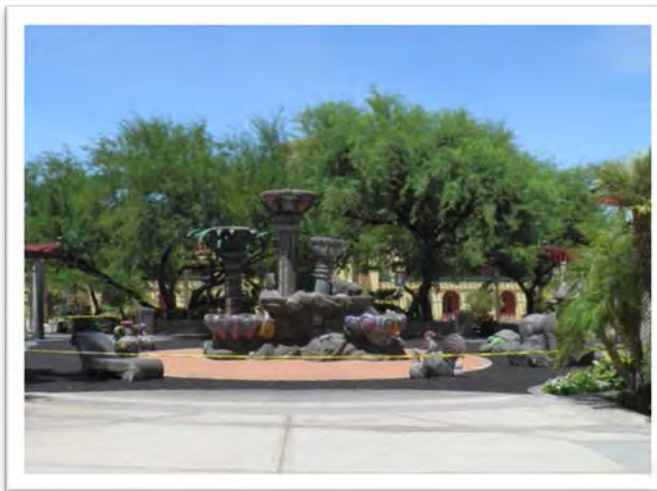




PARCEL #99; TOWN SQUARE FOUNTAIN PARK

Address: 36-700 Cathedral Canyon Drive
APN: 687-474-001
Lot Size: 1.17 Ac.
Acquisition Date: N/A
Value at Time of Purchase: N/A
Property Type (DOF Category): Governmental Use
Property Type (City Proposed): Continued use as a city park
Current Zoning: Mixed Use Commercial
Estimated Current Value: \$0.00

Advancement of Planning Objectives: This property has been developed as a city park with a major fountain that provides “a diversified, high quality public park system that provides recreation opportunities at a variety of scales for all residents.” Source: General Plan/Parks and Recreation Element, Page III-131, Goal 1 (See Appendix G, page G-4)





PARCEL #118; RETENTION BASIN

Address: 67-900 Medano Road
APN: 677-131-016
Lot Size: 0.178 Ac.
Acquisition Date: 11/1/1979
Value at Time of Purchase: N/A
Property Type (DOF Category): Governmental Use
Property Type (City Proposed): As a city retention basin for storm water drainage
Current Zoning: Residential
Estimated Current Value: \$0.00

Advancement of Planning Objectives: Continued use as a retention basin for storm water drainage. Facility provides “Dependable, cost-effective, and conveniently located public buildings, services and facilities, which meet the current and future needs of the City residents.” Source: General Plan/ Flooding and Hydrology Element, Page V-34, Goal 1 & Public Building and Facilities Element, Page VI-47, Goal 1 (See Appendix G, page G-6 & G-8)





PARCEL #119; ROADWAY INTERSECTION

Address:	No Address Assigned
APN:	687-510-011
Lot Size:	0.09 Ac.
Acquisition Date:	1984
Value at Time of Purchase:	N/A (remnant of a larger parcel)
Property Type (DOF Category):	Governmental Use
Property Type (City Proposed):	A portion of a Highway/Roadway intersection
Current Zoning:	Planned Community Commercial
Estimated Current Value:	\$0.00

Advancement of Planning Objectives: This property is being used for a roadway at the intersection of Perez Road and East Palm Canyon Drive. The roadway parcel provides for “An intra- and inter-city transportation system that provides for the safe, efficient and cost-effective movement of people and goods, and enhances commerce and the overall economic well-being of the entire community.”

Source: General Plan/Circulation Element, Page III-57, Goal 1 (See Appendix G, page G-3)





PARCEL #125; MEMORIAL PARK

Address: 36-630 Cathedral Canyon Drive
APN: 687-170-022
Lot Size: 0.17 Ac.
Acquisition Date: N/A
Value at Time of Purchase: \$65,555.50
Property Type (DOF Category): Governmental Use
Property Type (City Proposed): Continued use as a Pocket Park
Current Zoning: Mixed Use Commercial
Estimated Current Value: \$0.00

Advancement of Planning Objectives: This property has been developed as a memorial park and is undevelopable as a commercial or residential use. It provides “a diversified, high quality public park system that provides recreation opportunities at a variety of scales for all residents.” Source: General Plan/Parks and Recreation Element, Page III-131, Goal 1 (See Appendix G, page G-4)

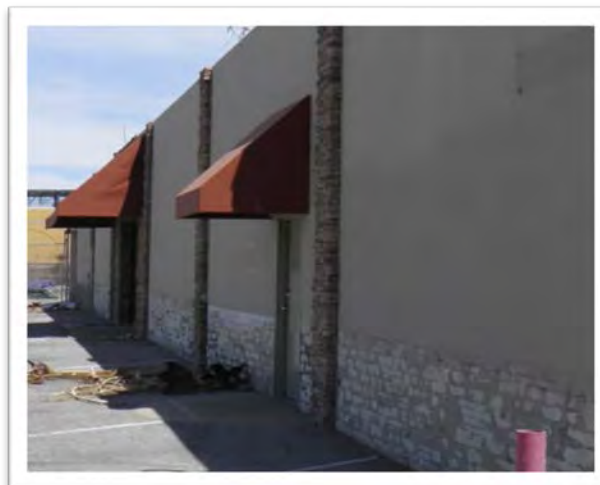




PARCEL #127; PUBLIC WORKS BUILDING/STORAGE YARD

Address: 36-660 Cathedral Canyon Drive
APN: 687-170-025
Lot Size: 0.43 Ac.
Acquisition Date: 3/2009
Value at Time of Purchase: \$1,050,000
Property Type (DOF Category): Governmental Use
Property Type (City Proposed): City Public Works Building
Current Zoning: Mixed Use Commercial
Estimated Current Value: \$0.00

Advancement of Planning Objectives: Use as a public works service building and storage yard primarily for street and street lighting maintenance and repairs. It provides “Dependable, cost-effective, and conveniently located public buildings, services and facilities, which meet the current and future needs of the City residents.” Source: General Plan/Public Building and Facilities Element, Page VI-47, Goal 1 (See Appendix G, page G-8)





LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Retention of Enforceable Obligations Parcels

The Successor Agency has one (1) parcel in the Enforceable Use Parcel classification proposed to be retained for the purposes of fulfilling an enforceable obligation, as defined in AB IX 26.

Pursuant to the requirements of the Health & Safety Code 34191.5(c), the following apply:

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Enforceable Use Parcel - Section 1												
HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY			C 34191.5 (c)(1)(B)	
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
77	Vacant Lot/Land	Fulfill an Enforceable Obligation	Planned Commercial	7/8/2013	N/A	\$99,000	Fair Market Value	8/21/2013	\$99,000	Per Agreement	Blight remediation	Parcel 5, PM 36428

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Enforceable Use Parcel - Section 2										
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
77	Parcel 5	3.35	PCC	\$99,000	\$0.00	N/A	None	None	Section 305 Merged Redevelopment Plan P. 4	M and M DDA - Parcel Map 36428

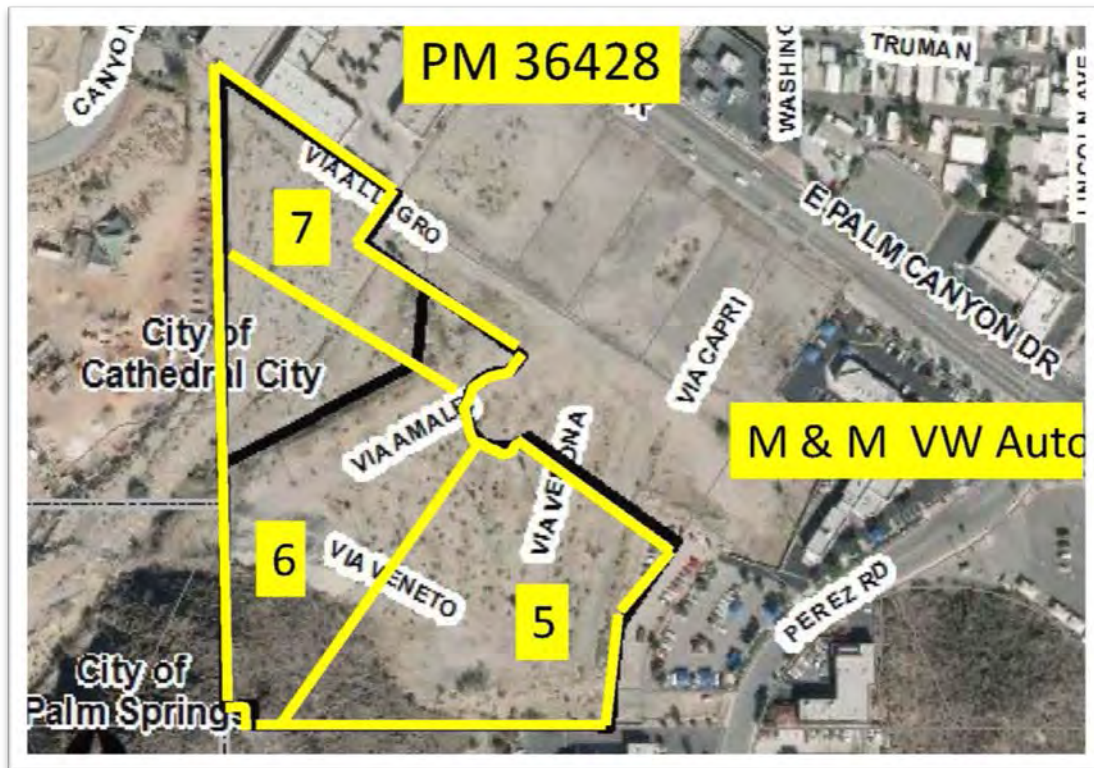
Total: One (1) Enforceable Use Parcel



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

PARCEL #77 (PARCEL 5 of PM 36428)

Address: No Situs Assigned
APN: No Assessor's Parcel Number Assigned
Lot Size: 3.35 Ac.
Acquisition Date: 7/8/13
Value at Time of Purchase: N/A
Property Type (DOF Category): Fulfill an Enforceable Obligation
Property Type (City Proposed): A portion of a Disposition and Development Agreement with M and M Property Company LLC; option to purchase Parcel 5
Current Zoning: Planned Community Commercial
Estimated Current Value: \$99,000, price may be adjusted per reimbursement agreement
Advancement of Planning Objectives: Development as an related automotive facility adjacent to a dealership showroom. Parcels 6 and 7 of PM 36428 are Disposition Parcels and are to be developed as related or associated automotive facilities, automobile inventory parking and storage, and automotive preparation facility. This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E. Source: General Plan/Economic and Fiscal Element, Page III-173, Goal 1 (See Appendix G, page G-5)



Parcel #77 (Parcel 5 of PM 36428)



Disposition of Redevelopment Parcels

There are no parcels for disposition in this Redevelopment Parcel classification.



Liquidation of Disposition Parcels And Marketing Plan

All parcels listed here are Disposition Parcels proposed to be marketed and offered for sale. The information required by CRL Section 34191.5(c) is provided below for each parcel under the “Disposition Parcels” classification in the following property inventory tables.

The Disposition Parcels are part of a marketing plan.

The Marketing Plan explained below is for the sale and disposition of the parcels classified as Disposition Parcels within this LRPMP and is intended to go into effect upon approval of the LRPMP by DOF. If after six (6) months of commencement of the marketing plan the Disposition Parcels have not sold or are in escrow, the marketing plan will be evaluated and assessed to determine if the sale prices need to be adjusted and/or whether the parcels should be grouped together or separated because of their adjacency, common features, or other criteria and conditions. If it is determined that the prices are too high, the Successor Agency will consider readjusting the asking prices and/or further engage local real estate brokers and other real estate professionals to revise the Marketing Plan.

Major components of the Marketing Plan include methods and processes designed to achieve the desired outcome from the development of the parcels to provide the maximum benefits of future jobs and increased economic activity, public revenues, and public services to the City. These components include but are not limited to the following:

- Utilize current staff, with assistance provided by title officers, escrow officers, real estate brokers, and appraisers to package and market Disposition Parcels
- Utilize local brokerage firms who would perform all marketing and complete all sales transactions
- Utilize an online property auction site or auction company to complete the sale of the Disposition Parcels
- A combination and/or a portion of all the above

The Marketing Plan is intended to maximize the return of sales proceeds to all the taxing entities, including the City, all in accordance with AB 1484.

Disposition Parcels – 109 Parcels

The parcels are further grouped by geographic area and certain commonality, adjacency, and development potential. The primary grouping occurs in the Downtown core area where previous redevelopment activities were progressing on the revitalization of the area.

The former RDA had acquired and cleared a number of parcels in this area to remove blighted structures and uses.



**LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

Parcels adjacent to automobile dealerships and automobile repairs and servicing are logical candidates to receive offers to purchase developable properties to expand their facilities and businesses.

Several parcels are along major streets and are suitable for retail and commercial development, even some mixed-use development.

Other parcels are located in established residential neighborhoods that are suitable for in-fill residential development and if parcels are combined, may be suitable for multi-family development.

The following table separates all 127 parcels and combines them into eight (8) distinctive areas that may be viewed as development zones or areas. These zones include the location of the Governmental Use Parcels and the one Enforceable Use Parcel for the purpose of identification and to establish their physical relationship/distance to the Disposition Parcels. The Governmental Use Parcels have been valued at zero and the Enforceable Use Parcel located in the Southwest Block has an estimated value of \$99,000, which is included in the total estimated value for Southwest Block below.

Block Summary Table

<u>Block</u>	<u>No. of Parcels</u>	<u>Estimated Value</u>
B-1	9	\$ 436,600
B-2	67	\$ 220,000
B-2.1	1	\$ (482,000)
B-3	2	\$ 59,100
B-4	22	\$ 57,600
B-4.1	5	\$ 105,000
Southwest	6	\$ 471,000
North	15	\$ 110,500
<u>Total</u>	<u>127</u>	<u>\$ 977,800</u>

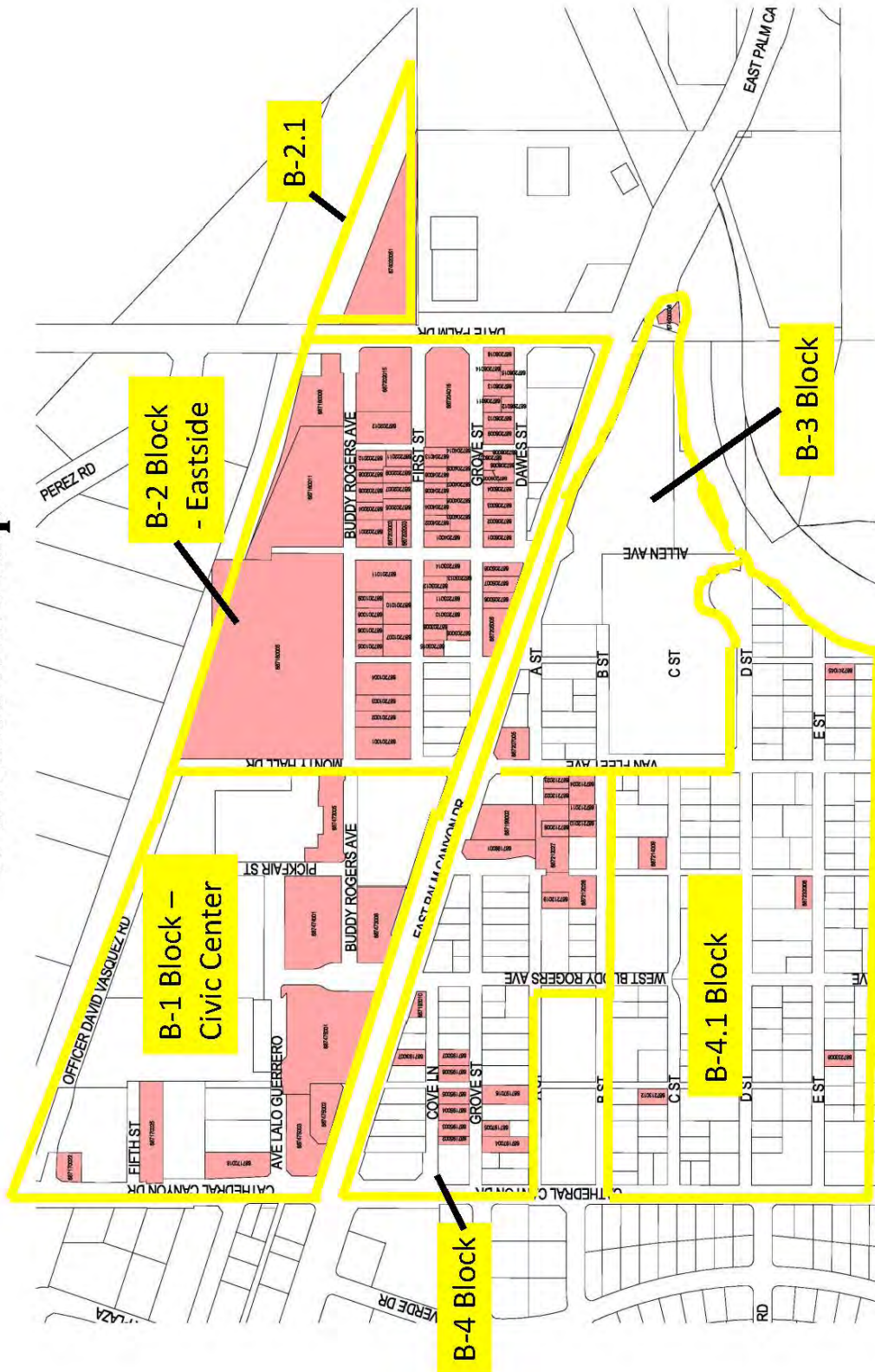
Blocks B-1, B-2, B-2.1, B-3, B-4, and B-4.1 are depicted on the following Downtown Map. The Southwest area is an area partially in the Auto Mall area and the North area is everything north of Dinah Shore Drive. Both the Southwest and the North areas are shown on subsequent maps with the Southwest and North notations.

These eight areas or blocks represent grouping of parcels that may be developed together in a coordinated and comprehensive manner. As such, developers will be approached to complete certain blocks or assume the role of a master developer with an association of sub-developers, major-tenants, builders, and contractors to complete the development. This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E, page E-19, Nos. 3 & 4.



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Downtown Map





LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 1

Disposition of Vacant Land at Fair Market Value - Section 17													
		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)	
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	With in 180 days of approved RPMP	Purpose for which property was acquired	Address
1	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/1/2000	\$1,159,000.00	\$77,988	Fair Market Value	8/21/2013	\$77,988		With in 180 days of approved RPMP	Blight remediation	68-752 Buddy Rogers Ave
2	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$978,000.00	\$4,602	Fair Market Value	8/21/2013	\$4,602		With in 180 days of approved RPMP	Blight remediation	68-770 First Street
3	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/17/2002	\$153,120.30	\$2,422	Fair Market Value	8/21/2013	\$2,422		With in 180 days of approved RPMP	Blight remediation	68-776 First Street
4	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/1/2005	\$497,855.27	\$2,422	Fair Market Value	8/21/2013	\$2,422		With in 180 days of approved RPMP	Blight remediation	68-780 First Street
5	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/2008	\$385,000.00	\$4,844	Fair Market Value	8/21/2013	\$4,844		With in 180 days of approved RPMP	Blight remediation	68-811 Buddy Rogers Ave
6	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/19/2002	\$83,000.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	68-821 Buddy Rodgers Ave
7	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/19/2002	\$91,000.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	68-835 Buddy Rodgers Ave
8	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/08	\$385,000.00	\$2,434	Fair Market Value	8/21/2013	\$2,434		With in 180 days of approved RPMP	Blight remediation	68-822 First Street
9	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	11/2006	\$213,000.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	68-845 Second Street
10	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/9/1999	\$52,340.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	68-853 Buddy Rogers Ave
11	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$330,000.00	\$2,422	Fair Market Value	8/21/2013	\$2,422		With in 180 days of approved RPMP	Blight remediation	68-854 First Street
12	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/2006	\$500,000.00	\$4,844	Fair Market Value	8/21/2013	\$4,844		With in 180 days of approved RPMP	Blight remediation	68-874 First Street
13	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/4/1998	\$112,353.00	\$2,180	Fair Market Value	8/21/2013	\$2,180		With in 180 days of approved RPMP	Blight remediation	68-885 2nd Street
14	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2/2006	\$198,000.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	36-968 Allen Avenue
15	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/2/2001	\$21,134.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	36-568 Allen Avenue
16	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$25,200.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	68-903 2nd Street
17	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/2005	\$140,000.00	\$1,574	Fair Market Value	8/21/2013	\$1,574		With in 180 days of approved RPMP	Blight remediation	68-904 First Street
18	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$25,200.00	\$1,453	Fair Market Value	8/21/2013	\$1,453		With in 180 days of approved RPMP	Blight remediation	68-911 2nd Street
19	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/13/1999	\$113,505.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	68-916 First Street
20	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$5,100.00	\$969	Fair Market Value	8/21/2013	\$969		With in 180 days of approved RPMP	Blight remediation	68-903 2nd Street
21	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/13/1999	\$74,460.00	\$1,211	Fair Market Value	8/21/2013	\$1,211		With in 180 days of approved RPMP	Blight remediation	68-926 1st Street
22	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$25,200.00	\$1,574	Fair Market Value	8/21/2013	\$1,574		With in 180 days of approved RPMP	Blight remediation	68-933 2nd Street
23	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$220,000.00	\$1,090	Fair Market Value	8/21/2013	\$1,090		With in 180 days of approved RPMP	Blight remediation	68-930 First Street
24	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/4/2000	\$282,223.67	\$4,868	Fair Market Value	8/21/2013	\$4,868		With in 180 days of approved RPMP	Blight remediation	68-941 2nd Street
25	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2009	\$251,500.00	\$1,041	Fair Market Value	8/21/2013	\$1,041		With in 180 days of approved RPMP	Blight remediation	68-831 1st Street
26	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2009	\$251,500.00	\$1,041	Fair Market Value	8/21/2013	\$1,041		With in 180 days of approved RPMP	Blight remediation	68-832 Grove Street
27	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1994	\$47,650.00	\$2,083	Fair Market Value	8/21/2013	\$2,083		With in 180 days of approved RPMP	Blight remediation	68-842 First Street
28	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1994	\$47,650.00	\$2,083	Fair Market Value	8/21/2013	\$2,083		With in 180 days of approved RPMP	Blight remediation	68-852 First Street
29	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$420,000.00	\$1,041	Fair Market Value	8/21/2013	\$1,041		With in 180 days of approved RPMP	Blight remediation	68-863 First Street
30	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY 02/03	\$148,105.00	\$1,090	Fair Market Value	8/21/2013	\$1,090		With in 180 days of approved RPMP	Blight remediation	68-854 Grove Street
31	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY 02/03	\$113,380.00	\$2,059	Fair Market Value	8/21/2013	\$2,059		With in 180 days of approved RPMP	Blight remediation	37-029 Allen Avenue
32	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1999	\$19,394.90	\$848	Fair Market Value	8/21/2013	\$848		With in 180 days of approved RPMP	Blight remediation	68-821 First Street
33	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$130,000.00	\$2,059	Fair Market Value	8/21/2013	\$2,059		With in 180 days of approved RPMP	Blight remediation	68-880 Grove Street



LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 2										
HSC 34191.5 (c)(1)(C)		ISC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)			HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	687-180-005	6.44	DRN	\$77,988	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
2	687-201-001	0.38	MXC	\$4,602	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
3	687-201-002	0.2	MXC	\$2,422	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
4	687-201-003	0.2	MXC	\$2,422	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
5	687-201-004	0.4	MXC	\$4,844	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
6	687-201-005	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
7	687-201-006	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
8	687-201-007	0.201	DRN	\$2,434	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
9	687-201-008	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
10	687-201-009	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
11	687-201-010	0.2	DRN	\$2,422	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
12	687-201-011	0.4	DRN	\$4,844	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
13	687-202-001	0.18	DRN	\$2,180	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
14	687-202-002	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
15	687-202-003	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
16	687-202-004	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
17	687-202-005	0.13	DRN	\$1,574	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
18	687-202-006	0.12	DRN	\$1,453	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
19	687-202-007	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
20	687-202-008	0.08	DRN	\$969	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
21	687-202-009	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
22	687-202-010	0.13	DRN	\$1,574	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
23	687-202-011	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
24	687-202-012	0.402	MXC	\$4,868	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
25	687-203-008	0.086	DRN	\$1,041	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
26	687-203-009	0.086	DRN	\$1,041	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
27	687-203-010	0.172	DRN	\$2,083	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
28	687-203-011	0.172	DRN	\$2,083	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
29	687-203-012	0.086	DRN	\$1,041	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
30	687-203-013	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
31	687-203-014	0.17	DRN	\$2,059	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
32	687-203-015	0.07	DRN	\$848	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
33	687-204-001	0.17	DRN	\$2,059	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program



LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 1

		HSC 34191.5 (c)(2)					HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY					HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)	
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address								
34	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$375,000.00	\$1,211	Fair Market Value	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-897 First Street								
35	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1994	\$35,000.00	\$848	Fair Market Value	8/21/2013	\$848	With in 180 days of approved LRPMP	Blight remediation	68-896 Grove Street								
36	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/10/2003	\$1,898.00	\$1,090	Fair Market Value	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-913 First Street								
37	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/12/1999	\$54,080.00	\$1,090	Fair Market Value	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-906 Grove Street								
38	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/1/1995	\$41,532.00	\$969	Fair Market Value	8/21/2013	\$969	With in 180 days of approved LRPMP	Blight remediation	68-915 First Street								
39	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/10/2002	\$27,306.10	\$1,090	Fair Market Value	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-920 Grove Street								
40	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$115,000.00	\$1,090	Fair Market Value	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-925 First Street								
41	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$255,000.00	\$969	Fair Market Value	8/21/2013	\$969	With in 180 days of approved LRPMP	Blight remediation	68-926 Grove Street								
42	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$245,000.00	\$1,211	Fair Market Value	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-935 First Street								
43	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$220,000.00	\$1,211	Fair Market Value	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-936 Grove Street								
44	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/07	\$2,350,000.00	\$11,988	Fair Market Value	8/21/2013	\$11,988	With in 180 days of approved LRPMP	Blight remediation	37-055 Date Palm Drive								
45	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$325,550.00	\$2,906	Fair Market Value	8/21/2013	\$2,906	With in 180 days of approved LRPMP	Blight remediation	68-840 East Palm Canyon Dr								
46	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$149,190.00	\$1,332	Fair Market Value	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-850 East Palm Canyon Dr								
47	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$162,760.00	\$1,453	Fair Market Value	8/21/2013	\$1,453	With in 180 days of approved LRPMP	Blight remediation	68-864 East Palm Canyon Dr								
48	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$600,000.00	\$1,816	Fair Market Value	8/21/2013	\$1,816	With in 180 days of approved LRPMP	Blight remediation	68-866 East Palm Canyon Dr								
49	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/08	\$119,334.00	\$1,332	Fair Market Value	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-887 Grove Street								
50	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/08	\$119,333.00	\$1,332	Fair Market Value	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-901 Grove Street								
51	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/08	\$119,333.00	\$1,332	Fair Market Value	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-908 Grove Street								
52	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/2/2003	\$141,060.00	\$1,332	Fair Market Value	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-917 Grove Street								
53	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$220,000.00	\$484	Fair Market Value	8/21/2013	\$484	With in 180 days of approved LRPMP	Blight remediation	68-921 Grove Street								
54	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$45,000.00	\$727	Fair Market Value	8/21/2013	\$727	With in 180 days of approved LRPMP	Blight remediation	68-918 Dawes Street								
55	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$250,000.00	\$605	Fair Market Value	8/21/2013	\$605	With in 180 days of approved LRPMP	Blight remediation	68-937 Grove Street								
56	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$38,000.00	\$605	Fair Market Value	8/21/2013	\$605	With in 180 days of approved LRPMP	Blight remediation	68-930 Dawes Street								
57	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/16/2002	\$104,894.45	\$1,332	Fair Market Value	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-947 Grove Street								
58	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/16/2002	\$52,445.23	\$1,332	Fair Market Value	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-957 Grove Street								
59	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/2010	\$307,000.00	\$812	Fair Market Value	8/21/2013	\$812	With in 180 days of approved LRPMP	Blight remediation	68-963 Grove Street								
60	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/2010	\$218,000.00	\$581	Fair Market Value	8/21/2013	\$581	With in 180 days of approved LRPMP	Blight remediation	68-958 Dawes Street								
61	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/1/2010	\$535,000.00	\$1,392	Fair Market Value	8/21/2013	\$1,392	With in 180 days of approved LRPMP	Blight remediation	68-976 Dawes Street								
62	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/2011	\$157,143.00	\$762	Fair Market Value	8/21/2013	\$762	With in 180 days of approved LRPMP	Blight remediation	37-111 Date Palm Drive								
63	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/2011	\$128,571.00	\$630	Fair Market Value	8/21/2013	\$630	With in 180 days of approved LRPMP	Blight remediation	Dawes Street								
64	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/2011	\$294,286.00	\$1,429	Fair Market Value	8/21/2013	\$1,429	With in 180 days of approved LRPMP	Blight remediation	Grove Street								
65	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$14,741.84	\$0	Fair Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove/68602 2nd St								
66	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	Fair Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove Street								



LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 2										
	HSC 34191.5 (c)(1)(C)		ISC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
34	687-204-002	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
35	687-204-003	0.07	DRN	\$848	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
36	687-204-004	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
37	687-204-005	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
38	687-204-006	0.08	DRN	\$969	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
39	687-204-007	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
40	687-204-008	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
41	687-204-009	0.08	DRN	\$969	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
42	687-204-013	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
43	687-204-014	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
44	687-204-016	0.99	MXC	\$11,988	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
45	687-205-005	0.24	MXC	\$2,906	\$0.00	N/A	Under ground tanks removed/Contaminates removed/Clearance issued	None	Downtown Residential	Downtown Revitalization Program
46	687-205-006	0.11	MXC	\$1,332	\$0.00	N/A	Under ground tanks removed/Contaminates removed/Clearance issued	None	Downtown Residential	Downtown Revitalization Program
47	687-205-007	0.12	MXC	\$1,453	\$0.00	N/A	Under ground tanks removed/Contaminates removed/Clearance issued	None	Downtown Residential	Downtown Revitalization Program
48	687-205-008	0.15	MXC	\$1,816	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
49	687-206-001	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
50	687-206-002	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
51	687-206-003	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
52	687-206-004	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
53	687-206-005	0.04	DRN	\$484	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
54	687-206-006	0.06	DRN	\$727	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
55	687-206-007	0.05	DRN	\$605	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
56	687-206-008	0.05	DRN	\$605	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
57	687-206-009	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
58	687-206-010	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
59	687-206-011	0.067	DRN	\$812	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
60	687-206-012	0.048	DRN	\$581	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
61	687-206-013	0.115	DRN	\$1,392	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
62	687-206-014	0.063	DRN	\$762	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
63	687-206-015	0.052	DRN	\$630	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
64	687-206-016	0.118	DRN	\$1,429	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
65	687-195-002	0.057	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
66	687-195-003	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program



LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 1

HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
67	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	Fair Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-547 Plumley Place
68	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	Fair Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-557 Plumley Place
69	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	Fair Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove Street
70	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	Fair Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove Street
71	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/28/2006	\$279,500.00	\$8,000	Fair Market Value	8/21/2013	\$8,000	With in 180 days of approved LRPMP	Blight remediation	68-528 "A" Street
72	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/26/2006	\$47,654.00	\$14,000	Fair Market Value	8/21/2013	\$14,000	With in 180 days of approved LRPMP	Blight remediation	68-537 Grove Street
73	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2/2006	\$100,000.00	\$11,000	Fair Market Value	8/21/2013	\$11,000	With in 180 days of approved LRPMP	Blight remediation	68-556 "A" Street
74	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/24/1996	\$1,378,781.30	\$126,000	Fair Market Value	8/21/2013	\$126,000	With in 180 days of approved LRPMP	Blight remediation	68-600 - 68-618 East Palm Canyon Dr
75	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/9/1996	\$84,256.10	\$83,000	Fair Market Value	8/21/2013	\$83,000	With in 180 days of approved LRPMP	Blight remediation	68-542 East Palm Canyon Dr
76	I-Max Theater	Sale at Fair Market Value	Mixed Use	N/A	N/A	\$77,000	Fair Market Value	8/21/2013	\$77,000	With in 180 days of approved LRPMP	Blight remediation	68-510 East Palm Canyon Dr
78	Vacant Lot/Land	Sale at Fair Market Value	Planned Commercial	7/8/2013	N/A	\$110,000	Fair Market Value	8/21/2013	\$110,000	With in 180 days of approved LRPMP	Blight remediation	Parcel 6, PM 36428
79	Parking Lot	Sale at Fair Market Value	Mixed Use	N/A	N/A	\$102,000	Fair Market Value	8/21/2013	\$102,000	With in 180 days of approved LRPMP	Blight remediation	36-009 Campbell Street
80	Vacant Lot/Land	Sale at Fair Market Value	Planned Commercial Open Space/Residential	7/8/2013	N/A	\$60,000	Fair Market Value	8/21/2013	\$60,000	With in 180 days of approved LRPMP	Blight remediation	Parcel 7, PM 36428
81	Vacant Lot/Land	Sale at Fair Market Value	Space/Residential	10/24/2003	\$2,000,000.00	\$100,000	Fair Market Value	8/21/2013	\$100,000	With in 180 days of approved LRPMP	Blight remediation/Open Space	68-235 East Palm Canyon Drive
87	Parking Lot	Sale at Fair Market Value	Mixed Use	9/1/2005	\$420,000.00	\$56,000	Fair Market Value	8/21/2013	\$56,000	With in 180 days of approved LRPMP	Blight remediation	68-759 East Palm Canyon Dr
91	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/19/1995	N/A	\$3,000	Market Value	8/21/2013	\$3,000	With in 180 days of approved LRPMP	Blight remediation	68-675 East Palm Canyon Dr
95	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	N/A	N/A	\$9,600	Market Value	8/21/2013	\$9,600	With in 180 days of approved LRPMP	Blight remediation	68-681 East Palm Canyon Dr
97	Vacant Lot/Land	Sale at Fair Market Value	Downtown Residential	5/4/2011	\$151,000.00	\$0	Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-550 "C" Street
98	Vacant Lot/Land	Sale at Fair Market Value	Downtown Residential	10/19/1995	N/A	\$0	Market Value	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-697 "B" Street
100	Parking Lot - Leased Fee Interest	Sale at Fair Market Value	Mixed Use	5/13/1998	\$1,490,029.64	\$5,000	Fair Market Value	8/21/2014	\$5,000	With in 180 days of approved LRPMP	Blight remediation	68-701 Buddy Rogers Drive
101	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY02	\$896,465.54	-\$482,000	Fair Market Value	8/21/2013	-\$482,000	With in 180 days of approved LRPMP	Blight remediation	36-920 Date Palm Drive
102	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY 02/03	\$89,500.00	\$3,100	Fair Market Value	8/21/2013	\$3,100	With in 180 days of approved LRPMP	Blight remediation	69-009 East Palm Canyon Drive
103	Vacant Lot/Land	Sale at Fair Market Value	Residential	2/28/2007	\$15,784.44	\$25,000	Fair Market Value	8/21/2013	\$25,000	With in 180 days of approved LRPMP	Blight remediation	31-392 San Joaquin Drive
104	Vacant Lot/Land	Sale at Fair Market Value	Residential	10/2007	\$18,000.00	\$6,000	Fair Market Value	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-625 Starlight Trail
105	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,000	Fair Market Value	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-686 Agua Caliente Trail
106	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$7,000	Fair Market Value	8/21/2013	\$7,000	With in 180 days of approved LRPMP	Blight remediation	31-600 Starlight Trail
107	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,500	Fair Market Value	8/21/2013	\$6,500	With in 180 days of approved LRPMP	Blight remediation	31-622 Starlight Trail
108	Vacant Lot/Land	Sale at Fair Market Value	Residential	5/2008	\$17,000.00	\$6,000	Fair Market Value	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-740 Starlight Trail
109	Vacant Lot/Land	Sale at Fair Market Value	Residential	5/2008	\$17,000.00	\$6,000	Fair Market Value	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-750 Starlight Trail
110	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,000	Fair Market Value	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-685 Agua Caliente Trail
111	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,000	Fair Market Value	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-705 Agua Caliente Trail
112	Vacant Lot/Land	Sale at Fair Market Value	Residential	11/2007	\$18,000.00	\$7,000	Fair Market Value	8/21/2013	\$7,000	With in 180 days of approved LRPMP	Blight remediation	31-800 San Juan Trail
113	Vacant Lot/Land	Sale at Fair Market Value	Residential	6/2007	\$2,807.11	\$6,000	Fair Market Value	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-750 San Juan Trail



LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 2										
	HSC 34191.5 (c)(1)(C)			ISC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
67	687-195-004	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
68	687-195-005	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
69	687-195-006	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
70	687-195-007	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
71	687-197-004	0.17	DRN	\$8,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
72	687-197-005	0.1	DRN	\$14,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
73	687-197-016	0.17	DRN	\$11,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
74	687-475-001	1.818	MXC	\$126,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
75	687-475-002	0.34	MXC	\$83,000	\$0.00	None	None	None	Downtown Residential	Downtown Revitalization Program
76	687-475-003	0.54	MXC	\$77,000	(\$400,000) per year	N/A	None	None	Downtown Residential	Downtown Revitalization Program
78	Parcel 6	3.74	PCC	\$110,000	\$0.00	N/A	None	None	Private Development	Parcel Map 36428
79	687-040-052	2.2	PCC	\$102,000	\$0.00	N/A	None	None	Commercial Development	Crystal Chrysler OPA
80	Parcel 7	2.05	PCC	\$60,000	\$0.00	N/A	None	None	Private Development	Parcel Map 36428
81	687-040-059	50.17	OS/R20H	\$100,000	\$0.00	N/A	None	None	Appendix "E" Pg. A-3 #4 (a) (ii)	Glory to God OPA/Shadow Valley Heights OPA
87	687-207-005	0.22	MXC	\$56,000	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
91	687-212-019	0.1	DRN	\$3,000	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
95	687-212-026	0.318	DRN	\$9,600	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
97	687-213-012	0.109	DRN	\$0	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
98	687-214-009	0.207	DRN	\$0	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
100	687-473-008	0.674	MXC	\$5,000	\$0.00	N/A	None	None	Private Development	Tri-Millennium Settlement Agreement
101	674-020-051 and Por. 050	4.896	MXC	-\$482,000	\$10,000 per year	None	None	None	Private Development	County Flood Control Channel
102	674-500-038	0.08	MXC	\$3,100	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
103	677-381-006	0.191	R1	\$25,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
104	677-442-002	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
105	677-442-014	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
106	677-443-001	0.199	R1	\$7,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
107	677-443-002	0.176	R1	\$6,500	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
108	677-443-006	0.175	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
109	677-443-007	0.175	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
110	677-445-005	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
111	677-445-006	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
112	677-445-010	0.199	R1	\$7,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
113	677-445-012	0.17	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision



LONG-RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 1

No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
114	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$18,000.00	\$7,000	Fair Market Value	8/21/2013	\$7,000	With in 180 days of approved LRMP	Blight remediation	31-606 San Juan Trail
115	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$8,500	Fair Market Value	8/21/2013	\$8,500	With in 180 days of approved LRMP	Blight remediation	31-825 San Juan Trail
116	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$7,500	Fair Market Value	8/21/2013	\$7,500	With in 180 days of approved LRMP	Blight remediation	67-375 Whitewater Trail
117	Vacant Lot/Land - J Building	Sale at Fair Market Value	Mixed Use	8/1/2000	N/A	\$60,600	Fair Market Value	8/21/2013	\$60,600	With in 180 days of approved LRMP	Blight remediation	68-730 Avenida Lalo Guerrero
120	Retail Building	Sale at Fair Market Value	Mixed Use	9/30/2009	\$860,000.00	\$12,000	Fair Market Value	8/21/2013	\$12,000	With in 180 days of approved LRMP	Blight remediation	68-573 East Palm Canyon
121	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/11/1997	\$321,300.00	\$0	Fair Market Value	8/21/2013	\$0	With in 180 days of approved LRMP	Blight remediation	68-611 East Palm Canyon
122	Multi-Family Residence	Sale at Fair Market Value	Residential	2/28/2007	\$73,620.24	\$67,000	Fair Market Value	8/21/2013	\$67,000	With in 180 days of approved LRMP	Blight remediation	68-676 "E" Street
123	Vacant Lot/Land	Sale at Fair Market Value	Residential	2/28/2007	\$70,319.00	\$20,000	Fair Market Value	8/21/2013	\$20,000	With in 180 days of approved LRMP	Blight remediation	68-575 E Street
124	Vacant Lot/Land	Sale at Fair Market Value	Downtown Residential	2/28/2007	\$51,543.24	\$18,000	Fair Market Value	8/21/2013	\$18,000	With in 180 days of approved LRMP	Blight remediation	68-805 E Street
126	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/2009	\$1,516,500.00	\$85,000	Fair Market Value	8/21/2013	\$85,000	With in 180 days of approved LRMP	Blight remediation	36-700 Cathedral Canyon Dr

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Disposition Parcels at Fair Market Value - Section 2

No.	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
114	677-446-001	0.196	R1	\$7,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
115	677-446-010	0.259	R1	\$8,500	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
116	677-446-011	0.216	R1	\$7,500	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
117	687-472-005	0.534	MXC	\$60,600	\$0.00	N/A	None	None	Private Development	Proposed development as a 4-unit restaurant building
120	687-193-007	0.112	MXC	\$12,000	\$2,650 per month	None	None	None	Private Development	Downtown Revitalization Program
121	687-193-010	0.079	MXC	\$0	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
122	687-232-006	0.126	R1-LH	\$67,000	\$0.00	N/A	None	None	Private Development	Multi-Family Residential
123	687-233-008	0.109	R1-LH	\$20,000	\$0.00	N/A	None	None	Private Development	Residential
124	687-241-045	0.11	DRN	\$18,000	\$0.00	N/A	None	None	Private Development	None
126	687-170-018	0.36	MXC	\$85,000	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program

Total: One hundred and nine (109) Disposition Parcels



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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Riverside County GIS

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Block-1



Selected parcel(s):

687-170-018 687-170-022 687-170-025 687-472-005 687-473-008 687-474-001 687-475-001
687-475-002 687-475-003

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8/27/2013



B-1 Block

Excluding the Government Use Parcels #99, #125, and #127, Disposition Parcels #74, #75, #76, #100, #117, and # 126 are to be marketed and offered for sale. Parcels #74, #75, and #76 form the IMAX Theater and restaurant development that are non-performing, obsolete, and inefficient, and costing the former RDA more than \$500,000 per year to keep the facilities opened.

The marketing proposal is to group all the For Sale parcels in B-1 Block and market parcels to a developer to reconfigure, redevelop, and re-tenant the entire block, which contains the City's public parking structure, City Hall, and the Mary Pickford Theater/Pickford Promenade complex. The estimated value of the Disposition Parcels is \$436,600.

This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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Riverside County GIS

Page 1



Selected parcel(s):

687-180-005	687-180-009	687-180-011	687-201-001	687-201-002	687-201-003	687-201-004
687-201-005	687-201-006	687-201-007	687-201-008	687-201-009	687-201-010	687-201-011
687-202-001	687-202-002	687-202-003	687-202-004	687-202-005	687-202-006	687-202-007
687-202-008	687-202-009	687-202-010	687-202-011	687-202-012	687-202-015	687-203-008
687-203-009	687-203-010	687-203-011	687-203-012	687-203-013	687-203-014	687-203-015
687-204-001	687-204-002	687-204-003	687-204-004	687-204-005	687-204-006	687-204-007
687-204-008	687-204-009	687-204-013	687-204-014	687-204-016	687-205-005	687-205-006
687-205-007	687-205-008	687-206-001	687-206-002	687-206-003	687-206-004	687-206-005
687-206-006	687-206-007	687-206-008	687-206-009	687-206-010	687-206-011	687-206-012
687-206-013 687-206-014 687-206-015 687-206-016						

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8/27/2013



B-2 Block

Excluding the Government Use Parcels #82, #83, and #86, Disposition Parcels #1 through # 64 are to be marketed and offered for sale. Parcels #82, #83, and #86 are the City tennis courts, Buddy Rodgers 2nd Street Park, and Fire Station No. 411. This area is known as the “Eastside” and has experienced parcel by parcel acquisition, relocation, demolition, and clearance by the former RDA for a number of years in order to facilitate the maximum development potential of several downtown sites.

During this time period, the former RDA had engaged in discussions and negotiations with numerous developers about a myriad of potential development proposals and had actually progressed to exclusive negotiating memorandums of understanding and/or Disposition and Development Agreements with some developers. Specific to the Eastside, noteworthy discussions and/or agreements involved developers such as LINC; Tri-Millennium, Cathedral City; Cathedral City Town Center Venture, LLC; and most recently the Lewis Group. Development proposals under consideration were generally mixed-use commercial and residential. Unfortunately, none of these proposals ultimately proved to be feasible due, in large part, to the high cost of required public infrastructure, on-site improvements, and, more recently, to the overall downturn in the national and local economy prior to dissolution of redevelopment.

The marketing proposal is to group all the Disposition Parcels in B-2 Block and market parcels to a developer to reconfigure and redevelop the entire block. The estimated value for B-2 Block is \$220,000. The estimated value takes in consideration the major physical infrastructure impediments in the area such as the lack of fully paved streets, sidewalks, curbs and gutters, storm drainage, the need to relocate major utilities, and to reconfigure and assemble lots to buildable parcels.

Scale economies and other cost savings may be achieved with the development of the entire area and through a phased development schedule and construction.

This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.

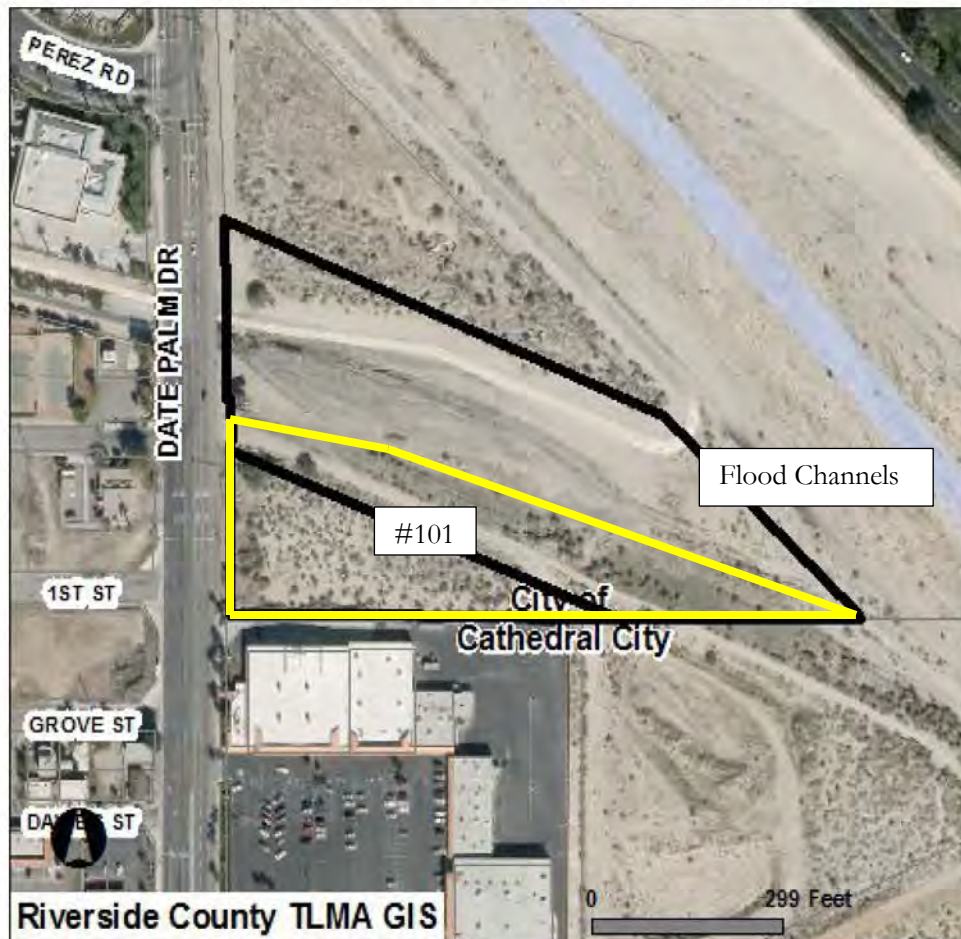


LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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Block-2.1 (Portion of 674-020-050; all of 674-020-051)



Selected parcel(s):
674-020-050 674-020-051

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9/11/2013



B-2.1 Block

This area contains all of APN 674-020-051 and a portion of APN 674-020-050 that is mostly in the flood channel with major impediments such as access, visibility, and flood control remediation impacts, all creating a negative \$482,000 estimated value for Disposition Parcel #101.

The marketing proposal is to include this parcel with the redevelopment of the adjacent shopping center whenever it may occur in the future. Hopefully by that time, the County Flood Control District would have sorted out the problems and arrived at a solution to protect this property from flooding.

Without local, state, and/or federal assistance and without a joint development with the adjacent shopping center, this parcel alone is currently undevelopable.

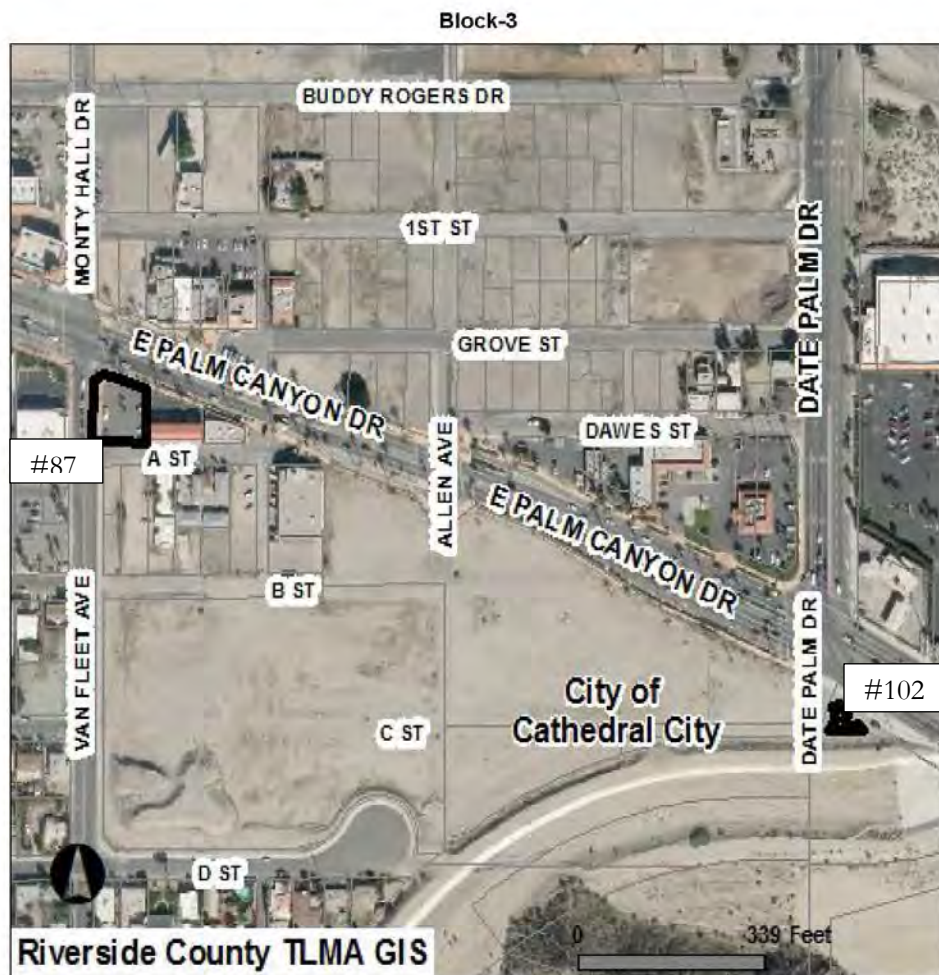
This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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Selected parcel(s):
674-500-038 687-207-005

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8/27/2013



B-3 Block

This block has two Disposition Parcels, #87, a small parking lot, and #102, a remnant parcel. The marketing proposal is to group all the Disposition Parcels in B-3 Block and market parcels to a developer interested in the development of the entire block. These two parcels could anchor and or link the western portion of the development with the eastern portion and also serve as gateways or entrances to the development. The estimated value for B-3 Block is \$59,100.

The area was considered a potential hotel/conference center development site.

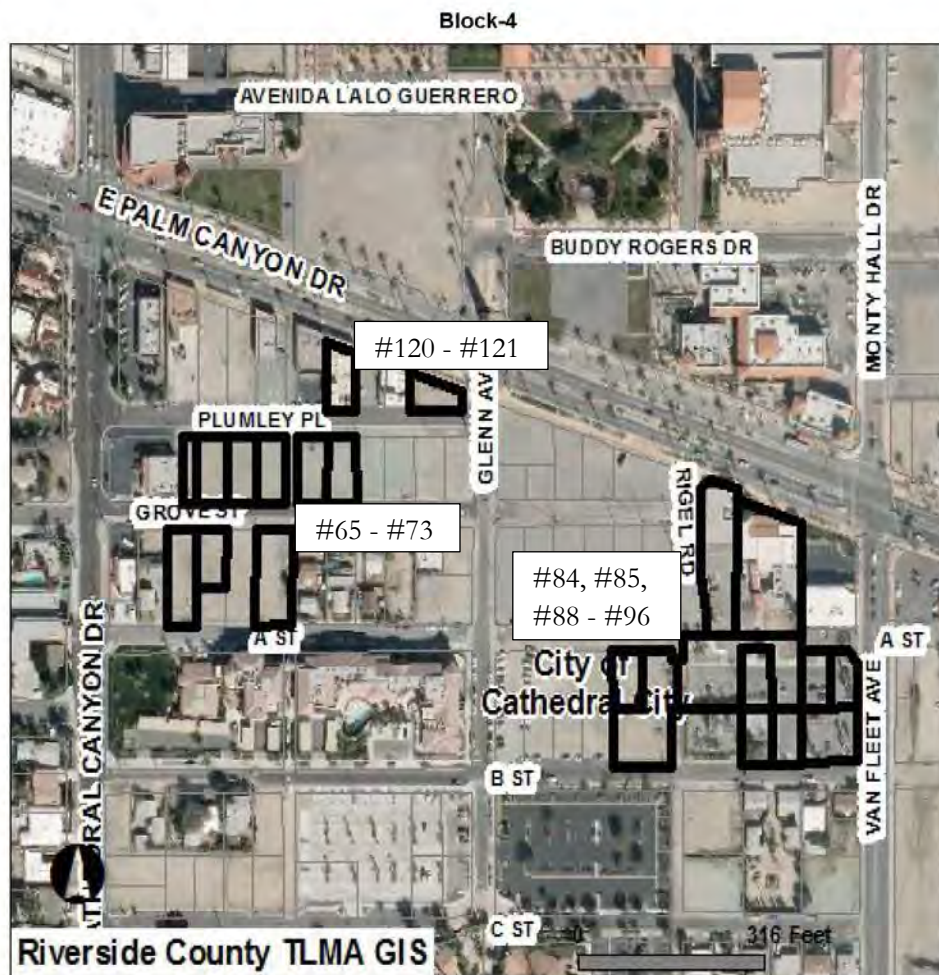
This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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Selected parcel(s):

687-193-007 687-193-010 687-195-002 687-195-003 687-195-004 687-195-005 687-195-006
687-195-007 687-197-004 687-197-005 687-197-016 687-199-001 687-199-002 687-212-009
687-212-010 687-212-011 687-212-019 687-212-022 687-212-023 687-212-024 687-212-026
687-212-027

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8/27/2013



B-4 Block

Excluding the Government Use Parcels #84, #85, #88, #89, #90, #92, #93, #94 and #96 (all Cathedral Community Center parcels), Disposition Parcels #65 through #73, Parcel # 120, and Parcel #121 are to be marketed and offered for sale.

The marketing proposal is to group all the Disposition Parcels in B-4 Block and market parcels to a developer who would reconfigure and redevelop the entire block, provide infill residential units along Plumley Place and Grove Street, and infill retail/commercial/office along East Palm Canyon Drive. The estimated value of \$57,600 is due to major impediments in the area which include the levies from Assessment District No. 2004-2 for street and sewer capital improvements and lack of other required public infrastructure and onsite improvements.

This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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Selected parcel(s):

687-213-012 687-214-009 687-232-006 687-233-008 687-241-045

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8/27/2013



B-4.1 Block

This block contains five (5) residentially-zoned infill parcels, #97, #98, #122, #123, & #124, in a residential neighborhood by Downtown. The proposed marketing plan is to sell all five parcels to a residential infill developer who would develop single-family and multi-family units on the sites and/or rehabilitate the current units to today's building codes and development standards.

The estimated value is \$105,000. A residential infill developer, even with a low estimated value of \$105,000 and with current housing market conditions, may have a significant financial gap to close without assistance from local, state, or federal governments in the form of financial grants, loans, and/or tax credits. However, the residential infill developer could take advantage of the positive impacts provided by the senior housing development and the church development and expansion in the immediate neighborhood.

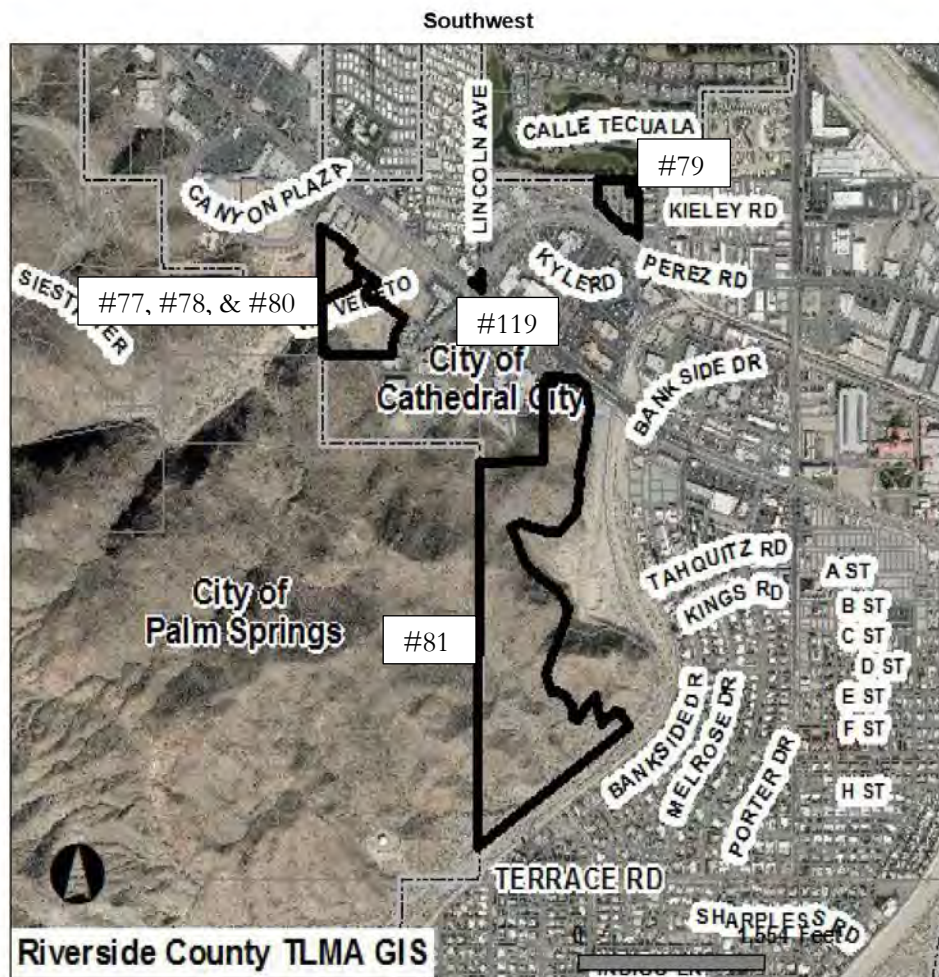
This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.



LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
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Selected parcel(s):

687-040-052 687-040-059 687-510-011 687-510-031 687-510-033

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8/27/2013



Southwest Block

Excluding the Governmental Use Parcel #119, a developed and improved roadway parcel, this block contains five (5) additional parcels in a commercial and open space area by City's auto mall. The proposed marketing plan is to sell three (3) Disposition Parcels, #78, #79, and #80, to developers who would develop automobile sales, repairs, and servicing facilities on the sites.

Parcel #77 is an Enforceable Obligation parcel. It will be developed into an auto-related facility or business in accordance with the approved disposition and development agreement, summarized as follows:

Grantor:	Redevelopment Agency of the City of Cathedral City (RDA)
Grantee:	M & M Property Company, LLC (Developer)
Action:	Agency's grant of certain real Property and prepare, expedite and process a parcel map in exchange for Developer's specific performance.
Grant:	A 3.09 acre parcel and option to purchase a 2.76 acre parcel immediately to the south
Performance:	<ol style="list-style-type: none">1) A master entry-way to the site,2) Pay a pro-rata share of the entry-way cost,3) Provide a 10-year lease for continuous operation of a new car franchise,4) Pay Agency \$140,000 toward off-site improvements,5) Pay prevailing wage for construction,6) Comply with the California Environmental Quality Act,7) Obtain development entitlements, and approved building plans,8) Complete construction within 390 days.
Location:	Parcel 5 of Parcel Map 36428, westerly of 67-925 East Palm Canyon Drive, Cathedral City (created by combining APN 687-510-031 and 033 along with other existing lots/parcels)
Purpose:	Development of a 20,000 \pm square foot automobile showroom on parcel on East Palm Canyon Drive
Date:	June 22, 2011, RDA adopts Resolution No. RDA-498, approving the DDA with the Developer

The large 50+ acre parcel, Disposition Parcel #81, is zoned OS/R20H, meaning that per the City's Zoning Ordinance, the site has a development potential of two (2) single-family residential units at one single-family residential unit per 20 acres. Considering the steep slope and lack of developable area, this parcel should be marketed to a non-profit conservation group or organization so that the parcel remains open space and be utilized as habitat for the local flora and fauna.



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The estimated value is \$471,000. An automotive related developer or business would be opportune for Parcels #78, #79, and #80, maximizing the advantage of being located in the midst of automobile sales and service facilities.

This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.

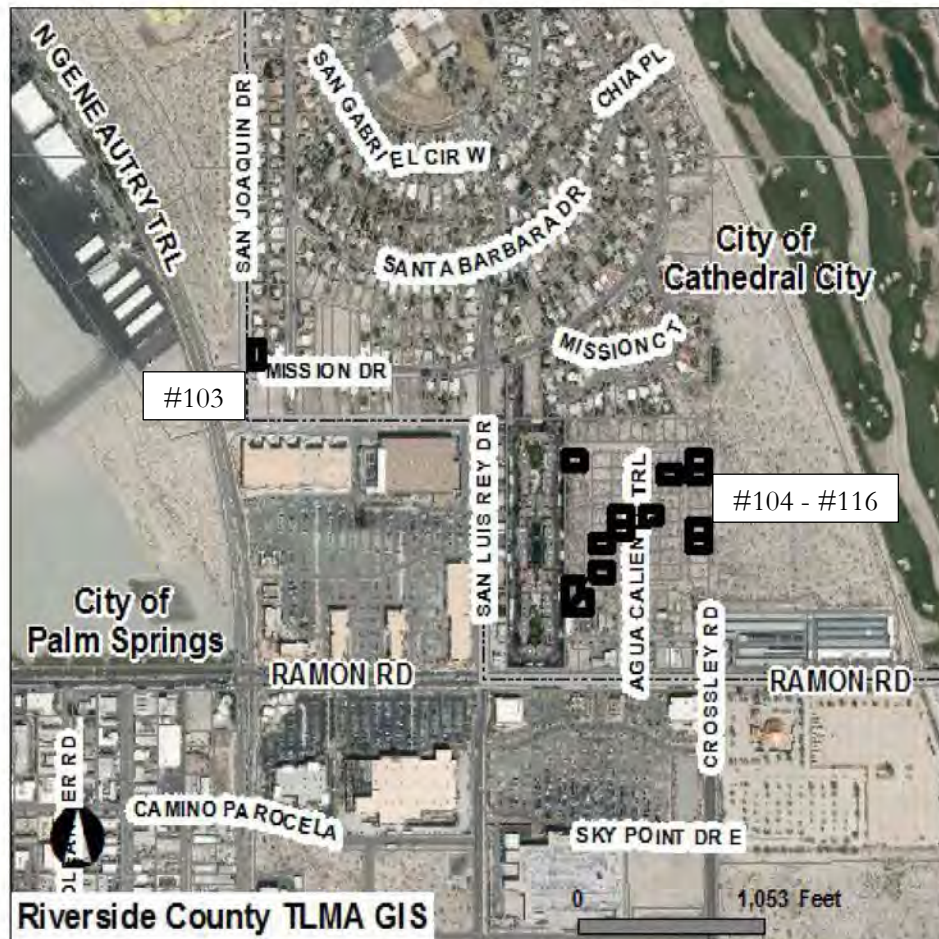


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North Parcels No. 103 - No. 116



Selected parcel(s):

677-381-006 677-442-002 677-442-014 677-443-001 677-443-002 677-443-006
677-443-007 677-445-005 677-445-006 677-445-010 677-445-012 677-446-001 677-446-010
677-446-011

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North Parcel No. 118 (Retention Basin)



Selected parcel(s):
677-131-016

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LRPMP

<http://www3.tlma.co.riverside.ca.us/pa/rcdis/NoSelectionPrint.htm>

9/12/2013



North Block

This block is a large area north of Dinah Shore Drive and contains fourteen (14) residentially-zoned Disposition Parcels in residential neighborhoods and one Governmental Use parcel, a retention basin, Parcel #118. The proposed marketing plan is to sell all fourteen (14) parcels to a residential infill developer, possibly a non-profit affordable housing entity, who would develop single-family and, as permitted, multi-family units on the sites.

The estimated value is \$110,500. A residential infill developer, even with a low estimate value of \$110,500 face extraordinary public infrastructure cost to develop these parcels. Without additional assistance from local, state, or federal government in the form of grants, loans, and/or tax credits and a significant appreciation in housing values, the residential infill development is currently infeasible.

This development strategy is defined in the 2006 Merged Redevelopment Project Plan attached as Appendix D and the 2009 Redevelopment Implementation Plan attached as Appendix E.



**LONG-RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

APPENDICES

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**LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

APPENDIX A

**DEPARTMENT OF FINANCE LONG-RANGE PROPERTY
MANAGEMENT PLAN CHECKLIST**



LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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

Redevelopment_Administration@dof.ca.gov

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

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

GENERAL INFORMATION:

Agency Name: **Successor Agency for the Former Redevelopment Agency of the City of Cathedral City**

Date Finding of Completion Received: April 17, 2013

Date Oversight Board Approved LRPMP: September 25, 2013

Long-Range Property Management Plan Requirements

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

☐ Yes ☒ No



**LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No



LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

ADDITIONAL INFORMATION

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

Parcels #77, #78, and #80 (Parcels 5, 6, and 7 of Parcel Map 36428) have no Assessor Parcel Numbers or addresses assigned as of this date by the Riverside County Recorder's Office. The old Assessor Parcel Numbers for a portion of this area, specifically Parcels 5, 6 and 7, are APN 687-510-031 & 033.

Parcel #100 is encumbered with a no cost ground lease to Tri-Millennium Cathedral City, LLC for 25 parking spaces until December 31, 2026. If the parcel is sold, the 25 spaces must be provided in the area until December 31, 2026, at no cost to Tri-Millennium per a Settlement and Mutual Release Agreement executed around December 29, 2011. The appraiser estimated the value of the parcel with the ground lease in place at \$5,000. Without the ground lease, the estimated value is \$50,000.

Agency Contact Information

Name:	Tami E. Scott	Name:	Kevin Biersack
Title:	Administrative Services Director	Title:	Fiscal Officer
Phone:	(760) 770-0354	Phone:	(760) 770-0378
Email:	tscott@cathedralcity.gov	Email:	kbiersack@cathedralcity.gov
Date:	9/12/2013	Date:	9/12/2013

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

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

Form DF-LRPMP (11/15/12)



**LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

APPENDIX B

**DEPARTMENT OF FINANCE LONG-RANGE PROPERTY
MANAGEMENT PLAN TRACKING WORKSHEETS**



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 1												
		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY			HSC 34191.5 (c)(1)(C)	HSC 34191.5 (c)(1)(C)
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
1	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/1/2000	\$1,159,000.00	\$77,988	air Market Valu	8/21/2013	\$77,988	With in 180 days of approved LRPMP	Blight remediation	68-752 Buddy Rogers Ave
2	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$978,000.00	\$4,602	air Market Valu	8/21/2013	\$4,602	With in 180 days of approved LRPMP	Blight remediation	68-770 First Street
3	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/17/2002	\$153,120.30	\$2,422	air Market Valu	8/21/2013	\$2,422	With in 180 days of approved LRPMP	Blight remediation	68-776 First Street
4	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/1/2005	\$497,855.27	\$2,422	air Market Valu	8/21/2013	\$2,422	With in 180 days of approved LRPMP	Blight remediation	68-780 First Street
5	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/2008	\$385,000.00	\$4,844	air Market Valu	8/21/2013	\$4,844	With in 180 days of approved LRPMP	Blight remediation	68-811 Buddy Rogers Ave
6	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/19/2002	\$83,000.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-821 Buddy Rodgers Ave
7	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/19/2002	\$91,000.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-835 Buddy Rodgers Ave
8	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/08	\$385,000.00	\$2,434	air Market Valu	8/21/2013	\$2,434	With in 180 days of approved LRPMP	Blight remediation	68-822 First Street
9	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	11/2006	\$213,000.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-845 Second Street
10	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/9/1999	\$52,340.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-853 Buddy Rogers Ave
11	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$330,000.00	\$2,422	air Market Valu	8/21/2013	\$2,422	With in 180 days of approved LRPMP	Blight remediation	68-854 First Street
12	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/2006	\$500,000.00	\$4,844	air Market Valu	8/21/2013	\$4,844	With in 180 days of approved LRPMP	Blight remediation	68-874 First Street
13	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/4/1998	\$112,353.00	\$2,180	air Market Valu	8/21/2013	\$2,180	With in 180 days of approved LRPMP	Blight remediation	68-885 2nd Street
14	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2/2006	\$198,000.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	36-968 Allen Avenue
15	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/2/2001	\$21,134.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	36-568 Allen Avenue
16	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$25,200.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-903 2nd Street
17	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/2005	\$140,000.00	\$1,574	air Market Valu	8/21/2013	\$1,574	With in 180 days of approved LRPMP	Blight remediation	68-904 First Street
18	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$25,200.00	\$1,453	air Market Valu	8/21/2013	\$1,453	With in 180 days of approved LRPMP	Blight remediation	68-911 2nd Street
19	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/13/1999	\$113,505.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-916 First Street
20	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$5,100.00	\$969	air Market Valu	8/21/2013	\$969	With in 180 days of approved LRPMP	Blight remediation	68-903 2nd Street
21	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/13/1999	\$74,460.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-926 1st Street
22	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/1997	\$25,200.00	\$1,574	air Market Valu	8/21/2013	\$1,574	With in 180 days of approved LRPMP	Blight remediation	68-933 2nd Street
23	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$220,000.00	\$1,090	air Market Valu	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-930 First Street
24	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/4/2000	\$282,223.67	\$4,868	air Market Valu	8/21/2013	\$4,868	With in 180 days of approved LRPMP	Blight remediation	68-941 2nd Street
25	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2009	\$251,500.00	\$1,041	air Market Valu	8/21/2013	\$1,041	With in 180 days of approved LRPMP	Blight remediation	68-831 1st Street
26	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2009	\$251,500.00	\$1,041	air Market Valu	8/21/2013	\$1,041	With in 180 days of approved LRPMP	Blight remediation	68-832 Grove Street
27	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1994	\$47,650.00	\$2,083	air Market Valu	8/21/2013	\$2,083	With in 180 days of approved LRPMP	Blight remediation	68-842 First Street



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 2

				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	687-180-005	6.44	DRN	\$77,988	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
2	687-201-001	0.38	MXC	\$4,602	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
3	687-201-002	0.2	MXC	\$2,422	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
4	687-201-003	0.2	MXC	\$2,422	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
5	687-201-004	0.4	MXC	\$4,844	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
6	687-201-005	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
7	687-201-006	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
8	687-201-007	0.201	DRN	\$2,434	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
9	687-201-008	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
10	687-201-009	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
11	687-201-010	0.2	DRN	\$2,422	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
12	687-201-011	0.4	DRN	\$4,844	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
13	687-202-001	0.18	DRN	\$2,180	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
14	687-202-002	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
15	687-202-003	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
16	687-202-004	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
17	687-202-005	0.13	DRN	\$1,574	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
18	687-202-006	0.12	DRN	\$1,453	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
19	687-202-007	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
20	687-202-008	0.08	DRN	\$969	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
21	687-202-009	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
22	687-202-010	0.13	DRN	\$1,574	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
23	687-202-011	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
24	687-202-012	0.402	MXC	\$4,868	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
25	687-203-008	0.086	DRN	\$1,041	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
26	687-203-009	0.086	DRN	\$1,041	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
27	687-203-010	0.172	DRN	\$2,083	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 1

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value		Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	
28	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1994	\$47,650.00	\$2,083	air Market Valu	8/21/2013	\$2,083	With in 180 days of approved LRPMP	Blight remediation	68-852 First Street	
29	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$420,000.00	\$1,041	air Market Valu	8/21/2013	\$1,041	With in 180 days of approved LRPMP	Blight remediation	68-863 First Street	
30	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY 02/03	\$148,105.00	\$1,090	air Market Valu	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-854 Grove Street	
31	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY 02/03	\$113,380.00	\$2,059	air Market Valu	8/21/2013	\$2,059	With in 180 days of approved LRPMP	Blight remediation	37-029 Allen Avenue	
32	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1999	\$19,394.90	\$848	air Market Valu	8/21/2013	\$848	With in 180 days of approved LRPMP	Blight remediation	68-821 First Street	
33	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$130,000.00	\$2,059	air Market Valu	8/21/2013	\$2,059	With in 180 days of approved LRPMP	Blight remediation	68-880 Grove Street	
34	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$375,000.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-897 First Street	
35	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/1/1994	\$35,000.00	\$848	air Market Valu	8/21/2013	\$848	With in 180 days of approved LRPMP	Blight remediation	68-896 Grove Street	
36	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/10/2003	\$1,898.00	\$1,090	air Market Valu	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-913 First Street	
37	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/12/1999	\$54,080.00	\$1,090	air Market Valu	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-906 Grove Street	
38	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/1/1995	\$41,532.00	\$969	air Market Valu	8/21/2013	\$969	With in 180 days of approved LRPMP	Blight remediation	68-915 First Street	
39	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/10/2002	\$27,306.10	\$1,090	air Market Valu	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-920 Grove Street	
40	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$115,000.00	\$1,090	air Market Valu	8/21/2013	\$1,090	With in 180 days of approved LRPMP	Blight remediation	68-925 First Street	
41	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$255,000.00	\$969	air Market Valu	8/21/2013	\$969	With in 180 days of approved LRPMP	Blight remediation	68-926 Grove Street	
42	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$245,000.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-935 First Street	
43	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2007	\$220,000.00	\$1,211	air Market Valu	8/21/2013	\$1,211	With in 180 days of approved LRPMP	Blight remediation	68-936 Grove Street	
44	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/07	\$2,350,000.00	\$11,988	air Market Valu	8/21/2013	\$11,988	With in 180 days of approved LRPMP	Blight remediation	37-055 Date Palm Drive	
45	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$325,550.00	\$2,906	air Market Valu	8/21/2013	\$2,906	With in 180 days of approved LRPMP	Blight remediation	68-840 East Palm Canyon Dr	
46	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$149,190.00	\$1,332	air Market Valu	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-850 East Palm Canyon Dr	
47	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/2007	\$162,760.00	\$1,453	air Market Valu	8/21/2013	\$1,453	With in 180 days of approved LRPMP	Blight remediation	68-864 East Palm Canyon Dr	
48	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/2007	\$600,000.00	\$1,816	air Market Valu	8/21/2013	\$1,816	With in 180 days of approved LRPMP	Blight remediation	68-866 East Palm Canyon Dr	
49	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/08	\$119,334.00	\$1,332	air Market Valu	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-887 Grove Street	
50	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/08	\$119,333.00	\$1,332	air Market Valu	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-901 Grove Street	
51	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/08	\$119,333.00	\$1,332	air Market Valu	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-908 Grove Street	
52	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	1/2/2003	\$141,060.00	\$1,332	air Market Valu	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-917 Grove Street	
53	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$220,000.00	\$484	air Market Valu	8/21/2013	\$484	With in 180 days of approved LRPMP	Blight remediation	68-921 Grove Street	
54	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$45,000.00	\$727	air Market Valu	8/21/2013	\$727	With in 180 days of approved LRPMP	Blight remediation	68-918 Dawes Street	
55	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$250,000.00	\$605	air Market Valu	8/21/2013	\$605	With in 180 days of approved LRPMP	Blight remediation	68-937 Grove Street	



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 2

No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
				Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
28	687-203-011	0.172	DRN	\$2,083	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
29	687-203-012	0.086	DRN	\$1,041	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
30	687-203-013	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
31	687-203-014	0.17	DRN	\$2,059	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
32	687-203-015	0.07	DRN	\$848	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
33	687-204-001	0.17	DRN	\$2,059	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
34	687-204-002	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
35	687-204-003	0.07	DRN	\$848	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
36	687-204-004	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
37	687-204-005	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
38	687-204-006	0.08	DRN	\$969	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
39	687-204-007	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
40	687-204-008	0.09	DRN	\$1,090	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
41	687-204-009	0.08	DRN	\$969	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
42	687-204-013	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
43	687-204-014	0.1	DRN	\$1,211	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
44	687-204-016	0.99	MXC	\$11,988	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
45	687-205-005	0.24	MXC	\$2,906	\$0.00	N/A	Under ground tanks removed/Contaminates removed/Clearance issued	None	Downtown Residential	Downtown Revitalization Program
46	687-205-006	0.11	MXC	\$1,332	\$0.00	N/A	Under ground tanks removed/Contaminates removed/Clearance issued	None	Downtown Residential	Downtown Revitalization Program
47	687-205-007	0.12	MXC	\$1,453	\$0.00	N/A	Under ground tanks removed/Contaminates removed/Clearance issued	None	Downtown Residential	Downtown Revitalization Program
48	687-205-008	0.15	MXC	\$1,816	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
49	687-206-001	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
50	687-206-002	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
51	687-206-003	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
52	687-206-004	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
53	687-206-005	0.04	DRN	\$484	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
54	687-206-006	0.06	DRN	\$727	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
55	687-206-007	0.05	DRN	\$605	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 1

No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
56	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	6/2007	\$38,000.00	\$605	air Market Valu	8/21/2013	\$605	With in 180 days of approved LRPMP	Blight remediation	68-930 Dawes Street
57	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/16/2002	\$104,894.45	\$1,332	air Market Valu	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-947 Grove Street
58	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/16/2002	\$52,445.23	\$1,332	air Market Valu	8/21/2013	\$1,332	With in 180 days of approved LRPMP	Blight remediation	68-957 Grove Street
59	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/2010	\$307,000.00	\$812	air Market Valu	8/21/2013	\$812	With in 180 days of approved LRPMP	Blight remediation	68-963 Grove Street
60	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/2010	\$218,000.00	\$581	air Market Valu	8/21/2013	\$581	With in 180 days of approved LRPMP	Blight remediation	68-958 Dawes Street
61	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/1/2010	\$535,000.00	\$1,392	air Market Valu	8/21/2013	\$1,392	With in 180 days of approved LRPMP	Blight remediation	68-976 Dawes Street
62	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/2011	\$157,143.00	\$762	air Market Valu	8/21/2013	\$762	With in 180 days of approved LRPMP	Blight remediation	37-111 Date Palm Drive
63	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/2011	\$128,571.00	\$630	air Market Valu	8/21/2013	\$630	With in 180 days of approved LRPMP	Blight remediation	Dawes Street
64	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	4/22/2011	\$294,286.00	\$1,429	air Market Valu	8/21/2013	\$1,429	With in 180 days of approved LRPMP	Blight remediation	Grove Street
65	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$14,741.84	\$0	air Market Valu	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove/68602 2nd St
66	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	air Market Valu	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove Street
67	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	air Market Valu	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-547 Plumley Place
68	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	air Market Valu	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-557 Plumley Place
69	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	air Market Valu	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove Street
70	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	12/9/1994	\$29,400.00	\$0	air Market Valu	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-568 Grove Street
71	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/28/2006	\$279,500.00	\$8,000	air Market Valu	8/21/2013	\$8,000	With in 180 days of approved LRPMP	Blight remediation	68-528 "A" Street
72	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	5/26/2006	\$47,654.00	\$14,000	air Market Valu	8/21/2013	\$14,000	With in 180 days of approved LRPMP	Blight remediation	68-537 Grove Street
73	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	3/2/2006	\$100,000.00	\$11,000	air Market Valu	8/21/2013	\$11,000	With in 180 days of approved LRPMP	Blight remediation	68-556 "A" Street
74	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	9/24/1996	\$1,378,781.30	\$126,000	air Market Valu	8/21/2013	\$126,000	With in 180 days of approved LRPMP	Blight remediation	68-600 - 68-618 East Palm Canyon Dr
75	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	8/9/1996	\$84,256.10	\$83,000	air Market Valu	8/21/2013	\$83,000	With in 180 days of approved LRPMP	Blight remediation	68-542 East Palm Canyon Dr
76	I-Max Theater	Sale at Fair Market Value	Mixed Use	N/A	N/A	\$77,000	air Market Valu	8/21/2013	\$77,000	With in 180 days of approved LRPMP	Blight remediation	68-510 East Palm Canyon Dr
77	Vacant Lot/Land	Fulfill an Enforceable Obligation	Planned Commercial	7/8/2013	N/A	\$99,000	air Market Valu	8/21/2013	\$99,000	Per Agreement	Blight remediation	Parcel 5, PM 36428
78	Vacant Lot/Land	Sale at Fair Market Value	Planned Commercial	7/8/2013	N/A	\$110,000	air Market Valu	8/21/2013	\$110,000	With in 180 days of approved LRPMP	Blight remediation	Parcel 6, PM 36428
79	Parking Lot	Sale at Fair Market Value	Mixed Use	N/A	N/A	\$102,000	air Market Valu	8/21/2013	\$102,000	With in 180 days of approved LRPMP	Blight remediation	36-009 Campbell Street
80	Vacant Lot/Land (Old 118/119)	Sale at Fair Market Value	Planned Commercial Open Space/Residential	7/8/2013	N/A	\$60,000	air Market Valu	8/21/2013	\$60,000	With in 180 days of approved LRPMP	Blight remediation	Parcel 7, PM 36428
81	Vacant Lot/Land	Sale at Fair Market Value	Planned Commercial Open Space/Residential	10/24/2003	\$2,000,000.00	\$100,000	air Market Valu	8/21/2013	\$100,000	With in 180 days of approved LRPMP	Blight remediation/Open Space	68-235 East Palm Canyon Drive
82	Tennis Court	Governmental Use	Mixed Use	12/31/2009	\$34,412.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Park	68-752 Buddy Rogers Ave
83	Buddy Rogers Park	Governmental Use	Mixed Use	7/1/2000	\$358,000.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Park	68-752 Buddy Rogers Ave
84	Community Center	Governmental Use	Mixed Use	5/9/2011	\$396,164.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	68-707 East Palm Canyon Dr



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Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 2

Master Inventory - Section 2				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
56	687-206-008	0.05	DRN	\$605	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
57	687-206-009	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
58	687-206-010	0.11	DRN	\$1,332	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
59	687-206-011	0.067	DRN	\$812	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
60	687-206-012	0.048	DRN	\$581	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
61	687-206-013	0.115	DRN	\$1,392	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
62	687-206-014	0.063	DRN	\$762	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
63	687-206-015	0.052	DRN	\$630	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
64	687-206-016	0.118	DRN	\$1,429	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
65	687-195-002	0.057	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
66	687-195-003	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
67	687-195-004	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
68	687-195-005	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
69	687-195-006	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
70	687-195-007	0.115	DRN	\$0	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
71	687-197-004	0.17	DRN	\$8,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
72	687-197-005	0.1	DRN	\$14,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
73	687-197-016	0.17	DRN	\$11,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
74	687-475-001	1.818	MXC	\$126,000	\$0.00	N/A	None	None	Downtown Residential	Downtown Revitalization Program
75	687-475-002	0.34	MXC	\$83,000	\$0.00	None	None	None	Downtown Residential	Downtown Revitalization Program
76	687-475-003	0.54	MXC	\$77,000	(\$400,000) per year	N/A	None	None	Downtown Residential	Downtown Revitalization Program
77	Parcel 5	3.35	PCC	\$99,000	\$0.00	N/A	None	None	Section 305 Merged Redevelopment	M and M DDA - Parcel Map 36428
78	Parcel 6	3.74	PCC	\$110,000	\$0.00	N/A	None	None	Private Development	Parcel Map 36428
79	687-040-052	2.2	PCC	\$102,000	\$0.00	N/A	None	None	Commercial Development	Crystal Chrysler OPA
80	Parcel 7	2.05	PCC	\$60,000	\$0.00	N/A	None	None	Private Development	Parcel Map 36428
81	687-040-059	50.17	OS/R20H	\$100,000	\$0.00	N/A	None	None	Appendix "E" Pg. A-3 #4 (a) (ii)	Glory to God OPA/Shadow Valley Heights OPA
82	687-180-009	0.79	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
83	687-180-011	1.99	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
84	687-199-001	0.38	MXC	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 1												
No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
85	Community Center	Governmental Use	Mixed Use	11/1/2008	\$151,334.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	68-727 East Palm Canyon Dr
86	Fire Station #411	Governmental Use	Mixed Use	12/31/2009	\$34,412.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	36-913 Date Palm Drive
87	Parking Lot	Sale at Fair Market Value	Mixed Use	9/1/2005	\$420,000.00	\$56,000	air Market Valu	8/21/2013	\$56,000	With in 180 days of approved LRMP	Blight remediation/Public Use	68-759 East Palm Canyon Dr
88	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
89	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
90	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
91	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/19/1995	N/A	\$3,000	Market Value	8/21/2013	\$3,000	With in 180 days of approved LRMP	Blight remediation/Public Use	68-675 East Palm Canyon Dr
92	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	\$90,000.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
93	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
94	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	\$7,840.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
95	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	N/A	N/A	\$9,600	Market Value	8/21/2013	\$9,600	With in 180 days of approved LRMP	Blight remediation/Public Use	68-681 East Palm Canyon Dr
96	Community Center - Parking	Governmental Use	Mixed Use	11/1/2008	N/A	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	(see #85)
97	Vacant Lot/Land	Sale at Fair Market Value	Downtown Residential	5/4/2011	\$151,000.00	\$0	Market Value	8/21/2013	\$0	With in 180 days of approved LRMP	Blight remediation/Public Use	68-550 "C" Street
98	Vacant Lot/Land	Sale at Fair Market Value	Downtown Residential	10/19/1995	N/A	\$0	Market Value	8/21/2013	\$0	With in 180 days of approved LRMP	Blight remediation/Public Use	68-697 "B" Street
99	Town Square Fountain Park	Governmental Use	Mixed Use	N/A	N/A	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation/Public Use	68-700 Buddy Rogers Ave
100	Parking Lot - Leased Fee Interest	Sale at Fair Market Value	Mixed Use	5/13/1998	\$1,490,029.64	\$5,000	air Market Valu	8/21/2014	\$5,000	With in 180 days of approved LRMP	Blight remediation/Public Use	68-701 Buddy Rogers Drive
101	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY02	\$896,465.54	-\$482,000	air Market Valu	8/21/2013	-\$482,000	With in 180 days of approved LRMP	Blight remediation/Public Use	36-920 Date Palm Drive
102	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	FY 02/03	\$89,500.00	\$3,100	air Market Valu	8/21/2013	\$3,100	With in 180 days of approved LRMP	Blight remediation/Public Use	69-009 East Palm Canyon Drive
103	Vacant Lot/Land	Sale at Fair Market Value	Residential	2/28/2007	\$15,784.44	\$25,000	air Market Valu	8/21/2013	\$25,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-392 San Joaquin Drive
104	Vacant Lot/Land	Sale at Fair Market Value	Residential	10/2007	\$18,000.00	\$6,000	air Market Valu	8/21/2013	\$6,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-625 Starlight Trail
105	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,000	air Market Valu	8/21/2013	\$6,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-686 Agua Caliente Trail
106	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$7,000	air Market Valu	8/21/2013	\$7,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-600 Starlight Trail
107	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,500	air Market Valu	8/21/2013	\$6,500	With in 180 days of approved LRMP	Blight remediation/Public Use	31-622 Starlight Trail
108	Vacant Lot/Land	Sale at Fair Market Value	Residential	5/2008	\$17,000.00	\$6,000	air Market Valu	8/21/2013	\$6,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-740 Starlight Trail
109	Vacant Lot/Land	Sale at Fair Market Value	Residential	5/2008	\$17,000.00	\$6,000	air Market Valu	8/21/2013	\$6,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-750 Starlight Trail
110	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,000	air Market Valu	8/21/2013	\$6,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-685 Agua Caliente Trail
111	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$6,000	air Market Valu	8/21/2013	\$6,000	With in 180 days of approved LRMP	Blight remediation/Public Use	31-705 Agua Caliente Trail



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

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County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 2

				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
85	687-199-002	0.48	MXC	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
86	687-202-015	0.784	DRN	\$0	\$0.00	N/A	None	None	Fire and Police Protection Element	General Plan Pg. VI-14, Goal 1
87	687-207-005	0.22	MXC	\$56,000	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
88	687-212-009	0.1	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
89	687-212-010	0.1	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
90	687-212-011	0.1	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
91	687-212-019	0.1	DRN	\$3,000	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
92	687-212-022	0.095	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
93	687-212-023	0.083	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
94	687-212-024	0.18	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
95	687-212-026	0.318	DRN	\$9,600	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
96	687-212-027	0.41	DRN	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 3
97	687-213-012	0.109	DRN	\$0	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
98	687-214-009	0.207	DRN	\$0	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
99	687-474-001	1.17	MXC	\$0	\$0.00	N/A	None	None	Parks and Recreation Element	General Plan Pg. III-131, Goal 1
100	687-473-008	0.674	MXC	\$5,000	\$0.00	N/A	None	None	Private Development	Tri-Millennium Settlement Agreement
101	674-020-051 and Por. 050	4.896	MXC	-\$482,000	\$10,000 per year	None	None	None	Private Development	County Flood Control Channel
102	674-500-038	0.08	MXC	\$3,100	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
103	677-381-006	0.191	R1	\$25,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
104	677-442-002	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
105	677-442-014	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
106	677-443-001	0.199	R1	\$7,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
107	677-443-002	0.176	R1	\$6,500	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
108	677-443-006	0.175	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
109	677-443-007	0.175	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
110	677-445-005	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
111	677-445-006	0.172	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 1												
No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address
112	Vacant Lot/Land	Sale at Fair Market Value	Residential	11/2007	\$18,000.00	\$7,000	air Market Valu	8/21/2013	\$7,000	With in 180 days of approved LRPMP	Blight remediation	31-800 San Juan Trail
113	Vacant Lot/Land	Sale at Fair Market Value	Residential	6/2007	\$2,807.11	\$6,000	air Market Valu	8/21/2013	\$6,000	With in 180 days of approved LRPMP	Blight remediation	31-750 San Juan Trail
114	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$18,000.00	\$7,000	air Market Valu	8/21/2013	\$7,000	With in 180 days of approved LRPMP	Blight remediation	31-606 San Juan Trail
115	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$8,500	air Market Valu	8/21/2013	\$8,500	With in 180 days of approved LRPMP	Blight remediation	31-825 San Juan Trail
116	Vacant Lot/Land	Sale at Fair Market Value	Residential	3/2007	\$20,000.00	\$7,500	air Market Valu	8/21/2013	\$7,500	With in 180 days of approved LRPMP	Blight remediation	67-375 Whitewater Trail
117	Vacant Lot/Land - J Building	Sale at Fair Market Value	Mixed Use	8/1/2000	N/A	\$60,600	air Market Valu	8/21/2013	\$60,600	With in 180 days of approved LRPMP	Blight remediation	68-730 Avenida Lalo Guerrero
118	Retention Basin	Governmental Use	Residential	11/1/1979	N/A	\$0	air Market Valu	8/21/2013	\$0	N/A	remediation/Public Use	67-900 Medano Road
119	Highway Intersection/Roadway	Governmental Use	Planned Commercial	1984	N/A	\$0	Not Applicable	8/21/2013	\$0	N/A	remediation/Public Use	N/A
120	Retail Building	Sale at Fair Market Value	Mixed Use	9/30/2009	\$860,000.00	\$12,000	air Market Valu	8/21/2013	\$12,000	With in 180 days of approved LRPMP	Blight remediation	68-573 East Palm Canyon
121	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	7/11/1997	\$321,300.00	\$0	air Market Valu	8/21/2013	\$0	With in 180 days of approved LRPMP	Blight remediation	68-611 East Palm Canyon
122	Multi-Family Residence	Sale at Fair Market Value	Residential	2/28/2007	\$73,620.24	\$67,000	air Market Valu	8/21/2013	\$67,000	With in 180 days of approved LRPMP	Blight remediation	68-676 "E" Street
123	Vacant Lot/Land	Sale at Fair Market Value	Residential	2/28/2007	\$70,319.00	\$20,000	air Market Valu	8/21/2013	\$20,000	With in 180 days of approved LRPMP	Blight remediation	68-575 E Street
124	Vacant Lot/Land	Sale at Fair Market Value	Downtown Residential	2/28/2007	\$51,543.24	\$18,000	air Market Valu	8/21/2013	\$18,000	With in 180 days of approved LRPMP	Blight remediation	68-805 E Street
125	Memorial Park	Governmental Use	Mixed Use	N/A	\$65,555.50	\$0	air Market Valu	8/21/2013	\$0	N/A	remediation/Public Use	36-630 Cathedral Canyon Dr.
126	Vacant Lot/Land	Sale at Fair Market Value	Mixed Use	10/2009	\$1,516,500.00	\$85,000	air Market Valu	8/21/2013	\$85,000	With in 180 days of approved LRPMP	Blight remediation	36-700 Cathedral Canyon Dr
127	Public Works Building/Yard	Governmental Use	Mixed Use	3/2009	\$1,050,000.00	\$0	air Market Valu	8/21/2013	\$0	N/A	Blight remediation	36-660 Cathedral Canyon Dr



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Successor Agency: Cathedral City
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Master Inventory - Section 2

No.	APN #	Lot Size (Acres)	Current Zoning See Appendix F	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
				Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
112	677-445-010	0.199	R1	\$7,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
113	677-445-012	0.17	R1	\$6,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
114	677-446-001	0.196	R1	\$7,000	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
115	677-446-010	0.259	R1	\$8,500	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
116	677-446-011	0.216	R1	\$7,500	\$0.00	N/A	None	None	Private Development	Palm Springs Outpost #5 Subdivision
117	687-472-005	0.534	MXC	\$60,600	\$0.00	N/A	None	None	Private Development	Proposed development as a 4-unit restaurant building
118	677-131-016	0.178	R1	\$0	\$0.00	N/A	None	None	Public Building and Facilities Element	General Plan Pg. VI- 47, Goal 1
119	687-510-011	0.09	PCC	\$0	\$0.00	N/A	None	None	Circulation Element	General Plan Pg. III-57, Goal 1
120	687-193-007	0.112	MXC	\$12,000	\$2,650 per month	None	None	None	Private Development	Downtown Revitalization Program
121	687-193-010	0.079	MXC	\$0	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
122	687-232-006	0.126	R1-LH	\$67,000	\$0.00	N/A	None	None	Private Development	Multi-Family Residential
123	687-233-008	0.109	R1-LH	\$20,000	\$0.00	N/A	None	None	Private Development	Residential
124	687-241-045	0.11	DRN	\$18,000	\$0.00	N/A	None	None	Private Development Parks and Recreation Element	None
125	687-170-022	0.17	MXC	\$0	\$0.00	N/A	None	None	Private Development	General Plan Pg. III-131, Goal 1
126	687-170-018	0.36	MXC	\$85,000	\$0.00	N/A	None	None	Private Development	Downtown Revitalization Program
127	687-170-025	0.43	MXC	\$0	\$0.00	N/A	None	None	Public Building and Facilities Element	General Plan Pg. VI 47, Goal 1

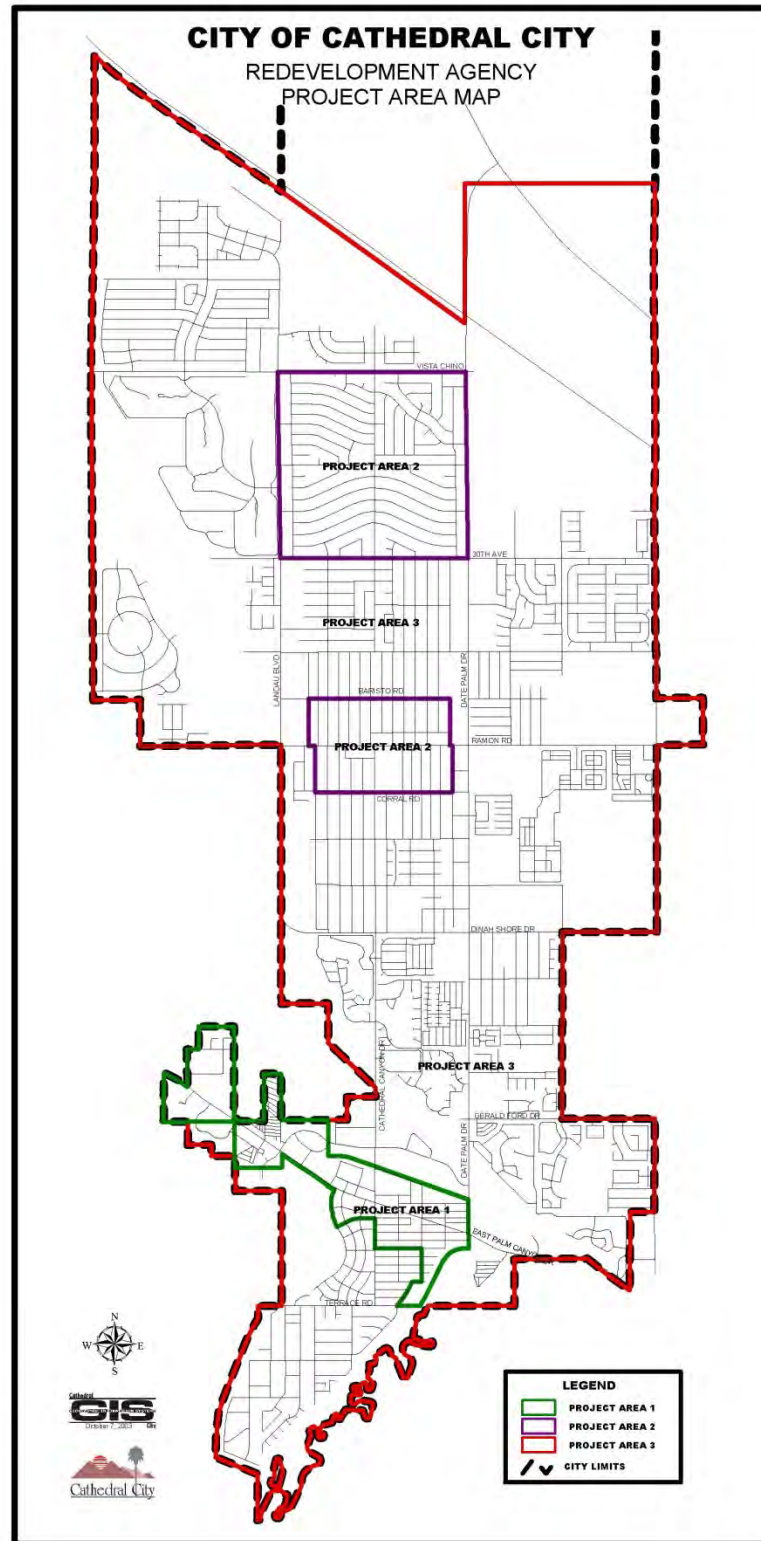


APPENDIX C

2006 MERGED REDEVELOPMENT PLAN MAP



LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY





APPENDIX D

2006 MERGED REDEVELOPMENT PROJECT PLAN



**LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

**MERGED REDEVELOPMENT PLAN
FOR THE
MERGED REDEVELOPMENT PROJECT AREA
AND
REDEVELOPMENT PROJECT AREA NO. 3**

**Adopted: September 27, 2006
Ordinance No. 624**

**Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY
CATHEDRAL CITY, CALIFORNIA**



**LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

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**LONG RANGE PROPERTY MANAGEMENT PLAN
CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

**MERGED REDEVELOPMENT PLAN
FOR THE
MERGED REDEVELOPMENT PROJECT AREA
AND
REDEVELOPMENT PROJECT AREA NO. 3**

I. [Section 100] INTRODUCTION

A. [Section 101] General

"This is the Amended Merged Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Merged Redevelopment Project Area and Redevelopment Project Area No. 3 ("Merged Project") in the City of Cathedral City (the "City"), County of Riverside, State of California. This Plan amends and supersedes in their entirety the redevelopment plans heretofore adopted and amended for the foregoing constituent projects ("Constituent Projects") that comprise the Merged Project. Nothing in this Plan is intended to or shall affect in any manner the base year or base year assessed valuations for the Constituent Projects determined in accordance with Health and Safety Code Section 33670.

"This Plan consists of text (Sections 100 through 1000), a Redevelopment Plan Map showing the Merged Project and each of the Constituent Projects (Exhibit "A-1"), a Legal Description of the Merged Project Area (Exhibits "B-1," "B-2" and "B-3"), and the Proposed Public Improvements and Facilities Projects (Exhibits "C-1" and "C-2").

This Plan was amended by Ordinance Nos. *** and ***, adopted on ***, 2006,¹ to merge the Redevelopment Plan for the Merged Project with the Redevelopment Enabling Plan for Project Area No. 3, thus forming the 2006 Cathedral City Merged Project (the "2006 Merged Project").

"This Plan was prepared by the Redevelopment Agency of the City of Cathedral City (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 *et seq.*; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated, the California Constitution, and all applicable local codes and ordinances.

"The definitions of general terms which are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefor are otherwise provided in this Plan.

"Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, either constituent project, the 2006 Merged Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes to the extent necessary to be in conformity with such changes.

"The merged project area (the "2006 Merged Project Area") includes all properties within the merged project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the 2006 Merged Project.

"This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the continued redevelopment, rehabilitation, and revitalization of the 2006 Merged Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and

¹ Ordinance number and adoption date to be inserted after adoption of the proposed 2006 Merged Project.



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

revitalization of any particular area within either constituent project or the 2006 Merged Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

"The goals and objectives of the Agency's redevelopment program for each constituent project in the 2006 Merged Project Area are set forth in the implementation plan adopted in December, 2004, which covers both of the Constituent Projects.

"The principal goal and objective of the 2006 Merged Project shall be to eliminate all remaining blight and complete all Agency-assisted redevelopment activities as quickly as possible consistent with the needs of the Constituent Projects and the availability of financial resources to fund them.

"Redevelopment of the 2006 Merged Project Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5) other means as deemed appropriate."

II. [Section 200] 2006 MERGED PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundaries of the 2006 Merged Project Area and the constituent project areas are shown on the Redevelopment Plan Map attached as Exhibit "A-1." The boundaries of the 2006 Merged Project Area are described in the Legal Description of the Merged Project Area attached as Exhibit "B-1."

III. [Section 300] REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Agency has and will continue to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the 2006 Merged Project Area and the community, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the 2006 Merged Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the 2006 Merged Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;



**LONG RANGE PROPERTY MANAGEMENT PLAN
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REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY**

9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the 2006 Merged Project and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [Section 302] Owner Participation and Business Reentry Preferences

1. [Section 303] Owner Participation

Owners of real property within the 2006 Merged Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in their constituent project within the 2006 Merged Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Agency.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall be limited to the potential participant's constituent project and shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of public rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of potential participants to undertake and complete the proposed development (6) any reduction in the total number of individual parcels in the constituent project area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the constituent project area; (9) the necessity to assemble areas for public and/or private development (10) the requirements of this Plan and applicable rules, regulations, and ordinances of the City of Cathedral City; (11) any Design Guide adopted by the Agency pursuant to Section 420 hereof; and (12) the feasibility of the potential participants proposal.

2. [Section 304] Business Reentry Preferences

Business occupants engaged in business in the 2006 Merged Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Redevelopment Plan and business reentry preferences implementation rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from either constituent project within the 2006 Merged Project Area, the Agency will, prior to such displacement,



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determine: 1) whether such business occupant desires to relocate directly to another location within the business occupants constituent project, or 2) if suitable relocation accommodations within the constituent project are not available prior to displacement, whether such business occupant would desire to reenter in business within the constituent project at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another location within the constituent project the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within their constituent project, but who have stated that they desire to reenter into business within their constituent project whenever suitable locations and rents are available, will be maintained by the Agency. The Agency will make reasonable efforts to assist such business occupants to find reentry accommodations at locations and rents suitable to their needs.

Unless otherwise determined by the Agency, reentry preferences shall be limited to the displaced business occupants constituent project and shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the constituent project (2) the extent to which suitable relocation or reentry accommodations are available to displaced business occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the requirements of this Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Redevelopment Plan.

3. [Section 305] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 421 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as is necessary to make the provisions of this Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop, or use and maintain, their real property pursuant to this Plan and such participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the 2006 Merged Project Area.

4. [Section 306] Implementing Rules

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

C. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the 2006 Merged Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of Redevelopment Project Area No. 1. No eminent domain proceeding to acquire property within



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Redevelopment Project Area No. 1 shall be commenced after August 9, 2015. This time limitation may be extended only by amendment of this Plan.

The Agency shall not have the authority to employ the power of eminent domain to acquire real property within Redevelopment Project Area No. 2. Such authority may be established only by amendment to this Plan.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in portions of Redevelopment Project Area No. 3 subject to the exceptions specified in this section. No eminent domain proceeding to acquire property within Redevelopment Project Area No. 3 shall be commenced after March 23, 2017. This time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

1. The building must be removed in order to assemble land into parcels of reasonable size and shape to eliminate that impediment to land development;
2. The building is substandard as demonstrated by an inspection of the property by the Building Department of the City of Cathedral City;
3. The building must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions;
4. The building must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.
5. To the extent eminent domain is to be used, the property is located within the boundaries as set forth in Appendix D-1 (Map of Area Within Which Eminent Domain Will be Allowed) and Appendix D-2 (Legal Description of Area Within Which Eminent Domain Will be Allowed) of this Plan.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

2. [Section 309] Acquisition of Personal Property

Generally, personal property shall not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the 2006 Merged Project Area by any lawful means, including, within Redevelopment Project Area No. 1, the use of eminent domain.



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D. [Section 310] Property Management

During such time as property, if any, in the 2006 Merged Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition

1. [Section 312] Relocation Housing Requirements

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 such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. [Section 313] Assistance In Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Merged Project Area in finding other locations and facilities. In order to carry out the Merged Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.. The Agency may also provide housing inside or outside the Merged Project Area for displaced persons.

3. [Section 314] Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Agency from property in the 2006 Merged Project Area. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. [Section 315] Payments to Taxing Agencies In Lieu of Taxes

The Agency may in any year during which it owns property in the 2006 Merged Project Area pay directly to the City, County, or other district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the Agency-owned property had it not been exempt, an amount of money in lieu of taxes.

G. [Section 316] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [Section 317] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the 2006 Merged Project Area as necessary to carry out the purposes of this Plan.



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2. [Section 318] Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the 2006 Merged Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; (10) flood control improvements and facilities; (11) fire stations, school facilities, and community centers; and (12) other public facilities serving the needs of 2006 Merged Project Area occupants. Anticipated public improvements, facilities and utilities that may be installed or constructed, or caused to be installed or constructed, by the Agency include, but are not limited to, those set forth in attached Exhibit "C-1" Proposed Public Improvements and Facilities Projects.

3. [Section 319] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the 2006 Merged Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property in the Merged Project Area in accordance with the requirements of Health and Safety Code Section 33459 et seq.

H. [Section 320] Property Disposition and Development

1. [Section 321] Real Property Disposition and Development

a. [Section 322] General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council by resolution after public hearing in conformance with Section 33433 of the Health and Safety Code. All real property acquired by the Agency in the 2006 Merged Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if determined to be at the highest and best use consistent with this Plan. Real property may also be conveyed by the Agency to the City and, where beneficial to either constituent project or the 2006 Merged Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the 2006 Merged Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are



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being observed, and that development in the 2006 Merged Project Area is proceeding in accordance with development documents and time schedules.

b. [Section 323] Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the 2006 Merged Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the 2006 Merged Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the 2006 Merged Project Area shall contain such non-discrimination and non-segregation clauses as are required by law, including without limitation, the requirements of Sections 33435 and 33436 of the Health and Safety Code.

c. [Section 324] Development by the Agency or Other Public Bodies or Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Cathedral City, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the 2006 Merged Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the 2006 Merged Project or the immediate neighborhood in which the 2006 Merged Project is located, regardless of whether such improvement is within the 2006 Merged Project Area; (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the 2006 Merged Project Area or provide housing for low or moderate income persons and is consistent with the implementation plan adopted pursuant to Section 33352 or 33490 of the Health and Safety Code. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 318 of this Plan, including, without limitation, those set forth in Exhibit "C-1" Proposed Public Improvements and Facilities Projects.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to advance funds to, or reimburse the City or other



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public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment of the 2006 Merged Project Area, which indebtedness may be made payable out of taxes levied in the 2006 Merged Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Health and Safety Code and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Health and Safety Code.

d. [Section 325] Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the 2006 Merged Project Area must conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 420 hereof.

2. [Section 326] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

I. [Section 327] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this 2006 Merged Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the 2006 Merged Project Area. Any public body which owns or leases property in the 2006 Merged Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the 2006 Merged Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the 2006 Merged Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to either constituent project.



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J. [Section 328] Rehabilitation, Conservation and Moving of Structures

1. [Section 329] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the 2006 Merged Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the 2006 Merged Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the 2006 Merged Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the 2006 Merged Project Area.

The extent of retention, conservation and rehabilitation in the 2006 Merged Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in a constituent project area or the 2006 Merged Project Area.

Within the 2006 Merged Project Area and as part of an agreement that provides for the development and rehabilitation of property that will be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. The Agency may also establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the 2006 Merged Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purposes of this Plan.

2. [Section 330] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the 2006 Merged Project Area.

K. [Section 331] Low or Moderate Income Housing

1. [Section 332] Authority Generally

The Agency may, inside or outside the 2006 Merged Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell,



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lease, grant, or donate real property owned or acquired by the Agency to the Housing Authority of the County of Riverside and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 335 hereinbelow.

2. [Section 333] Replacement Housing

In accordance with Sections 33334.5 and 33413 and 33413.5 of the Health and Safety Code, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

3. [Section 334] Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Health and Safety Code; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling units.

4. [Section 335] Increase, Improve and Preserve the Supply

Subject to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, not less than 20 percent of all taxes which are allocated to the Agency, pursuant to Section 33670 of the Health and Safety Code, shall be deposited by the Agency into the Low and Moderate income Housing Fund established for the 2006 Merged Project pursuant to Section 33487 of the Health and Safety Code, which fund shall include any moneys previously deposited into or deficits previously incurred by the Low and Moderate Income Housing Funds for the Constituent Projects. The Agency shall use the moneys in such fund to assist in the construction or rehabilitation of housing units which will be available to, or occupied by, persons and families of low or moderate income, and very low income households, as defined in Health and Safety Code Sections 50093 and 50105, respectively, for the period specified in Section 33487(a) of the Health and Safety Code, as amplified by Health and Safety Code Section 33334.14(b). Such funds may



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additionally be used in the manner specified in Health and Safety Code Section 33334.14(b). For the purposes of this subsection, "construction and rehabilitation" shall include acquisition of land; improvements to land; the acquisition, rehabilitation or construction of structures; or the provision of subsidies necessary to provide housing for persons and families of low or moderate income, and very low income households.

The Agency may use the set aside funds inside or outside the 2006 Merged Project area. However, the Agency may only use these funds outside the 2006 Merged Project area upon a resolution of the Agency and the City Council that such use will be of benefit to the 2006 Merged Project. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the 2006 Merged Project area.

The expenditures or obligations incurred by the Agency pursuant to this subsection shall constitute an indebtedness of the 2006 Merged Project.

If moneys deposited in the 2006 Merged Project Low and Moderate Income Housing Fund pursuant to this subsection have not been committed for the purposes specified above for a period of years following deposit in that fund, the Agency shall offer such moneys to the housing authority which operates within the jurisdiction of the Agency for the purpose of constructing or rehabilitating housing as provided above. However, if no housing authority operates within the jurisdiction of the Agency, the Agency may retain such moneys for use pursuant to this subsection.

If the Agency deposits less than 20 percent of taxes allocated pursuant to Section 33670 of the Health and Safety Code, due to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, in any fiscal year, a deficit shall be created in the 2006 Merged Project Low and Moderate Income Housing Fund in an amount equal to the difference between 20 percent of the taxes allocated pursuant to Section 33670 of the Health and Safety Code and the amount deposited in such year. The deficit, if any, created pursuant to this section constitutes an indebtedness of the 2006 Merged Project. The Agency shall eliminate the deficit by expending taxes allocated in years subsequent to creation of the deficit and until such time as such deficit has been eliminated, the Agency shall not incur new obligations for purposes other than those set forth in Section 33487 of the Health and Safety Code except to comply with the terms of any resolution or other agreement pledging taxes allocated pursuant to Section 33670 of the Health and Safety Code which existed on the effective date of the ordinances approving and adopting this Amended and Restated Redevelopment Plan and which merged the Constituent Projects.

5. [Section 336] New or Rehabilitated Dwelling Units Developed Within the 2006 Merged Project Area

At least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

At least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within each constituent project in the 2006 Merged Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The Agency may satisfy the provisions of the above paragraphs, in whole or in part, by any of the methods described in Community Redevelopment Law [Section 33413(b)] or any other method permitted by law.

The percentage requirements set forth in this Section 336 shall apply independently of the requirements of Section 333 and in the aggregate to housing made available pursuant to this



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Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units, unless the Agency determines otherwise.

By regulation or policy guideline adopted by the Agency from time to time, the Agency shall ensure compliance with the provisions of Health and Safety Code Section 33413 requiring that specified percentages of all new or rehabilitated dwelling units developed in the 2006 Merged Project Area be available at affordable housing cost to low and moderate income households (including very low income households). Such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable under this Plan with respect to parcels developed with new or rehabilitated structures in the 2006 Merged Project Area regardless of whether such parcels are developed with Agency assistance or participation.

If all or any portion of a constituent project within the 2006 Merged Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the constituent project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

6. [Section 337] Duration of Dwelling Unit Availability and Agency Monitoring

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Sections 333 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the periods set forth in Section 800 for the duration of this Plan's land use controls applicable to the Constituent Projects, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law. Pursuant to Section 33418 of the Health and Safety Code, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the Health and Safety Code. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

L. [Section 338] Implementation Plans

In accord with the provisions of Section 33490 of the Health and Safety Code, in December, 1994, the Agency adopted an implementation plan for each of the Constituent Projects. Commencing with the fifth year after the first implementation plan was adopted, and each five years thereafter, the Agency shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Agency for the Constituent Projects and the overall 2006 Merged Project, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the 2006 Merged Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Health and Safety Code. The implementation plans adopted by the Agency in December 1994, constitute the first implementation plans for the Constituent Projects and the 2006 Merged Project. The parts of future implementation plans that address Sections 33334.2, 33334.4, 33334.6 and 33413 of the Health and Safety Code shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Agency may amend any implementation plan after conducting a public hearing on the proposed amendment.

At least once within the five-year term of each implementation plan adopted by the Agency, no earlier than two years and no later than three years after adoption of each plan, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of



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reviewing this Redevelopment Plan and the implementation plan and evaluating the progress of Constituent Projects within the 2006 Merged Project.

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map and Major Merged Project Area Land Uses

The Redevelopment Plan Map attached hereto illustrates the location of each constituent project area and 2006 Merged Project Area boundaries, identifies the major streets within each constituent project area and the 2006 Merged Project Area, and designates the major land uses authorized within each constituent project within the 2006 Merged Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within each constituent project within the 2006 Merged Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within each constituent project within the 2006 Merged Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [Section 402] Major Land Uses

Major land uses permitted within each constituent project within the 2006 Merged Project Area shall include:

Project Area No. 1	Project Area No. 2	Project Area No. 3
<ul style="list-style-type: none">• General Commercial• Industrial• Business Park• High Density Residential/Specific Plan Required• Medium Density Residential/Bonus Density Program• Medium Density Residential/Specific Plan Required• Open Space-Residential	<ul style="list-style-type: none">• General Commercial• High Density Residential• Medium Density Residential• Medium Density Residential/Bonus Density Program• Medium Density Residential/Bonus Density Program/Specific Plan Required• Low Density Residential	<ul style="list-style-type: none">• Hillside Reserve Residential• Low Density Residential• Medium Density Residential• High Density Residential• Resort Residential• General Commercial• Neighborhood Commercial• Business Park• Industrial• Public – Cemetery• Public – Library• Public – Schools• Public – Transportation• Open Space – Public• Open Space – Private• Open Space – Watercourse• Open Space – Other

The areas shown on the Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws.



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C. [Section 403] Other Land Uses

1. [Section 404] Public Rights of Way

Major public streets within the 2006 Merged Project Area are as shown on map "A-1" attached to this Plan. Major public streets include:

Project Area No. 1	Project Area No. 2	Project Area No. 3
<ul style="list-style-type: none">• East Palm Canyon Drive (Highway 111)• Cathedral Canyon Drive• Date Palm Drive• Van Fleet Avenue• Perez Road	<ul style="list-style-type: none">• Ramon Road• Tachevah Drive• Baristo Avenue• Avenida Maravilla• Date Palm Drive• 30th Avenue• Vista Chino• Landau Boulevard	<ul style="list-style-type: none">• Landau Boulevard• Cathedral Canyon Drive• Date Palm Drive• Da Vall Avenue• Terrace Drive• East Palm Canyon Drive (Highway 111)• Dinah Shore• Ramon Road• McCallum Avenue• 30th Street• Tachevah Drive• Vista Chino

Additional public streets, alleys and easements may be created in the 2006 Merged Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that 2006 Merged Project development may entail vacation and/or realignment of certain streets, alleys, and other rights-of-way.

Any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners under the participation and preferences rules adopted by the Agency for the appropriate constituent project or the 2006 Merged Project, and any participation agreements executed thereunder;
2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the 2006 Merged Project Area and new or existing developments, but to also serve areas outside the 2006 Merged Project Area by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained, amended or created.



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2. [Section 405] Other Public, Semi-Public Institutional and Non-Profit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad right-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the 2006 Merged Project Area.

D. [Section 406] Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within either constituent project area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the constituent project area.

E. [Section 407] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the 2006 Merged Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

F. [Section 408] Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the constituent project area in which it is located, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the constituent project area.

The Agency may authorize additions, alterations, repairs or other improvements in a constituent project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the constituent project area where, in the determination of the Agency, such improvements would be compatible with surrounding and constituent project area uses and development and are permitted under applicable City codes.

G. [Section 409] General Controls and Limitations

All real property in the 2006 Merged Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the effective date of the ordinance adopting this Plan, except in conformance with the provisions of this Plan.



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1. [Section 410] Construction

All construction in the 2006 Merged Project Area shall comply with all applicable state and local laws in effect from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the 2006 Merged Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities within a constituent project area or the 2006 Merged Project Area, including property rehabilitation standards adopted pursuant to Section 329 hereof, and one or more Design Guides adopted pursuant to Section 420 hereof.

2. [Section 411] Limitation on the Number of Buildings

The approximate number of buildings in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. [Section 412] Number of Dwelling Units

The number of dwelling units in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. [Section 413] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes and ordinances.

5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the 2006 Merged Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings; and all other outdoor areas not permitted to be covered by buildings. Landscaping plans may be required to be submitted to the Agency for review and approval to ensure that landscaping be developed to ensure optimize the use of living plant material in the 2006 Merged Project Area.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. [Section 415] Signs

All signs shall conform to City requirements and Agency sign policy as may be amended from time to time and supplemented by design guidelines. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. [Section 416] Utilities

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. [Section 417] Incompatible Uses

No use or structure which in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the 2006 Merged Project Area.



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9. [Section 418] Subdivision of Parcels

No parcels in the 2006 Merged Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City body, and, if necessary for purposes of this Plan, the Agency.

10. [Section 419] Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any such variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

H. [Section 420] Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within any constituent project in the 2006 Merged Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 421 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the 2006 Merged Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the affected constituent project area. The Agency shall not approve any plans that do not comply with this Plan.

I. [Section 421] Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the 2006 Merged Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided hereinbelow. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.



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The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

V. [Section 500] METHOD OF FINANCING THE MERGED PROJECT

A. [Section 501] General Description of the Proposed Financing Method

The Agency is authorized to finance the 2006 Merged Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the 2006 Merged Project. As available, gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Merged Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific 2006 Merged Project activities.

B. [Section 502] Tax Increment Funds

All taxes levied upon taxable property within the Constituent Projects within the 2006 Merged Project Area each year, by or for the benefit of the State of California, the County of Riverside, the City of Cathedral City, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinances approving the redevelopment plans for the Constituent Projects and any amendments adding territory thereto, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property within a constituent project area in the 2006 Merged Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of the applicable constituent project area's adoption ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of a constituent project within the 2006 Merged Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in that constituent project area on said effective date); and



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2. Except as provided in subdivisions 3 and 4 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the 2006 Merged Project. Unless and until the total assessed valuation of the taxable property within a constituent project area in the 2006 Merged Project Area exceeds the total assessed value of the taxable property in that constituent project area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in that constituent project area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in that constituent project area shall be paid to the respective taxing agencies as taxes on all other property are paid.
3. Any taxes allocated to the Agency from a constituent project area within the 2006 Merged Project Area shall be first used to comply with the terms of any bond resolution or other agreement pledging such taxes from that constituent project area if such indebtedness had been incurred by the Agency on account of such constituent project area prior to the constituent project's merger into the 2006 Merged Project.
4. That portion of the taxes in excess of the amount identified in subdivision 1 hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision 4 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

The portion of taxes mentioned in subdivision 2 above as being allocated and paid to the Agency is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded; refunded, assumed or otherwise) by the Agency to finance or refinance the 2006 Merged Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the 2006 Merged Project, subject to the limitations on allocation of taxes, debt creation, and bonded indebtedness contained in the Health and Safety Code and other applicable laws.

The portion of taxes divided and allocated to the Agency from Redevelopment Project Area Nos. 1 and 2 pursuant to subdivision 2 above shall not exceed a cumulative total of \$328,000,000 except by amendment of this Plan. Such limitation is exclusive of: (1) any payments to taxing agencies made by the Agency pursuant to Section 33607.5 of the Health and Safety Code; and (2) any payments to taxing agencies made by the Agency pursuant to agreements with the taxing agency adopted prior to January 1, 1994. This limit shall not apply to, include or prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Health and Safety Code, or any amounts required to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

The portion of taxes divided and allocated to the Agency from Redevelopment Project Area No. 3 pursuant to subdivision 2 above shall not exceed a total of \$45,000,000 per annum except by amendment of this Plan. Such limitation is exclusive of: (1) any payments to taxing agencies made by the Agency pursuant to Section 33607.5 of the Health and Safety Code; and (2) any payments to taxing agencies made by the Agency pursuant to agreements with the taxing agency adopted prior to January 1, 1994. This limit shall not apply to, include or prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section



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33334.3 of the Health and Safety Code, or any amounts required to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

C. [Section 503] Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the 2006 Merged Project

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness in Redevelopment Project Area Nos. 1 and 2 to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$126,000,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any principle payments to taxing agencies made by the Agency pursuant to Section 33607.5 of the Health and Safety Code; and (2) any principle payments to taxing agencies made by the Agency pursuant to agreements with the taxing agency adopted prior to January 1, 1994. This limit shall not prevent the Agency from issuing additional bonds in order to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

The amount of bonded indebtedness in Redevelopment Project Area No. 3 to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$400,000,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any principle payments to taxing agencies made by the Agency pursuant to Section 33607.5 of the Health and Safety Code; and (2) any principle payments to taxing agencies made by the Agency pursuant to agreements with the taxing agency adopted prior to January 1, 1994. This limit shall not prevent the Agency from issuing additional bonds in order to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

D. [Section 504] Time Limits on Establishment of Indebtedness

The time limits on the establishment of indebtedness in the 2006 Merged Project Area were eliminated from the Constituent Plans on November 5, 2003, and April 26, 2006, by Ordinance Nos. 582 and 621, respectively.

E. [Section 505] Statutory Payments to Affected Taxing Entities

To the extent applicable, and in the amounts and manner provided therein, the Agency shall annually pay to 2006 Merged Project Area affected taxing entities the payments required by Section 33607.7 of the Health and Safety Code.

F. [Section 506] Time Limits on Receipt of Tax Increment

The Agency may not receive and shall not repay indebtedness with the proceeds from property taxes received pursuant to Section 33670 of the Health and Safety Code and Section 502 of this Plan beyond the following dates for the areas indicated, except to repay debt to be paid from the Low and Moderate income Housing Fund established pursuant to Section 33334.3 of the Health and Safety Code and Section 335 of this Plan, or debt established in order to fulfill the Agency's obligations under Section 33413 of the Community Redevelopment Law and Sections 333 and 336 of this Plan:



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1. For indebtedness to be repaid from any tax increment revenues received from Redevelopment Project Area No. 1: November 28, 2043; and
2. For indebtedness to be repaid from any tax increment revenues received from Redevelopment Project Area No. 2: November 8, 2036.
3. For indebtedness to be repaid from any tax increment revenues received from Redevelopment Project Area No. 3: November 29, 2036.

VI. [Section 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the 2006 Merged Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the 2006 Merged Project Area.
3. Revision of the Zoning Ordinance or adoption of specific plans as appropriate within the 2006 Merged Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the 2006 Merged Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Plan by the City after development.
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the 2006 Merged Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.
10. The undertaking and completing of any other proceedings necessary to carry out the 2006 Merged Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.



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VII. [Section 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in a constituent project within the 2006 Merged Project Area may be enforced by such owners.

VIII. [Section 800] DURATION OF THIS PLAN'S EFFECTIVENESS

Except for the non-discrimination and non-segregation provisions imposed by the Agency which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue in effect for a period as may be determined and specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for the time periods indicated below; provided, however, that, subject to the limitations and exceptions thereto set forth in Sections 504 and 506 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination dates below, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the dates of retirement of such bonds or other obligations. The provisions of this Plan shall be effective:

1. For Redevelopment Project Area No. 1: July 9, 2033;
2. For Redevelopment Project Area No. 2: November 28, 2026; and
3. For Redevelopment Project Area No. 3: November 29, 2026

IX. [Section 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Health and Safety Code, or by any other procedure hereafter established by law.

X. [Section 1000] SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of any constituent project area within the 2006 Merged Project Area shall be determined to have been invalidly or incorrectly included in the constituent project area that is the subject of this Plan, such portion of the constituent project area shall be deemed severable from the remainder of the constituent project area which shall remain fully subject to the provisions of this Plan.



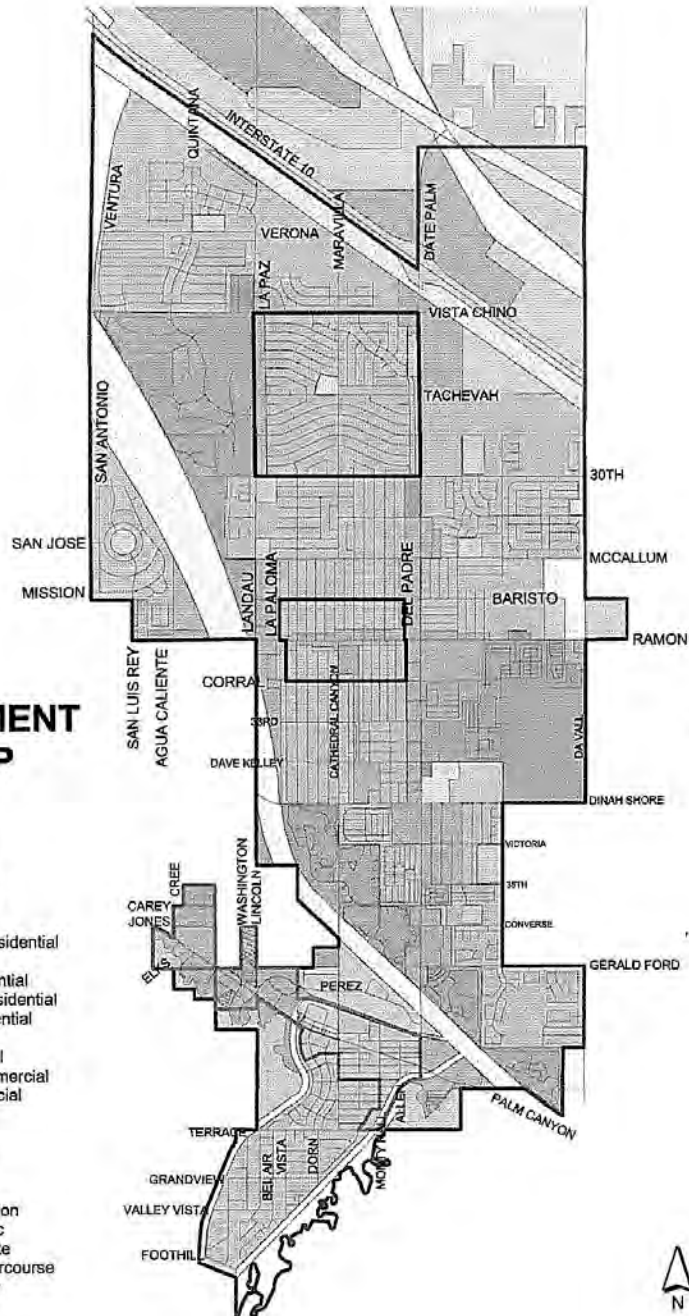
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EXHIBIT "A-1"

REDEVELOPMENT PLAN MAP

EXHIBIT A-1
**REDEVELOPMENT
PLAN MAP**

-  Cline.shp
 Rdaareas.shp
 Project Area No. 1
 Project Area No. 2
 Project Area No. 3
 Genplan.shp
 Hillside Reserve Residential
 Estate Residential
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Resort Residential
 General Commercial
 Neighborhood Commercial
 Downtown Commercial
 Business Park
 Industrial
 Public - Cemetery
 Public - Library
 Public - Schools
 Public - Transportation
 Open Space - Public
 Open Space - Private
 Open Space - Watercourse
 Open Space - Other





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EXHIBITS "B-1," "B-2" and "B-3"

LEGAL DESCRIPTION OF THE 2006 MERGED PROJECT AREA

Exhibit "B-1" Redevelopment Project Area No. 1 Legal Description

Exhibit "B-2" Redevelopment Project Area No. 2 Legal Description

Exhibit "B-3" Redevelopment Project Area No. 3 Legal Description



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Exhibit "B-1"

Redevelopment Project Area No. 1

Legal Description

Those portions of Section 29, 32, and 33, T4S, R5E, San Bernardino Base Line and Meridian, all in the county of Riverside, State of California, described as follows:

The true point of beginning of this description being the Northwest corner of section 33, T4S, R5E, San Bernardino Base Line Meridian;

1. Thence N. 89° 36' 45" E., 1308.98 feet on the north line of said Section 33 to the Northwest Corner of Tract 3627 as shown on Map Book 59, Page 11;
2. Thence S. 00° 02' 15" E., 960.03 feet on the West line of said Tract 3627 and its Southerly extension to a point on the Southerly line of a parcel conveyed to the Riverside County Flood Control & Water Conservation District January 10, 1975 as instrument no. 3721;
3. Thence S. 83° 10' 36" E., 467.17 feet on said Southerly line;
4. Thence Southeasterly along a tangent curve bearing to the right having a central angle of 13° 03' 58", a radius of 420.50 feet and an arc length of 95.89 feet;
5. Thence S. 74° 45' 20" E., 80.26 feet on said Southerly line;
6. Thence S. 70° 08' 38" E., 20.33 feet on said Southerly line to a point on the Southerly right-of-way line of the Riverside County Flood Control District Channel as shown in Record of Survey Book 54, Page 14;
7. Thence Southeasterly along the said Southerly right-of-way line, through all its various courses, to its point of intersection with the East line of said Section 33, also being the centerline of Date Palm Drive;
8. Thence S. 00° 05' 00"W., 1,169.54 feet along said East line of said Section 33 to its point of intersection with the centerline of "C" Street as shown on Map Book 13, Page 24;
9. Thence N. 89° 54' 00" W., 662.00 feet, along the centerline of "C" Street to its intersection with the centerline of Allen Avenue.
10. Thence S. 00° 06' 00" W., 230.00 feet, along the centerline of Allen Avenue to its intersection with the centerline of "D" Street;
11. Thence N. 89° 54' 00" W., 1,980.00 feet along the centerline of "D" Street to a point on the East line of the West half of said Section 33, said line lying within the right-of-way of Cathedral Canyon Drive;
12. Thence N. 00° 06' 00" E., 865.00 feet along said East line of the West half of section 33, to its intersection 33, to its intersection with the centerline of Tahquitz Road as shown on Map Book 22, Page 67;
13. Thence N. 89° 54' 00" W., 499.16 feet along the centerline of Tahquitz Road;
14. Thence along a tangent curve bearing to the left, having a central angle of 26° 24' 00", a radius of 450 feet, and arc length of 207.35 feet;
15. Thence S. 63° 42' 00" W., 416.91 feet along the centerline of Tahquitz Road to its intersection with the centerline of Bankside Drive as shown on Map Book 33, Page 83;
16. Thence Northwesterly along a curve coinciding with the centerline of Bankside Drive to the right, having a central angle of 29° 39' 40" a radius of 1,560 feet, and an arc length of 807.59 feet;
17. Thence continuing along the centerline of Bankside Drive along a tangent curve bearing to the right having a central angle of 24° 44' 10" a radius of 370 feet and an arc length of 159.74 feet;



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18. Thence N. 28° 05' 50" E., 115.88 feet along the centerline of Bankside Drive to a point on the Southwesterly right-of-way line of State Highway No. 111;
19. Thence Northwesterly along the said Southwesterly right-of-way line of the State Highway No. 111 through all its various courses to its point of intersection with the East line of said Section 32;
20. Thence S. 0° 10' 27" W., 382.27 feet, along said East line of Section 32 to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 32;
21. Thence Westerly along the South line of said Northeast quarter of the Northeast quarter of the Northeast quarter of Section 32 to the Southwest corner thereof;
22. Thence Northerly along the West line of said Northeast quarter of the Northeast quarter of Section 32 to 1st point of intersection with the South line of said Section 29;
23. Thence Westerly along the South line of said Section 29 to the Southeast corner of Lot 27, as shown on map in Book 14, Page 652, Records of the Recorder, County of San Diego, California.
24. Thence Northerly, along the East line of said Lot 27, to the Northeast thereof;
25. Thence Easterly, along the South line of Lot 21, to its point of intersection with the South right-of-way line of State Highway No. 111, as shown on Record of Survey Book 30, page 87;
26. Thence Southeasterly, along said Southerly right-of-way line, to the West line of lot 29;
27. Thence Northerly along the West line of Lots 29 and 20 to a point that bears S. 0° 12' 00" W., 645.27 feet from the Northwest corner of said Lot 20;
28. Thence Easterly, parallel with the Northerly line of said Lot 20, 331.6 feet more or less;
29. Thence Northerly to the North line of said Lot 20;
30. Thence Easterly along the South line of the Northeast quarter of Section 29, to the West line of Lot 18;
31. Thence S. 00°15' 57" W., 1, 312, 29 feet along West line of said Lot 18 to the Southwest corner of said Lot 18, also being the Northwest corner of said Lot 31;
32. Thence S. 00° 10' 39" W., 1, 263.18 feet along the West line of said Lot 31 to the Northerly right-of-way line of State Highway No. 111, (80 feet in width);
33. Thence S. 55° 31' 51" E., 165.14 feet along said Northerly right-of-way line to the South line of said Lot 31;
34. Thence N. 89° 55' 08" E., 700.58 feet along the South line of said Lots 31 and 32;
35. Thence N. 00° 05' 00" E., 1,332.60 feet to the North Line of said Lot 32;
36. Thence S. 88° 25' 08" E., 494.71 feet more or less along the North line of said Lot 32 to the Northwest corner of said Lot 32, said point being in the West line of said Section 28, T4S. R35;
37. Thence Southerly along the West line of said Section 28 to the Southwest corner thereof, said Southwest corner being the true point of beginning of this description.



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Exhibit "B-2"

Redevelopment Project Area No. 2

Legal Description

Beginning at the Southwest corner of Section 9, Township 4 South, Range 5 East, San Bernardino Base and Meridian, according to the Government Survey thereof, said point being the centerline intersection of 30th Avenue, and Landau Boulevard; thence North 0°59'10" West 5,252.67 feet along the West line of said Section 9, also being the centerline of said Landau Boulevard, to the Northwest corner of said Section 9; said point being the centerline intersection of said Landau Boulevard and Vista Chino; thence North 89°53'36" East 5,305.36 feet along the North line of said Section 9, also being the centerline of said Vista Chino, to the Northeast corner of said Section 9, said point being the centerline intersection of said Vista Chino and Date Palm Drive; Thence South 0°52' 39" East 5,256.24 feet along the East line of said Section 9, also being the centerline of said Date Palm Drive, to the Southeast corner of said Section 9, said point being the centerline intersection of said Date Palm Drive and previously said 30th Avenue; thence South 89°56' 00" West 5,295.93 feet, more or less, along the South line of said Section 9, also being the centerline of said 30th Avenue, to the Southwest corner of said Section 9, said corner being the point of beginning.

Beginning at the Southeast corner of Section 16, Township 4 South, Range 5 East, San Bernardino Base and Meridian, according to the Government Survey thereof, said point being the centerline intersection of Date Palm Drive and Ramon Road; thence South 89°51'00" West 521.82 feet along the South line of said Section 16, also being the centerline of said Ramon Road, to the centerline intersection of said Ramon Road and Avenida Los Minos (60 feet wide) as shown on a map of Palm Springs Highlands Unit No. 1, recorded in Book 36, pages 45, 46, and 47 of Maps, Records of the County of Riverside, State of California, said point of intersection being the True Point of Beginning; thence North 89°51' 00" East 71.82 feet, more or less, along said South line of said Section 16 and said centerline of Ramon Road to a point of intersection with the centerline of Rancho Vista Drive (formerly Desert View Drive) (60 feet wide) as shown on a map of Rancho Vista Estates, recorded in Book 21, page 79 of Maps, Records of the County of Riverside, State of California; thence South 0°20' East 1,320.06 feet along the centerline of said Rancho Vista Drive to a point of intersection with the centerline of Corral Road (60 feet wide), said centerline of Corral Road also being the South line of the North one-half of the North one-half of Section 21, Township 4 South, Range 5 East, San Bernardino Base and Meridian; thence South 89°48'10" West 3,024.64 feet along said South line and said centerline of Corral Road to a point of intersection with the southerly prolongation of the East line of Palm Springs Outpost, recorded in Book 21, page 30 and 31 of Maps, Records of the County of Riverside, State of California; thence North 0°20'50" West 41.90 feet, more or less, leaving said South line and said centerline of Corral Road, along said prolongation to a point of intersection with the centerline of Mission Indian Trail (60 feet wide) as shown on said map of Palm Springs Outpost; thence South 89°51'00" West 850.00 feet along said centerline of Mission Indian Trail to a point of intersection with the centerline of Shifting Sands Trail (60 feet wide); thence North 0°20'50" West 1,280.00 feet along the centerline of said Shifting Sands Trail to a point of intersection with the centerline of previously said Ramon Road, said centerline of Ramon Road also being the said South line of Section 16; thence South 89°51'00" West 184.47 feet, more or less, along said centerline of Ramon Road and said South line of Section 16, to a point of intersection with the centerline of Avenida La Paloma (60 feet wide), said point of intersection being distant North 89°51'00" East 792.67 feet from the Southwest corner of said Section 16, as shown on a map of Rancho Ramon, recorded in, Book 21, Page 40 of Maps, Records of the County of Riverside, State of California; thence North 0°03'30" East 1320.00 feet along said centerline of Avenida La Paloma to a point of intersection with the centerline of Baristo Road (60 feet wide), said centerline also being the North line of the South one-half of the South one-half of said Section 16; thence North 89°51' 00" East 3,986.03 feet, along said North line and said centerline of Baristo Road, to a point of intersection with the centerline of



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previously mentioned Avenida Los Ninos; thence South 1320.00 feet, leaving said centerline of Baristo Road and said North line, along the centerline of said Avenida Los Ninos to a point of intersection with the centerline of previously mentioned Ramon Road, also being the South line of said Section 16, said point of intersection being the True Point of Beginning.



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Exhibit "B-3"

Redevelopment Project Area No. 2

Legal Description

**LEGAL DESCRIPTION
CATHEDRAL CITY REDEVELOPMENT AGENCY
PROJECT AREA NO. 3
CITY OF CATHEDRAL CITY**

This Legal Description is to be used in conjunction with the Boundary Map of Cathedral City Redevelopment Agency, Project Area No. 3. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All that certain real property in the City of Cathedral City, County of Riverside, State of California described as follows:

PARCEL 1

P.O.B.

The point of beginning of this description being the southeast corner of Section 9, T5S, R5E, San Bernardino Base and Meridian; thence

1. westerly from the southeast corner of Section 9, said corner also being the southwest corner of Section 10, along the South line of Section 9 to the southwest corner thereof, said course also being coincident with the boundary of the City of Palm Springs, California; thence
2. northerly along the East line of said Section 8, T5S, R5E, SBM, to the southeast corner of said Section 5; thence
3. North 0° 12' 15" East along the East line of said Section 5, a distance of 653.97 feet, more or less, to a point of intersection with the southeasterly prolongation of the South line of Lot 37 of the Cathedral Canyon Vista Subdivision as shown on map in Book 28, Page 100 of Maps, Records of the Recorder, County of Riverside, California; thence
4. North 67° 51' West, along the South line of said Tract, Cathedral Canyon Vista Subdivision, as shown in said Map Book 28, Page 100, a distance of 1335.35 feet, more or less, to the westerly Right-of-Way line of the Riverside County Flood Control Channel; thence
5. northerly and northeasterly, along the said westerly line of the Riverside County Flood Control Channel, through all of its various courses, to a point of intersection with the East line of said Section 5, T5S, R5E, SBM; thence
6. northerly along the said East line of Section 5, to the northeast corner thereof; said northeast corner also being a point on the South line of Section 32; thence
7. easterly along the South line of said Section 32, to the southeast corner of said Section 32, T4S, R5E, SBM; thence
8. northerly along the East line of said Section 32, T4S, R5E, SBM, to the northeast corner of the South half of the southeast quarter of the northeast quarter of said



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Section 32, T4S, R5E, SBM; thence

9. westerly along the North line of the said South half of the southeast quarter of the northeast quarter, of said Section 32, to the northwest corner thereof, said northwest corner also being a point on the East line of the West half of the northeast quarter of said Section 32; thence
10. northerly, along the said East line of the West half of the northeast quarter of Section 32, to the southwest corner of the northeast quarter of the northeast quarter of said Section 32; thence
11. easterly along the South line of said northeast quarter of the northeast quarter of said Section 32 to the southeast corner thereof; thence
12. North $0^{\circ} 10' 27''$ East 382.27 feet along said East line of Section 32 to a point in the southwesterly Right-of-Way line of State Highway No. 111; thence
13. southeasterly along the said southwesterly Right-of-Way line of said State Highway No. 111 thru all its various courses to its intersection with the centerline of Bankside Drive; thence
14. South $28^{\circ} 05' 50''$ West 115.88 feet along said centerline to the beginning of a tangent curve bearing to the left; thence
15. continuing along the centerline of Bankside Drive on said curve thru a central angle of $24^{\circ} 44' 10''$ a radius of 370 feet and an arc length of 159.74 feet; thence
16. continuing southeasterly along a curve coinciding with the centerline of Bankside Drive along a tangent curve bearing to the left having a central angle of $29^{\circ} 39' 40''$, a radius of 1,560 feet and an arc length of 807.59 feet to its intersection with the centerline of Tahquitz Road as shown on Map Book 22, Page 67 of Records of said County; thence
17. North $63^{\circ} 42' 00''$ East, 416.91 feet along the centerline of Tahquitz Road to the beginning of a tangent curve bearing to the right; thence
18. along said curve having a central angle of $26^{\circ} 24' 00''$ a radius of 450 feet, and an arc length of 207.35 feet; thence
19. continuing along the centerline of Tahquitz Road South $89^{\circ} 54' 00''$ East 499.16 feet to its intersection with the East line of the West half of Section 33, T4S, R5E, SBB&M; thence
20. South $00^{\circ} 06' 00''$ West 865.00 feet along said East line of Section 33 to its intersection with the "D" Street; thence
21. South $89^{\circ} 54' 00''$ East 1,980.00 feet along the centerline to its intersection with the centerline of "D" Street to its intersection with the centerline of Allen Avenue; thence
22. North $00^{\circ} 06' 00''$ East 230.00 feet along the centerline of Allen Avenue to its intersection with the centerline of "C" Street; thence
23. South $89^{\circ} 54' 00''$ East 682.00 feet along the centerline of "C" Street to its intersection with the East line of said Section 33; thence
24. North $00^{\circ} 05' 00''$ East 1,169.54 feet along said East line of said Section 33 to its intersection with the southerly Right-of-Way line of the Riverside County Flood Control District Channel as shown in Record of Survey, Book 54, Page 14, Records of said County; thence
25. northwesterly along said southerly Right-of-Way line through all its various courses to its intersection with the West line of Tract 3627 as shown on Map Book 59, Page 11, Records of said County; thence



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26. North 00° 02' 15" West 1475.55 feet to its intersection with the South line of Section 28, T4S, R5E, SBBM; thence
27. North 89° 43' 42" East 539.70 feet along the South line of 28; thence
28. North 0° 08' 44" East, 659.63 feet; thence
29. North 89° 43' 15" East, 792.42 feet to a point in the center-line of Cathedral Canyon Drive, (88.00 feet wide) ; thence
30. North 0° 10' 25" East along said centerline of Cathedral Canyon Drive 267.11 feet to the southwesterly line of the Whitewater Channel as described in Instrument No. 42485, Recorded June 13, 1958, to the Coachella Valley County Water District; thence
31. North 46° 33' 25" West 1797.23 feet to a point in a curve having a radius of 3000 feet, a radial to said point bears North 43° 26' 35" East; thence
32. northwesterly along said curve concaved southwesterly, an arc distance of 18.56 feet, having a central angle of 0° 21' 16" to a point on the East line of the northwest quarter of the southwest quarter of Section 28, T4S, R5E, a radial to said point bears North 43° 05' 19" East; thence
33. northerly along the East line of the West half of the West half of Section 28, to the northeast corner of the South half of the southwest quarter of the northwest quarter of said Section 28; thence
34. westerly along the North line of the South half, of the southwest quarter, of the northwest quarter to the northwest corner thereof; thence
35. northerly along the westerly lines of Section 28 and Section 21, T4S, R5E, to the northwest corner of Section 21; thence
36. westerly along the southerly line of Section 17, to the southeast corner of the southwest quarter of the southwest quarter of said Section 17; thence
37. northerly along the easterly line of said southwest quarter of the southwest quarter of Section 17, to the northeast corner of said southwest quarter of the southwest quarter of Section 17; thence
38. westerly along the northerly line of said southwest quarter of the southwest quarter of Section 17, to the northwest corner of said southwest quarter of the southwest quarter of Section 17; thence
39. northerly along the westerly lines of Section 17 and Section 8 to the northwest corner of Section 8, T4S, R5E, said point also being a corner on the boundary of the City of Palm Springs, California; thence
40. continuing northerly along the westerly lines of Section 3, T4S, R5E, and Section 32, T3S, R5E to an intersection with the southerly Right-of-Way line of existing Interstate Highway No. 10; thence
41. southeasterly along said southerly Right-of-Way line of said Interstate Highway No. 10 through all of its various courses to its intersection with the westerly Right-of-Way line of Date Palm Avenue; thence
42. North 0° 55' 18" East 3638.70 feet along said westerly Right-of-Way to a point of tangent curve; thence
43. northeasterly along an arc of curve, concave to the right, having a radius of 1625 feet, through a central angle of 14° 56' 58", a distance of 423.99 feet to a point of intersection with the westerly line of said Section 3; thence
44. North 0° 55' 18" East along said Section line, a distance of 356.01 feet to the



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- northwest corner of said Section 3; thence
45. North 89° 34' 11" East 5,268.78 feet along the northerly line of said Section 3 to the northeast corner thereof; thence
 46. South 0° 50' 12" West 5,268.78 feet along the easterly line of said Section 3 to the southeast corner thereof, also being the northeast corner of said Section 10; thence
 47. South 0° 39' 48" East 2,418.22 feet along the easterly line of said Section 10 to the intersection with the southerly Right-of-Way line of Interstate Highway 10, also being the existing city limit; thence
 48. southerly along the East lines of Sections 10, 15 and 22 of T4S, R5E, to the northeast corner of Section 27, T4S, R5E, said northeast corner being a point on the westerly boundary of the City of Rancho Mirage, California; thence
 49. westerly along the North line of said Section 27 to the North quarter corner thereof; thence
 50. southerly along the North-South Center Section Line of Section 27, also being the centerline of Plumley Road, to the South quarter corner of said Section; thence
 51. easterly along the South line of said Section 27, to the northeast corner of Section 34, T4S, R5E; thence
 52. southerly along the East line of said Section 34 to the East one-quarter corner thereof; thence
 53. westerly along the North line of the East half of the south-east quarter of Section 34, to the northwest corner thereof; thence
 54. southerly along the West line of the East half of the south-east quarter of Section 34, to the northeasterly Right-of-Way line of the Whitewater Storm Channel; thence
 55. northwesterly along said Right-of-Way line to an intersection with the North line of the South half of the South half of Section 34; thence
 56. westerly along the North line of the South half of the South half of Section 34, to the northwest corner of the southeast quarter of the southwest quarter of Section 34; thence
 57. southerly along the West line of the southeast quarter of the southwest quarter of Section 34 to the southwest corner thereof, said corner being on the South line of Section 34, T4S, R5E, SBM; thence
 58. westerly along the southerly line of Section 34, to the southwest corner thereof; thence
 59. continuing westerly along the North line of Section 3, T5S, R5E, to the northwest corner thereof; thence
 60. southerly along the West lines of Sections 3 and 10, T5S, R5E, to the southwest corner of said Section 10, said southwest corner being the true point of beginning of this description and also being a corner of the boundary of the City of Palm Springs, California.



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PARCEL 2

P.O.B.

Beginning at the northeast corner of the south half of the south half of the northwest quarter of the northeast quarter of Section 32, T4S, R5E, San Bernardino Base and Meridian; thence

1. westerly, along the North line of said South half of the South half of the Northwest quarter of the Northeast quarter of said Section 32, to a point of intersection with the East line of the West half of the Northwest quarter of the Northeast quarter of said Section 32; thence
2. northerly, along the said East line of the West half of the Northwest quarter of the Northeast quarter of said Section 32, to the Southeast corner of the Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 32; thence
3. westerly, along the South line of the said Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 32, to the Southwest corner thereof; thence
4. northerly, along the West line of the said Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 32, to the South quarter corner of Section 29; thence
5. easterly along the South line of said Section 29 to its intersection with the West line of the Northeast quarter of the Northeast quarter of said Section 32; thence
6. southerly along said westerly line to the point of beginning.

EXCEPTING therefrom the following area being the Project Area No. 2 of City of Cathedral City Redevelopment Program.

Parcel 1

Beginning at the Southeast corner of Section 16, Township 4 South, Range 5 East, San Bernardino Base and Meridian, according to the Government Survey thereof, said point being the centerline intersection of Date Palm Drive and Ramon Road; thence South 89° 51' 00" West 521.82 feet along the South line of said Section 16, also being the centerline of said Ramon Road, to the centerline intersection of said Ramon Road and Avenida Los Ninos (60 feet wide) as shown on a map of Palm Springs Highlands Unit No. 1, recorded in Book 36, pages 45, 46, and 47 of Maps, Records of the County of Riverside, State of California, said point of intersection being the True Point of Beginning; thence North 89° 51' 00" East 71.82 feet, more or less, along said South line of said Section 16 and said centerline of Ramon Road to a point of intersection with the centerline of Rancho Vista Drive (formerly Desert View Drive) (50 feet wide) as shown on a map of Rancho Vista Estates, recorded in Book 21, page 79 of Maps, Records of the County of Riverside, State of California; thence South 0° 20' East 1,320.08 feet along the centerline of said Rancho Vista Drive to a point of intersection with the centerline of Corral Road (60 feet wide), said centerline of Corral Road also being the South line of the North one-half of the North one-half of Section 21, Township 4 South, Range 5 East, San Bernardino Base and Meridian; thence South 89° 48' 10" West 3,024.64 feet along said South line and said centerline of Corral Road to a point of intersection with the southerly prolongation of the East line of Palm Springs Outpost, recorded in Book 21, page 30 and 31 of Maps, Records of the County of Riverside, State of California; thence North 0° 20' 0" West 41.90 feet, more or less, leaving said South line and said centerline of Corral Road, along said prolongation to a point of intersection with the centerline of Mission Indian Trail (60 feet wide) as shown on said map of Palm Springs Outpost; thence South 89° 51' 00" West 850.00 feet to said centerline of Mission Indian



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Trail to a point of Intersection along with the centerline of Shifting Sands Trail (60 feet wide) ; thence North $0^{\circ}20'50''$ West 1,280.00 feet along the centerline of said Shifting Sands Trail to a point of intersection with the centerline of previously said Ramon Road, said centerline of Ramon Road also being the said South line of Section 16; thence-South $0^{\circ}51'00''$ West 184.47 feet, more or less, along said-centerline of Ramon Road and said South line of Section 16, to a point of intersection with the centerline of Avenida La Paloma (60 feet wide), said point of intersection being distant North $89^{\circ}51'00''$ East 792.67 feet from the Southwest corner of said Section 16, as shown on a map of Rancho Ramon recorded in Book 21, Page 40 of Maps, Records of the County of Riverside, State of California; thence North $0^{\circ}03'30''$ East 1320.00 feet along said centerline of Avenida La Paloma to a point of intersection with the center-line of Baristo Road (60 feet wide), said centerline also being the North line of the South one-half of the South one-half of said Section 16; thence North $89^{\circ}51'00''$ East 3,985.03 feet, along said North line and said centerline of Baristo Road, to a point of intersection with the centerline of previously mentioned Avenida Los Ninos; thence South 1320.00 feet, leaving said centerline of Baristo Road and said North line, along the centerline of said Avenida Los Ninos to a point of intersection with the centerline of previously mentioned Ramon Road, also being the South line of said Section 16, said point-of intersection being the True Point of Beginning.

Parcel 2

Beginning at the Southwest corner of Section 9, Township 4 South, Range 5 East, San Bernardino Base and Meridian, according to the Government Survey thereof, said point being the centerline intersection of 30th Avenue, and Landau Boulevard; thence North $0^{\circ}59'10''$ West 5,252.67 feet along the West line of said Section 9, also being the centerline of said Landau Boulevard, to the Northwest corner of said Section 9, said point being the centerline intersection of said Landau Boulevard and Vista Chino; thence North $89^{\circ}53'36''$ East 5,305.36 feet along the North line of said Section 9, also being the centerline of said Vista Chino, to the Northeast corner of said Section 9, said point being the centerline intersection of said Vista Chino and Date Palm Drive; Thence South $0^{\circ}52'39''$ East 5,256.24 feet along the East line of said Section 9, also being the centerline of said Date Palm Drive, to the Southeast corner of said Section 9, said point being the centerline inter-section of said Date Palm Drive and previously said 30th Avenue; thence South $89^{\circ}56'00''$ West 5,295.93 feet, more or less, along the South line of said Section 9, also being the centerline of said 30th Avenue, to the Southwest corner of said Section 9, said corner being the point of beginning.

and

EXCEPTING therefrom the following area deleted from the Project Area and added to Project Area No. 1 of the City of Cathedral City Redevelopment Program.

That portion of the Southeast quarter of Section 33, Township 4 South, Range 5 East, San Bernardino Meridian, all in the City of Cathedral City, County of Riverside, State of California, described as follows:

The True Point of Beginning of this description being the intersection of the east line of said Section 33, being also the centerline of Date Palm Drive, as shown on the map of Cathedral City, filed in Book 13, at Pages 24 through 26, of Maps, Riverside County, and the centerline of "C" Street, 40 feet wide, as shown on said map:

1. Thence, S. $00^{\circ}05'00''$ W., along the said east Line of Section 33, a distance of 220 feet, more or less, to the-south line of the East Cathedral Canyon Channel, 200 feet wide, as described in the Deed to the Riverside County Flood Control District recorded on March 18, 1947, in Book 826 at Page 140 of Deeds, Official Records of Riverside County, and as shown on the map filed in Record of Survey Book 16, Page 31, Riverside County;



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2. Thence, N. 89° 54' 00" W., a distance of 110.63 feet, more or less, along said south channel line to the beginning of a tangent curve concave southeasterly and having a radius of 700 feet;
3. Thence, southwesterly and southerly along said channel line through a central angle of 64° 09' 00" an arc distance of 783.74 feet;
4. Thence, S. 25° 57' 00" West along said channel line, 984.27 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3,100 feet;
5. Thence, southerly and southwesterly along said curve through a central angle of 06° 51' 19" an arc distance of 370.91 feet to a point on the south line of said Section 33;
6. Thence, N. 89° 57' 45" W. along said south line of Section 33, a distance of 251.27 feet to the westerly line of said East Cathedral Canyon Channel;
7. Thence, continuing N. 89° 57' 45" W., along the said south line of Section 33 a distance of 407.89 feet to a point on the centerline of Chuperosa Lane, as shown on the map of Cathedral City Highlands No. 4, recorded in Book 33, at Pages 21 and 22, of Maps, Riverside County, said centerline being a non-tangent curve concave northwesterly and having a radius of 2,580.35 feet;
8. Thence, northeasterly along the said centerline of Chuperosa Lane, through a central angle of 15° 15' 33" an arc distance of 687.20 feet;
9. Thence, continuing along the centerline of Chuperosa Lane, N. 25° 57' 00" E. a distance of 115.45 feet to the centerline of "H" Street, as shown on the map of Cathedral City Highlands No. 2, recorded in Book 25, at pages 76 and 77, of Maps, Riverside County;
10. Thence, S. 89° 54' 00" E., along the centerline of said "H" Street, a distance of 264.58 feet to the centerline of Van Fleet Avenue;
11. Thence, N. 00° 06' 00" E., along the centerline of Van Fleet Avenue, a distance of 250.00 feet to the centerline of San Jacinto Road, formerly "J" Street;
12. Thence, N. 00° 06' 00" E., continuing northerly along the centerline of said Van Fleet Avenue, as shown on the map of Cathedral City, filed in Book 13, at Pages 24 through 26, of Maps, Riverside County, a distance of 690 feet to the centerline of "D" Street;
13. Thence, S. 89° 54' 00" E., 660.00 feet, along the centerline of "D" Street, to the centerline of Allen Avenue, as shown on said map of Cathedral City;
14. Thence, N. 00° 06' 00" E., 230.00 feet along the centerline of Men Avenue to the centerline of "C" Street, as shown on said map of Cathedral City;
15. Thence, S. 89° 54' 00" E., 662.00 feet along the centerline of "C" Street to the east line of said Section 33, also being the centerline of Date Palm Drive, as shown on said map of Cathedral City, being the True Point of Beginning.



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EXHIBITS "C-1," "C-2" and "C-3"

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

[PROPOSED PUBLIC IMPROVEMENTS]

Note: This list of projects is set forth for planning purposes and shall not be deemed as a limitation on the Agency's authority to implement the Amended and Restated Redevelopment Plan.



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EXHIBIT "C-1"

Redevelopment Project Area No. 1

Redevelopment Agency of Cathedral City

**PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS
FOR REDEVELOPMENT PROJECT AREA NO. 1**

Street Improvements

Construction, reconstruction, replacement, and rehabilitation of streets, sidewalks, curbs, gutters, grade separations, bridges, and underpasses, widening streets, and related improvements

Storm Drains and Detention Basins

Construction, reconstruction and replacement of storm drains and detention basins, and related improvements

Traffic Improvements

Installation, replacement and upgrading of traffic signals, poles, controllers and traffic detection, roadway striping, and related improvements

Street Lighting Improvements

Installation, replacement and improvement of street lights

Street Median Landscaping

Installation of trees, landscaping and irrigation systems in street medians

Water/Sewer Improvements

Construction, reconstruction and replacement of waterlines, mains and feeders to increase water supply and distribution, and construction, reconstruction and replacement of sewer lines, and related improvements

Utility Undergrounding

Undergrounding of overhead utility lines along or across arterial highways

Public Facilities

- City Hall
- Police Station
- Town Square
- Parking Structure
- Parks



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EXHIBIT "C-2"

Redevelopment Project Area No. 2

Redevelopment Agency of Cathedral City

**PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS
FOR REDEVELOPMENT PROJECT AREA NO. 2**

Street Improvements

Construction, reconstruction, replacement, and rehabilitation of streets, sidewalks, curbs, gutters, grade separations, bridges, and underpasses, widening streets, and related improvements

Water/Sewer Improvements

Construction, reconstruction and replacement of waterlines, mains and feeders to increase water supply and distribution, and construction, reconstruction and replacement of sewer lines, and related improvements

Traffic Improvements

Installation, replacement and upgrading of traffic signals, poles, controllers and traffic detection, roadway striping, and related improvements

Street Median Landscaping

Installation of trees, landscaping and irrigation systems in street medians

Utility Undergrounding

Undergrounding of overhead utility lines along or across arterial highways

Public Facilities

- Parks



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EXHIBIT "C-3"

Redevelopment Project Area No. 3

Redevelopment Agency of Cathedral City

**PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS
FOR REDEVELOPMENT PROJECT AREA NO. 3**

1. Full street improvements or street reconstruction in the previously developed or subdivided areas of the City.
2. Construction or replacement of sewer lines and treatment facilities as necessary to implement the development contemplated in the General Plan.
3. Construction or replacement of water lines and water treatment facilities as necessary to implement the development contemplated in the General Plan.
4. Construction of storm drains and flood control facilities as required to protect the health and safety of the City's residents.
5. Construction of municipal facilities including police and fire stations and civic center.
6. Construction of municipal recreational facilities including tennis courts, swimming pool and parks.
7. Site acquisition and construction of twelve elementary and junior high schools, two senior high schools, central kitchen facilities and central bus service and maintenance facilities, building maintenance facilities and warehousing for materials and supplies.
8. Rehabilitation of existing facilities.



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EXHIBIT "D-1"

MAP

**2005 PLAN AMENDMENT NO. 6
REDEVELOPMENT PROJECT AREA NO. 3**

AREA WITHIN WHICH EMINENT DOMAIN WILL BE ALLOWED





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EXHIBIT "D-2"

LEGAL DESCRIPTION

**2005 PLAN AMENDMENT NO. 6
REDEVELOPMENT PROJECT AREA NO. 3**

AREA WITHIN WHICH EMINENT DOMAIN WILL BE ALLOWED

That portion of the South half of Section 17, Township 4 South, Range 5 East, San Bernardino Meridian, all in the City of Cathedral City, County of Riverside, State of California, described as follows:

The True Point of Beginning of this description being the South quarter corner of said Section 17, as shown on the map filed in Book 96 of Records of Survey, at Pages 43 through 48, inclusive, Records of Riverside County, California, also being the intersection of the centerlines of Ramon Road and Golf Club Drive; (N682925.428m; E1978388.288m; NAD83, Zone VI);

1. Thence, South 89° 48' 23" West, along the South line of said Section 17, and the centerline of Ramon Road, a distance of 823.69 feet to the Southwest corner of Palm Springs Outpost Unit No. 5, as shown on the map filed in Book 26, at Page 88 of Maps, Records of Riverside County, California;
2. Thence, North 00° 07' 38" West, along the West line of said Palm Springs Outpost Unit No. 5, a distance of 1322.68 feet to the Northwest corner of said Palm Springs Outpost Units No. 5;
3. Thence, North 89° 42' 57" East, along the North line of said Palm Springs Outpost Unit No. 5, and its Easterly prolongation, a distance of 825.86 feet to a point on the West line of the Southeast quarter of said Section 17, said point also being the Southeast corner of Lot 24 of Palm Springs Country Club Estates, as shown on map filed in Book 22, at Page 40 through 44, inclusive, of Maps, Records of Riverside County;
4. Thence, North 00° 02' 01" West, along the said West line of the Southeast quarter of said Section 17, a distance of 1323.16 feet, more or less, to the center of said Section 17, as shown on said Record of Survey Map; (N683731.997m; E1978387.815m; NAD83, Zone VI);
5. Thence, North 89° 44' 03" East, along the North line of the said Southeast quarter of Section 17, a distance of 33.96 feet, to a point on the Westerly line of the Whitewater River, as shown on said Record of Survey map, said Westerly line being a non-tangent curve, concave Southwesterly and having a radius of 30,000.00 feet, a radial of said curve through said point of intersection bears North 63° 49' 10" East; (N683782.045m; E1978398.166m; NAD83, Zone VI);
6. Thence, Southerly, along said Westerly line, through a central angle of 5° 30' 07", a distance of 2880.81 feet, more or less, to a point on the South line of said Section 17, distant thereon South 89° 48' 23" West, 1460.64 feet from the Southeast corner of said Section 17 (SE cor = N682928.145m; E1979192.363m; NAD83, Zone VI), a radial of said 30,000.00 foot radius curve through said point bears North 69° 19' 07" East;
7. Thence, South 89° 48' 23" West, along said South line of Section 17, and the centerline of said Ramon Road, a distance of 1177.47 feet to the True Point of Beginning.
8. Containing 63.38 acres, more or less.

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APPENDIX E

2009 REDEVELOPMENT IMPLEMENTATION PLAN

NON-HOUSING SECTION



REDEVELOPMENT AGENCY

REDEVELOPMENT IMPLEMENTATION PLAN
FOR THE
CATHEDRAL CITY 2006 MERGED PROJECT AREA

OCTOBER 28, 2009

Prepared by
REDEVELOPMENT AGENCY STAFF
CITY OF CATHEDRAL CITY

and

DHA CONSULTING



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REDEVELOPMENT AGENCY BOARD

CHAIR – Kathleen J. De Rosa

VICE CHAIR – Charles “Bud” England

MEMBER – Greg Pettis

MEMBER – Paul Marchand

MEMBER – Chuck Vasquez

AGENCY STAFF

EXECUTIVE DIRECTOR – Don Bradley

REDEVELOPMENT DIRECTOR – Jan Davison

PROJECT MANAGERS – James Cleary, Keith Scott, Mitchell Nieman

HOUSING PROGRAM MANAGER– Warren Bradshaw

AGENCY GENERAL COUNSEL – Charles Green

ADMINISTRATIVE SERVICES DIRECTOR – Tami Scott

AGENCY SECRETARY – Pat Hammers





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PROJECT AREA #1 REDEVELOPMENT PLAN

Adopted: November 29, 1982

1 st Amendment: February 6, 1991	6 th Amendment: August 10, 2005
2 nd Amendment: December 14, 1994	7 th Amendment: February 6, 2006
3 rd Amendment: January 28, 1998	8 th Amendment: April 26, 2006
4 th Amendment: July 9, 2003	9 th Amendment: September 27, 2006
5 th Amendment: July 26, 2004	10 th Amendment: May 25, 2007

PROJECT AREA # 1 (ADDED AREA) REDEVELOPMENT PLAN

Adopted: July 9, 2003

1 st Amendment: April 26, 2006	2 nd Amendment: September 27, 2006
3 rd Amendment: May 25, 2007	

PROJECT AREA #2 REDEVELOPMENT PLAN

Adopted: November 29, 1983

1 st Amendment: December 14, 1994	5 th Amendment: February 6, 2006
2 nd Amendment: January 28, 1998	6 th Amendment: April 26, 2006
3 rd Amendment: July 28, 2004	7 th Amendment: September 27, 2006
4 th Amendment: August 10, 2005	8 th Amendment: May 25, 2007

PROJECT AREA #3 REDEVELOPMENT PLAN

Adopted: November 30, 1984

1 st Amendment: December 14, 1994	5 th Amendment: July 26, 2004
2 nd Amendment: April 28, 1999	6 th Amendment: March 23, 2005
3 rd Amendment: July 9, 2003	7 th Amendment: February 6, 2006
4 th Amendment: November 25, 2003	8 th Amendment: September 27, 2006
9 th Amendment: May 25, 2007	

2006 CATHEDRAL CITY MERGED REDEVELOPMENT PLAN

Adopted September 27, 2006

1st Amendment: May 25, 2007





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CHAPTER V	Housing
APPENDIX I	Redevelopment Project Area Map





CHAPTER I

INTRODUCTION AND PROCESS OVERVIEW

1. Mandate for Implementation Plan

AB 1290 and SB 732, enacted in 1993 and 1994 respectively, as a comprehensive reform of California Redevelopment Law, established regulations which required each redevelopment agency to adopt an Implementation Plan no later than December 31, 1994, and to update the plan every five years. The Cathedral City Redevelopment Agency adopted its first Implementation Plan on December 14, 1994. The second and third Implementation Plans were adopted, respectively, on December 22, 1999, and December 8, 2004. An Amended and Restated 2004 Implementation Plan was adopted on December 14, 2005.

This 2009 Implementation Plan has been drafted to meet the requirements of California Redevelopment Law as set forth in Health and Safety Code Section 33490. California Redevelopment Law is embodied in Sections 33000 et seq. of the Health and Safety Code. All code sections cited in this Implementation Plan are taken from that source.

2. Purpose and Contents of The Implementation Plan

The purpose of the Implementation Plan is to provide a documented link between the actions of the Redevelopment Agency and the elimination of blight. According to Section 33490(a), an Implementation Plan must contain the following components:

- Specific goals and objectives of the Project Area;
- Specific programs, including potential projects, and estimated expenditures proposed to be made during the next 5 years;
- An explanation of how the goals, objectives, programs and expenditures will eliminate blight within the Project Area;
- An explanation of how the requirements of Section 33333.10 will be implemented.
 - An explanation of how the goals, objectives, programs and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.4, and 33413. These requirements are discussed in Chapter V of this Implementation Plan.





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3. Status of the 2006 Cathedral City Merged Project Redevelopment Plan

The 2006 Cathedral City Merged Redevelopment Project Plan (the Merged Plan), which merged all of the City's Project Area Plans, was adopted by the City Council on September 27, 2006, by Ordinance No. 624. A map of the project area can be found in Appendix B. The Merged Plan was amended once on May 25, 2007, to add a State-mandated program for the use of eminent domain.

The 2006 Cathedral City Merged Redevelopment Project is composed of what were originally Project Area No. 1 (adopted in 1982, with area added in 2003), Project Area No. 2 (adopted in 1983) and Project Area No.3 (Adopted in 1984). Appendix A depicts the City and shows the boundaries of all of the project areas. Note that the Project Area No. 3 outer boundaries are the same as the boundary of the 2006 Merged Project Area. Due to the merged nature of the Redevelopment Project, the limitations on plan effectiveness and the ability to collect tax increment varies depending upon which of the original project areas is being considered. The following Table 1 outlines the main limitations by project area

Plan Effectiveness and Collection of Tax Increment

	PLAN EFFECTIVENESS	COLLECT TAX INCREMENT
Project Area No.1	November 28, 2025	November 28, 2035
Project Area No. 1 (Added Area)	July 9, 2033	July 9, 2043
Project Area No. 2	November 28, 2026	November 28, 2036
Project Area No. 3	November 29, 2026	November 29, 2036

4. Period of Implementation Plan

As noted above, Section 33490(a) requires that an Implementation Plan address a redevelopment agency's programs and expenditures for the next 5 years. Section 33490 does not specify the beginning and ending dates for the 5 year periods. The City set the beginning date for the first Implementation Plan at January 1, 1995 and the ending date at December 31, 1999. The second Implementation Plan period began on January 1, 2000 and ends on December 31, 2004. The third Implementation Plan (as amended and restated) period began on January 1, 2005, and ends on December 31, 2009. This third Implementation Plan was also augmented and amended in conjunction with the 2006 merger of the project areas. This new Implementation Plan will extend from July 1, 2009 through June 30, 2014 as we are converting to a fiscal year basis for ease in tracking and administration.





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5. Citizen Participation

A public hearing on the 2009 Implementation Plan was conducted by the Redevelopment Agency on October 28, 2009. Public notices were given in accordance with Section 33490(d) as follows:

- On October 3, 10 and 17, 2009, notices of this public hearing were published in *The Desert Sun*, a newspaper of general circulation in the Coachella Valley.
- On September 28, 2009, notices of this public hearing were posted in the following four (4) locations within the Project Area as well as on the City's website at www.cathedralcity.gov.
 - (1) City Hall Paseo, 68700 Avenida Lalo Guerrero;
 - (2) Cathedral City Library, 33520 Date Palm Drive;
 - (3) Community Center at Tierra del Sol, 37101 West Buddy Rogers;
 - (4) Cathedral City Fire Station 412, 32100 Desert Vista Road;

These notices stated that copies of the draft Implementation Plan were available for review at City Hall, at the City Library, and on the City's web site at www.cathedralcity.gov.

Section 33490(c) requires that a hearing on the Redevelopment Plan and Implementation Plan be conducted by the Agency between 2 and 3 years after adoption of the Implementation Plan (Mid-Term Review). The Mid-Term Review of the 2005 Amended and Restated Implementation Plan was held on November 14, 2007.

Should the Redevelopment Agency desire to amend the Implementation Plan at a future time, a public hearing noticed in accordance with Section 33490(d) will be published.

6. Terms Used in This Implementation Plan

- The Low- Moderate Income Housing (LMIH) Fund required by Section 33334.3, into which 20 percent of all tax increment receipts must be deposited, is often also referred to in conversation as the "Housing Set-Aside Fund".
- "Agency" refers to the City's Redevelopment Agency.

The State Health and Safety Code provides the following definitions of income groups:

- "Extremely Low Income households are persons or families whose annual income does not exceed 30 percent of the County median income (Section 50106)





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- "Very Low Income" households are persons or families whose annual income does not exceed 50 percent of the County median income (Section 50105).
- "Low Income" households are persons or families whose annual income does not exceed 80 percent of the County median income (Section 50079.5).
- "Moderate Income" households are persons or families whose annual income is between 80 and 120 percent of the County median income (Section 50093).

7. IMPLEMENTATION PLAN ADOPTION PROCESS

The adoption of the 2009 Implementation Plan for the 2006 Cathedral City Merged Redevelopment Project has proceeded through the following schedule:

- A. The Implementation Plan was prepared by Agency Staff and DHA Consulting.
- B. A draft document was sent to Agency/City staff and legal counsel for comment.
- C. The comments of Agency/City staff and the Agency's legal counsel were incorporated into the final version of the Plan, which was made available to the public for review and comment.
- D. Notices of the Public Hearing were posted in the Project Area at the following locations on September 28, 2009:
 - Cathedral City Civic Center
 - Cathedral City Senior Center
 - Cathedral City Public Library
 - Fire Station No. 412 (Headquarters)
 - Cathedral City Web Page (www.cathedralcity.gov)
- E. Notices of the required Public Hearing were published in The Desert Sun on the following dates:
 - October 3, 2009
 - October 10, 2009
 - October 17, 2009





CHAPTER II

HISTORY OF REDEVELOPMENT IN CATHEDRAL CITY

HISTORY OF REDEVELOPMENT IN CATHEDRAL CITY

Cathedral City was incorporated in 1981 and began an active redevelopment program with adoption of its first redevelopment plan in 1982. Since then, the Agency has added a variety of programs. These programs are accomplishing the goals of the redevelopment plans.

During this most recent planning period, 2004 to 2009, the Agency has faced significant issues with a down-turn in the economy, foreclosures, reassessment of property and State takes of redevelopment funds. During this same period: a particular focus has been placed on the downtown area of the City, which has already seen significant new construction with the new Civic Center, Town Square, the Desert IMAX Theater, the Pickford Theater, a 1,125 space parking structure, and a 22,000 square foot retail complex. Projects under contract (Disposition and Development Agreement, Owner Participation Agreement or Memorandum of Understanding) for development include a 300 room conference center hotel, an 18 hole golf course, 162 room limited service hotel, 75 very low income affordable senior apartments (Tierra del Sol project), with new 5,000 sq. ft. Senior Center), 61 units of affordable family housing, and 23 acres of mixed use development in East Downtown.

IMPLEMENTATION OF THE REQUIREMENTS OF SECTION 33333.10

The Agency has not extended the life of the Redevelopment Plan pursuant to Section 33333.10, thus the Agency is not obligated to implement these requirements.

SPECIFIC CHALLENGES FACING THE AGENCY OVER THE UP-COMING PLAN PERIOD

The Agency faces several significant challenges over the Implementation Plan period, all relating to the ability to finance programs and projects. Those challenges include:

1. The continuing threat of State take-aways. In its continuing quest to balance its own budget, the State is seeking a way to use local redevelopment funds. A current proposal which has been enacted by the Legislature would require the Cathedral City Redevelopment Agency to contribute \$9.5 million to the "Supplemental Educational Revenue Augmentation Fund" of Riverside County for fiscal year 2009-2010, and





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an additional \$2 million for fiscal year 2010-2011. If successful, this State take-away is likely to become permanent and will have a significant negative impact on the Agency's ability to implement any of the programs in this Implementation Plan.

2. Declining Property Values. Due to the sharp economic downturn over the last few years, property values have plummeted. As property value decreases, so does Agency tax increment revenue. Assessed value stabilization is not expected for several years. The reduction in Agency revenue for 2009-2010 due to reduction in property tax values is expected to be \$5 million.
3. Foreclosures. The sharp economic downturn has also generated a greater than normal number of foreclosures, with even the foreclosing lender going into receivership. This situation has created additional blighting influences with abandoned homes, businesses and buildings in various stages of construction.

ESTIMATED EXPENDITURES

The Agency issued \$115 million in A-rated tax increment bonds in March 2007. After repaying existing obligations and funding other projects such as development of the soccer park, land acquisitions and street projects, there is approximately \$57.8 million in remaining bond proceeds available for use during the period covered by this Implementation Plan. These funds are currently earmarked for hotel, conference amenities, tourism and recreational projects; hydrology and drainage improvements; land acquisition; biking and hiking trail development; economic development; signalization and traffic flow improvements and capital improvements and carrying costs for existing Agency owned properties. It is anticipated that these projects will become realities during this coming five-year period. In addition, \$11.5 million is earmarked for debt reduction in order to provide sufficient revenue to meet the State mandated Special Educational Augmentation Fund payments required in FY 2009-10 and FY 2010-11. If not for this State "take", the Agency could use this \$11.5 million for other projects and programs designed to alleviate blight, stimulate private investment and enhance the economic health of the project area.

On an on-going basis, the Agency anticipates receiving approximately \$2.5 million in net "non-housing" tax increment each fiscal year during the period covered by this Implementation Plan. Net tax-increment is that available after existing debt service payments, housing set-aside deposits and honoring tax sharing agreements. These monies are needed for Agency administration. Staff had initially anticipated that net tax





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increment would be substantially higher and that we would be able to issue new bonds, but this is no longer an expectation. Our assessed valuation has declined approximately \$5 million annually and it is anticipated that net tax increment will remain fairly flat in the immediate future until the economy rebounds and foreclosed residential and commercial properties are resold and occupied. As such, it is not expected that additional dollars will be readily available for general redevelopment activities and future projects will have to be structured as developer advances, with the developer repaid out of project generated tax increment.

As previously mentioned, lack of funding caused by the State mandated "take" of Agency funds, coupled with the decline in assessed valuation, will be a significant challenge during the time span covered by this Implementation Plan and redevelopment activities will most likely be modest and planned Agency assisted projects, such as the redevelopment of the Eastside (approximately 23 acres bounded by East Palm Canyon, Monty Hall, the Channel and Date Palm) will be delayed. The Agency will continue to partner with other economic development and governmental entities and will seek grant funding as available in order to leverage the limited dollars that are currently available in the continued efforts to alleviate blight and diversify the existing tax base.



CHAPTER III

BLIGHTING CONDITIONS IN CATHEDRAL CITY AND HOW ACTIVITIES WILL ASSIST IN THE ELIMINATION OF BLIGHT

AB 1290 strengthens the connection between the Agency's actions and the elimination of blight. This chapter summarizes the blighting conditions found at the time the Redevelopment Plans were adopted and, in the case of Project Area #1, at the time of its amendment in 2003.

These descriptions of area blight are extracted from the Project Area #1 Redevelopment Plan and Amendment, Project Area #2 Redevelopment Plan, and Project Area #3 Redevelopment Plan and highlight the blight that will be the focus of specific activities of this Implementation Plan. The merging of the City's three redevelopment projects into the Cathedral City 2006 Merged Redevelopment Project has no effect on these original blight findings.

Project Area #1

- The existence of numerous buildings with a variety of land uses that are built lot line to lot line with no provision for off street parking.
- Lack of adequate circulation and numerous access problems.
- Little definition of a commercial core.
- A high-density residential area that is suffering from deterioration, disuse and economic dislocation.
- Inadequate buffering of industrial uses from residential and commercial uses.
- Inadequate flood control and drainage, including lack of curbs and gutters on most streets.
- Homes built for seasonal use are now being used year round.
- Commercial uses that are aged, obsolete and deteriorated and are mostly built on small lots of irregular size and shape due to the diagonal orientation of East Palm Canyon Drive.
- Lack of adequate sewer system causing potential contamination of ground water.
- Significant overcrowding of residential units.
- Vacant and under-utilized properties and increased commercial vacancies.



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Project Area #1 Added Area

- The existence of buildings suffering from economic dislocation and disuse.
- Properties requiring re-planning, redesign and/or redevelopment and which could not be accomplished by private enterprise acting alone without public participation and assistance.

Project Area #2

- Inadequate drainage.
- Economic dislocation, deterioration and disuse causing the area to be an economic strain on the community.
- Lack of adequate circulation.
- Inadequate public improvements, facilities and utilities.
- Depreciated values that impair investment and cause social and economic maladjustment.
- Lack of adequate drainage and sewer facilities.

Project Area #3

- Inadequate public improvements, public facilities, open spaces and utilities.
- Age, obsolescence, deterioration, dilapidation, and mixed character of buildings and inappropriate reuse of existing structures.
- A prevalence of depreciated values, impaired investments and social and economic maladjustment.
- There are lots or other areas that are subject to being submerged by water Due to lack of or inadequate draining and flood control infrastructure.
- Economic dislocation, deterioration or disuse resulting from faulty planning.

HOW ACTIVITIES WILL ASSIST IN THE ELIMINATION OF BLIGHT

While progress has been made to eliminate blighting conditions in the Project Area, there still exist substantial detrimental physical and environmental conditions within each Project Area. The Agency proposes to alleviate these conditions by undertaking various activities. Taken together, these activities will stimulate further private development and rehabilitation in the Project Area, not only in the next five years, but throughout the remaining lifetime of the respective Redevelopment Plans provided the State does not continue to take away Agency funds to balance its own budget.





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The activities proposed to be implemented over the next five years, as funding is available, will reduce or eliminate many of the blighting influences in the Project Area. The specific blighting influences that will be addressed vary by the type of activity to be undertaken. The type of blight to be addressed is described below for the various activities proposed. To avoid duplication and facilitate discussion, the various activities have been grouped by general category.

COMMERCIAL AREA REVITALIZATION ACTIVITIES

Commercial area revitalization activities are designed to enhance commercial areas and attract new and desirable commercial uses to the Project Area. Many of the planned activities will directly reduce blight by alleviating existing detrimental physical conditions by rehabilitating existing deteriorated uses and commercial buildings or replacing them with new structures. In addition, the activities will provide additional retail customers which will bolster local retail businesses and directly improve sales activity. These improved sales increase the value of previously impaired investments and help make more capital available for reinvestment in local businesses. Improved sales will help create a more attractive environment for the attraction of new investment and reinvestment.

Such activities, should the Agency have sufficient funds to do so, will also increase the number of local employment opportunities, expand the City's tax base for the support of essential services, and reduce the costs to the City and other public agencies of providing some services. This in turn will spark additional investment in the community. In addition, the commercial revitalization activities are expected to alleviate detrimental physical conditions through tools such as re-parcelization, replacement or rehabilitation of deteriorating land uses and the provision of needed public and transportation facilities.

PUBLIC IMPROVEMENTS AND FACILITIES

The provision of public improvements and facilities will assist in eliminating blighting conditions in numerous ways. Sewer projects will decrease the potential of contamination of ground water. Street projects will improve traffic circulation and access to commercial businesses; thereby reducing traffic congestion and assisting in increasing patronage for existing businesses while increasing the attractiveness of the commercial areas as a location for new businesses. Roadway improvements also help attract new investment by signaling to the financial and commercial communities that the City and Agency are able to provide the services necessary to help ensure the success of investments. Streetscape and median projects are intended to reduce blight by helping existing businesses improve both the appearance and functionality of commercial areas, thereby improving their desirability and competitiveness. Graffiti abatement and other crime reduction activities are anticipated to assist with business attraction and retention efforts, reduce the burden on local services, and enhance





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public perception of the area, thereby encouraging further private investment in the area.

PARKS, OPEN SPACE, RECREATIONAL AND EDUCATIONAL FACILITIES

The provision of parks, open space, recreational and educational facilities will enhance the living environment for local residents. This improved quality of the environment will result in improved property values and greater neighborhood pride. This will result in significantly increased reinvestment in adjacent residential neighborhoods. Additional and improved educational facilities will not only assist in increasing property values but will also assist in preparing residents for employment opportunities. An educated workforce and the overall quality of and access to education is a major factor considered by employers who are making site decisions for their businesses. Additional and enhanced cultural facilities will also provide attractive community amenities and may serve as destination locations within commercial districts, thereby drawing more patrons to these areas.





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CHAPTER IV

NON-HOUSING

RECENT ACCOMPLISHMENTS OF THE AGENCY

Since the adoption of the last Implementation Plan, the Agency has been very active in the downtown core and along East Palm Canyon Drive and in other parts of the City. It has:

- Established the Cove Improvement Assessment District and began construction of sewers and flood protection facilities and reconstruction of roads in the Cathedral City Cove.
- Designed and built the Cathedral City Soccer Park.
- Completed the Pickford Promenade, a 22,100 square foot commercial complex across the street from the Mary Pickford Theater.
- Acquired land and entered into Agreements for the expansion of existing new car dealerships.
- Completed construction of a flashing crosswalk for traffic safety improvements in the area of the Auto Center.
- Acquired 81.86 acres of land for future park and open space development.
- Completed the acquisition, relocation and clearance processes for an old, dilapidated mobile home park (Desert Hills Mobile Home Park).
- Assembled approximately 20 acres of land for the redevelopment of East Downtown.
- Assembled land and developed plans for the construction of a replacement downtown fire station.
- Implemented a commercial façade program.
- Implemented a local economic development stimulus program including Locals Dine Out and Cathedral City Bucks campaigns designed primarily for business retention during challenging economic times.
- Financed and completed preparation of the North City Specific Plan for future economic development opportunities at the entry way to the City.
- Entered into leases to bring two new restaurants to the Downtown Core.

GOALS AND OBJECTIVES

The goals and objectives and activities that may be initiated during the period covered by this Implementation Plan are summarized below:

- Promoting the development of a hotel and conference center to anchor downtown development and serve as a catalyst for additional mixed-use and commercial development
- Promoting further development of the Auto Center.
- Encouraging the rehabilitation or replacement of commercial properties and continuing and expanding the commercial façade improvement program and graffiti eradication to remove visual blight.



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- Construction or replacement of sewer lines and treatment facilities as necessary to implement development contemplated in the General Plan, even if those facilities lay outside the project area.
- Construction or replacement of water lines and water treatment facilities as necessary to implement the development contemplated in the General Plan, even if those facilities lay outside the project area.
- Construction of storm drains and flood control facilities as required to protect the health and safety of the City's residents, even if those facilities lay outside the project area.
- Construction of municipal facilities including police and fire stations, libraries, parking facilities and museums and other educational tourism oriented facilities
- Construction of municipal recreational facilities including but not limited to tennis courts, walking and bicycle trails, handball courts, swimming pools and parks.
- Extension of utilities to under- or non-served areas within the project area.
- Rehabilitation of existing facilities.
- Economic development activities designed to attract and retain businesses within existing and proposed commercial and industrial centers.
- Assist with workforce development activities including attracting technical and educational venues to stimulate economic development activities and opportunities.
- Provide capital improvements in public facilities such as communication systems.
- Continued diversification and stabilization of the economic base.
- Providing assistance to low-and moderate-income residents of the Project Area through grants or loans for weatherization, energy efficiency and rehabilitation.

Downtown Goals

- To restore Cathedral City's historic Downtown (located in Project Area #1) as the social and symbolic "Heart of the City" in order to revitalize the identity and investment climate of the City as a whole.
- To reverse the forces of disinvestments which have contributed to the deterioration of Downtown residential neighborhood, and promote the creation of a distinctive livable "in-town" neighborhood.
- To make Downtown a place that accommodates a rich and vibrant pedestrian environment with a wide variety of services, shops, places to eat, entertainment and cultural offerings, capable of appealing to residents and visitors alike.
- To make Cathedral City the best city in the Coachella Valley - the city with the most successful Downtown, the most appealing neighborhoods, and the most attractive city for investment in job-creating commercial development.

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In addition to the overriding goal of eliminating blighting conditions, the following are the major goals to be pursued by the Agency over the coming five years.

1. Implement the goals and implementation measures for economic development adopted by the City in its General Plan, Strategic Plan and other policy documents, including diversifying the local economy and economic base.
2. Implementing the goals and action steps recommended in the Coachella Valley Economic Partnership Economic Development Blueprint documents and the yet to be developed Compass Blueprint Plan for the Date Palm corridor.
3. Promote commercial revitalization to stabilize and expand the tax and employment base.
4. Provide needed public improvements and facilities to support revitalization of the Project Area and reduce unemployment by developing a well educated work force.
 - a. Specific capital improvements anticipated for construction during the period covered by this Implementation Plan include, but are not limited to :
 - i. Continuing the construction of landscaped medians along Ramon Road and Date Palm Drive.
 - ii. Parkland development.
 - iii. Street improvements along East Palm Canyon Drive throughout the project area.
 - iv. Widening of East Palm Canyon to facilitate traffic flow.
 - v. Bridge widening, stabilization and construction to further facilitate traffic flow and drainage projects
 - vi. Construction of interchanges along State Highway 10.
 - vii. Storm drain construction and other drainage improvements
 - viii. Construction of Eagle Canyon Dam and associated drainage lines to assist in removing much of the project area from the 100-year flood plain. Construction of infrastructure into and within the Project Area north of Interstate 10, including sewer, water, flood control and other utilities.
 - ix. Replacement of Fire Station 411 and associated emergency operating centers and administration support facilities.
5. Assist in the commercial revitalization of key shopping areas by providing incentives, support services and promotion to help reduce vacancies, attract new tenants and patrons and encourage business retention.
6. Continue efforts to redevelop the Downtown Core. Specific activities planned over the course of this Implementation Plan include, but are not limited to, providing assistance or incentives for the development of tourism facilities including hotels, recreational and destination facilities and mixed-use commercial and residential developments.



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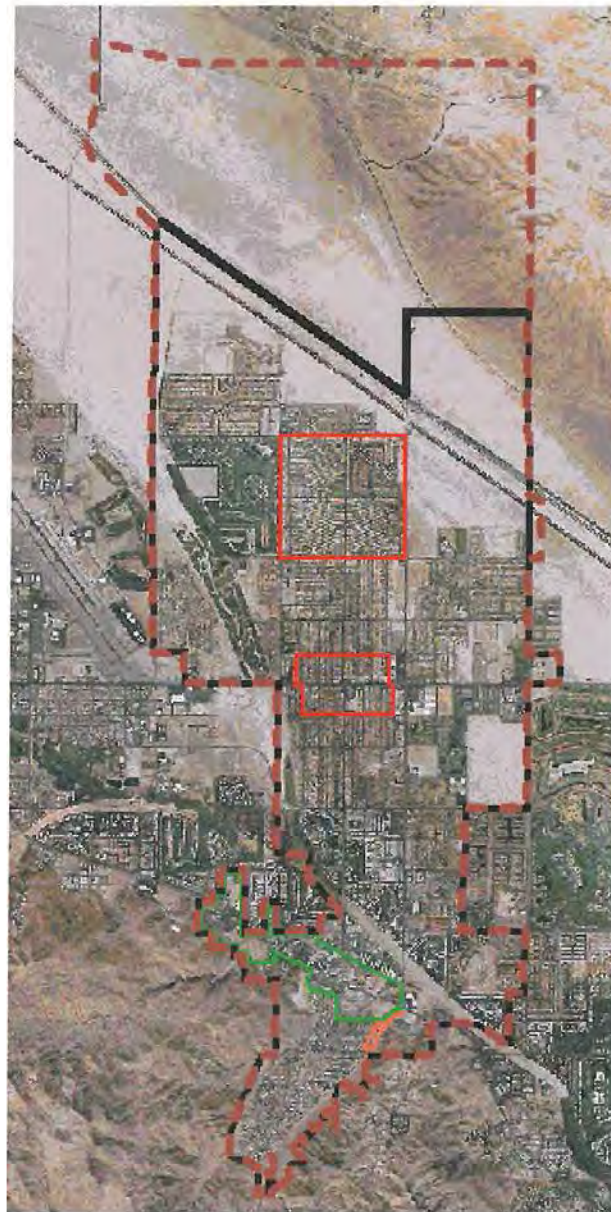
7. Improve traffic circulation and parking in key areas, thereby reducing hazards and creating viable retail environments in commercial areas.
8. Assemble deteriorated, vacant and/or underutilized sites, provide necessary site improvements, and sell or lease such sites to qualified redevelopers for affordable housing and tax and job generating reuse.
9. When other alternatives are not feasible, remove buildings that are significantly structurally substandard to permit the return of lands to economic use through new construction.
10. Assist property owners and business owners and tenants by providing rehabilitation loans, designing and implementing façade improvement programs, assembling needed expansion sites, carrying out business retention activities and improving buffers for incompatible uses.
11. Assist in building, expanding or rehabilitating community facilities, including libraries, fire stations and fire-fighting equipment, police stations and educational institutions at all levels, which will provide a physical and economic stimulus to the revitalization of the Project Area while serving the residents of the Project Area.
12. Facilitate the rehabilitation of those structures that are culturally, historically, physically and aesthetically worthy of rehabilitation, with emphasis on owner participation and assist in the development of new cultural opportunities within the Project Area.
13. Eliminate environmental deficiencies including lots of inadequate size and shape, inadequate street and alley layout, and inappropriate mixed character of land uses.








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CITY BOUNDARY	
PROJECT AREA NO. 1	
PROJECT AREA NO. 1 ADDED AREA	
PROJECT AREA NO. 2	
2006 MERGED PROJECT AREA	

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APPENDIX F

ZONING CLASSIFICATIONS

AND

SECTION 9.31.040 USES (MIXED-USE)



**LONG RANGE PROPERTY MANAGEMENT PLAN
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City of Cathedral City Zoning Districts, (Ord. 263 § 4, 1989; Ord. 80 Art. IV (part), 1984) as of Ordinance 723 and the July 2013 code supplement

RE	Residential Estate
R1	Single Family
R2	Multiple Family Residential
RM	Multiple Family Residential
R3	Multiple family Residential
RH	Multiple Family Residential
RR	Resort Residential
PPO	Planned Professional Office
PLC	Planned Limited Commercial
PCC	Planned Community Commercial
CTR	Commercial Tourist & Recreation
CBP-1	Commercial Business Park (Limited)
CBP-2	Commercial Business Park
I-1	Light Industrial
S	Open Space
OS-R	Open Space/Residential
B	Bed and Breakfast Inns
B	Bonus Density Overlay
S	Specific Plan Overlay
H	Hillside Review Overlay
LH	Limited Height Overlay
HO	Home Ownership Overlay

Assembling Parcels in the Downtown Area

City of Cathedral City Municipal Code 9.31.040

When multiple parcels are part of a single development, and the zoning for the development is a mixture of MXC (mixed use commercial) and DRN (downtown residential neighborhood), the provisions of either zone shall apply to the entire project area. The planning commission at the time of project approval shall make a finding that states the proposed development is in compliance with the EIR, and any revisions/modifications, that were previously adopted for the entire downtown redevelopment project. (Ord. 697 § 2, 2010; Ord. 565 § 5 (part), 2002)



APPENDIX G

CITY OF CATHEDRAL CITY

COMPREHENSIVE GENERAL PLAN EXCERPTS

1. Circulation Element, Goal 1, Page III-57.....G-3
2. Parks and Recreation Element, Goal 1, Page III-131.....G-4
3. Economics & Fiscal Element, Goal 1, Page III-173.....G-5
4. Flooding and Hydrology, Goal, Page V-34.....G-6
5. Fire & Police Protection Element, Goal 1, Page VI-14.....G-7
6. Public Building and Facilities Element, Goal 1, Page VI-47.....G-8



CITY OF CATHEDRAL CITY COMPREHENSIVE GENERAL PLAN



Prepared for

**City of Cathedral City
68-700 Avenida Lalo Guerrero
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**Adopted July 31, 2002
Amended November 18, 2009**



Circulation Element, Goal 1, Page III-57

City of Cathedral City
General Plan/Circulation Element

GOALS, POLICIES AND PROGRAMS

Goal 1

An intra- and inter-city transportation system that provides for the safe, efficient and cost-effective movement of people and goods, and enhances commerce and the overall economic well-being of the entire community.

Goal 2

A City-wide and neighborhood-specific transportation system that is responsive to, and which implements the Ahwahnee Principles of community design, through land use and transportation planning, to the greatest extent feasible.

Policy 1

The City circulation system shall be planned and developed to assure the provision of safe and efficient vehicular, pedestrian and bicycle access to all parts of the community, effectively linking residents and visitors to the full range of residential, employment, shopping, and recreational land uses.

Program 1.A

The City shall establish a schedule by which to study and evaluate "Special Study Zones" identified in the General Plan, to assure that these areas are appropriately designed and improvement funding is planned to include projected impacts.

Responsible Agency: Planning Department, Engineering, Transportation Commission, Planning Commission, City Council

Schedule: 2002, On-going

Program 1.B

The Public Works Department shall establish and implement a prioritized roadway and intersection study and analysis program to assure the provision of adequate future right-of-way and facilities at critical roadways and intersections. Said program may be incorporated into the five-year Capital Improvements Program, which should be reviewed and amended, as necessary, annually.

Responsible Agency: Planning Department, Engineering, Transportation Commission, Planning Commission, City Council

Schedule: 2002, On-going

Policy 2

Transit stops and pedestrian and bicycle paths should be sited in a manner which encourages the use of alternatives modes of transportation and provides safe, convenient access to commercial and employment centers, as well as institutional and recreational uses.

Program 2.A

A planning and engineering project review checklist should be developed, which includes all major aspects of the Ahwahnee Principles, as well as other applicable principles of neo-

Adopted July 31, 2002
Amended June 24, 2009

Circulation Element
III-57



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Parks and Recreation Element, Goal 1, Page III-131

City of Cathedral City
General Plan/Parks and Recreation Element

Canyon Trail is a hiking and equestrian 2 mile trail which can be accessed from Garstin, Shannon or Araby trails, west of Cathedral City.

On the north side of the City, trail opportunities are more limited. The **Long Canyon Trail**, however, is accessed from a trailhead north of Long Canyon Road, north of the planning area. The trail extends into Joshua Tree National Park, and although strenuous, can serve as access to the facilities and trails within the park. There is a proposed hiking trail adjacent to and parallel to the Edison right-of-way and a multi-use trail proposed in the setback area along Interstate 10. Developers in North City are encouraged to design projects that would include trails that would tie in with the already-planned trails as found in the North City Specific Plan.

FUTURE DIRECTIONS

Currently, parks are few in number, and developed acreage falls far below the recommended standard. One of the City's primary goals for the future should be to establish standards, and identify and develop parklands. Parks and recreational facilities have many important functions in the community. Creating a more diverse system of parks that enhances existing facilities, and plans for and designs new parks for the growing population, will assure the City meets the needs of the community and works to improve the quality of life for its residents.

The City should also focus on creating bikeways and pedestrian pathways along the City's arterial streets. An extensive biking and pedestrian network will provide a much needed recreational facility for the City and for the region. The network should be linked to important locations within the community to decrease the dependence on vehicles and to create a more livable and healthy City.

GOALS, POLICIES AND PROGRAMS

Goal 1

Establish a diversified, high quality public park system that provides recreation opportunities at a variety of scales for all residents.

Goal 2

An accessible, safe park system that provides spaces that encourage public gathering and participation.

Goal 3

A comprehensive bikeway and walking path system which connects homes to work places, commercial venues and recreational facilities, as well as other cities in the Valley.

Policy 1

The City will utilize the Quimby Act to provide at least three (3.0) acres of community and neighborhood parkland per 1,000 population.

Adopted July 31, 2002
Amended June 24, 2009

Parks and Recreation Element
III-131



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Economics & Fiscal Element, Goal 1, Page III-173

City of Cathedral City
General Plan/Economic & Fiscal Element

profiles, the publication and distribution of information describing the local regulatory environment, business assistance services, and the willingness to offer economic incentive programs and strategies. The City's web site is one of the most important and cost-effective marketing tools available, and should be expanded to allow prospective land and business developers to peruse demographic data, maps and descriptions of lands available for negotiation and development, and other community information.

GOAL, POLICIES AND PROGRAMS

Goal

A balanced, broadly-based economy that provides a full range of economic and employment opportunities, while maintaining high standards of development and environmental protection.

Policy 1

General Plan land use designations and allocations should facilitate a broad range of residential, commercial, mixed-use, industrial, and institutional development opportunities.

Program 1.A

The City should routinely monitor the remaining capacity of all General Plan land use categories to assure that a variety of economic development opportunities are available.

Responsible Agency: Planning Department, Redevelopment Agency

Schedule: Continuous

Policy 2

The Downtown Redevelopment Area, particularly that portion immediately adjacent to East Palm Canyon Drive, should continue to be promoted and recognized as the City's premier retail and entertainment district.

Policy 3

The City should take a proactive role in the retention of existing businesses and the recruitment of new businesses, particularly those which generate and broaden employment opportunities, increase discretionary incomes, and contribute to City General Fund revenues.

Program 3.A

Prepare, distribute, and routinely update a marketing package consisting of site-specific property profiles for developable parcels, local demographics, and information describing the regulatory environment and potential economic incentives.

Responsible Agency: Economic Development Department, Planning Department, Redevelopment Agency, Chamber of Commerce

Schedule: Immediate; Continuous

Policy 4

Encourage and promote infill development and orderly and logical development patterns which decrease the costs, and increase the efficiency of new utilities, infrastructure, and public services.

Adopted July 31, 2002
Amended June 24, 2009

Economic & Fiscal Element
III-173



Flooding and Hydrology, Goal, Page V-34

City of Cathedral City
General Plan/Flooding and Hydrology

GOAL, POLICIES AND PROGRAMS

Goal

The provision of adequate facilities to protect lives and property from local and regional flooding hazards.

Policy 1

Maintain a Master Plan of Drainage which is updated to reflect the changing needs of the City.

Program 1.A

Local regulations and guidelines shall be established which are consistent with the Master Plan of Drainage, direct the management of runoff, and provide for local drainage facilities which support the effective use of regional facilities.

Responsible Agencies: Public Works Department; City Engineer

Schedule: Continuous

Program 1.B

Monitor and periodically update the Master Plan of Drainage to reflect changes in local and regional drainage and flood conditions.

Responsible Agencies: Public Works Department; City Engineer

Schedule: Continuous

Policy 2

Major drainage facilities shall be designed to maximize their use as multi-purpose recreational or open space sites, consistent with the functional requirements of these facilities.

Program 2.A

Coordinate and cooperate with responsible regional agencies in achieving multi-use agreements within flood control channels and designing safe, attractive recreational facilities which maintain the functional requirements of the drainage facilities.

Responsible Agencies: Public Works Department; Planning Department; CVWD, RCFC

Schedule: Continuous

Program 2.B

Work closely with responsible agencies to design drainage and flood control facilities that minimize negative aesthetic impacts and retain natural groundcover and vegetation to the greatest extent possible.

Responsible Agencies: Public Works Department; Planning Department; CVWD; RCFC

Schedule: Continuous

Policy 3

Continue to actively participate in regional flood control and drainage improvement efforts and to develop and implement mutually beneficial drainage plans.

Adopted July 31, 2002

Flooding and Hydrology
V-34



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Fire & Police Protection Element, Goal 1, Page VI-14

City of Cathedral City
General Plan/Fire & Police Protection Element

to the time the officer arrived at the scene, was approximately 4.2 minutes. The average response time to an incident that "just occurred" was also 4.2 minutes.

Community-Based Policing

The Police Department sponsors and supports a variety of community-based policing programs and other special community events. The Neighborhood Watch program educates residents about implementing crime prevention strategies in their neighborhoods. Racing for Kids uses motocross racing to provide important activities for teenagers, while also serving as a forum for educating vulnerable youth about alternatives to drugs and gangs.

The Police Explorers Program allows teenagers and adults ages 14 to 21 to learn about and participate in a variety of law enforcement functions, including crime prevention support and ride-along programs with officers. One officer is assigned to the D.A.R.E. program and brings a message of drug resistance to school children. The Department also has assigned a School Resource Officer.

The Citizens-on-Patrol (COP) program consists of volunteers who serve as the eyes and ears of the police department and provide two patrols per day. Responsibilities include facilitating towing abandoned vehicles, directing traffic at collision sites, looking for graffiti, and alerting police to potential criminal activity. COPS volunteers also provide support to the Community Police Service Offices and Community Alliance Officers. Volunteers are trained by sworn police officers and attend monthly meetings. The program currently (2001) includes approximately 50 volunteers.

FUTURE DIRECTIONS

As the City continues to grow, so will the need for additional police and fire protection. It is difficult to predict exactly where and when new police and fire facilities will need to be constructed, as this will depend upon the type, location and intensity of future development. Nonetheless, the City will be responsible for monitoring growth patterns and responding to the demand for additional public safety facilities and services. Considerations will include land use and circulation patterns, the provision of water for adequate fire flows, the financing of future fire and police stations, and the adequacy of emergency response times.

GOALS, POLICIES AND PROGRAMS

Goal 1

Protection of the community from the threat of loss of life and property from fire and environmental hazards.

Goal 2

The highest level of security and police protection to preserve and protect the health, welfare and property of residents, visitors and businesses in the City.

Adopted July 31, 2002

Fire-&-Police Protection Element
VI-14



LONG RANGE PROPERTY MANAGEMENT PLAN CITY OF CATHEDRAL CITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CATHEDRAL CITY

Public Building and Facilities Element, Goal 1, Page VI-47

City of Cathedral City
General Plan/Public Buildings and Facilities/Element

FUTURE DIRECTIONS

The continued funding of public services and facilities is crucial to meeting essential needs of the community, and the construction and/or expansion of new facilities will be necessary as the City continues to grow. Until December 1999, the City's Community Services District (CSD) provided a steady revenue stream to fund law enforcement, parks and recreation, street lighting and other public services and facilities. In December 1999, the residents of Cathedral City voted to terminate the CSD. With the loss of CSD income, the City will have to pursue other funding opportunities, such as state and federal grants, General Fund revenues, and the expanded use of volunteers, to meet increasing demands for public services.

Each year, local government agencies (including cities, counties, school districts and special districts) planning the construction of capital facilities must submit to the planning agency a list of proposed projects which they would like implemented. The City's Capital Improvement Program (CIP) identifies existing and proposed projects that require on-going and forward-looking governmental funding, such as traffic signals, street widenings and repavings, parks and recreation facilities, and public parking lots. It is essential that the City carefully review and adjust its CIP, as necessary, to assure consistency with General Plan goals and policies and to respond to the changing needs of the community.

GOALS, POLICIES AND PROGRAMS

Goal 1

Dependable, cost-effective, and conveniently located public buildings, services and facilities, which meet the current and future needs of the City residents.

Goal 2

Public buildings and facilities with optimal functionality, while being compatible with surrounding land uses and aesthetically integrated into the City's built and natural environments.

Policy 1

The Land Use Element shall assure the long-term availability of sites for future public and quasi-public buildings, infrastructure, and other facilities.

Program 1.A

The City shall periodically review its official Land Use Map and development patterns to assure the availability of adequate sites for future public and quasi-public buildings, infrastructure, and other facilities. The City shall confer and coordinate with utilities and other public and quasi-public agencies regarding their long-term needs.

Responsible Agency: Planning Department, Public Works Department, CVWD, DWA, Riverside County Flood Control, SCE, SCG, Verizon, Time Warner

Schedule: 2003-2004; every five years

Adopted July 31, 2002

Public Buildings and Facilities Element
VI-47