

PALM DESERT CITY COUNCIL MEETING AGENDA

Thursday, March 27, 2025

Closed Session 3:30 p.m.; Regular Session 4:00 p.m.

Council Chamber, City Hall

73-510 Fred Waring Drive

Palm Desert, California

This is a joint meeting of the Palm Desert City Council, Successor Agency to the Palm Desert Redevelopment Agency, Palm Desert Housing Authority and the Palm Desert Board of Library Trustees. Pursuant to Assembly Bill 2449, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person, and up to two Councilmembers may attend remotely.

WATCH THE MEETING LIVE: Watch the City Council meeting live at the City's website: www.palmdesert.gov under the "Meeting Agendas" link at the top of the homepage, or on the City's [YouTube Channel](#).

OPTIONS FOR PARTICIPATING IN THIS MEETING:

If unable to attend the meeting in person, you may choose from the following options:

OPTION 1: VIA EMAIL

Send your comments by email to: CityClerk@palmdesert.gov.

Emails received prior to 10:00 a.m. on the day of the City Council meeting will be made part of the record and distributed to the City Council. Emails will not be read aloud at the meeting.

OPTION 2: LIVE VIA ZOOM

1. Access via palmdesert.gov/zoom or zoom.us, click "Join Meeting" and enter Webinar ID 833 6744 9572.

OPTION 3: LIVE VIA TELEPHONE

1. (213) 338-8477 and enter Meeting ID 833 6744 9572 followed by #.
2. Indicate that you are a participant by pressing # to continue.
3. During the meeting, press *9 to add yourself to the queue and wait for the City Clerk to announce your name/phone number. Press *6 to unmute your line and limit your comments to three minutes.

1. **CALL TO ORDER - CLOSED SESSION - 3:30 P.M.**
2. **PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY**
This time has been set aside for members of the public to address the City Council on items contained only on the Closed Session Agenda within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of this agenda.
3. **RECESS TO CLOSED SESSION**
4. **CLOSED SESSION AGENDA**
The following items will be considered in closed session:
 - 4.a **Closed Session Meeting Minutes: February 27, 2025**
 - 4.b **Conference with Real Property Negotiations pursuant to Government Code Section 54956.8**
Agency: City of Palm Desert
City Negotiator: Chris Escobedo/Richard Cannone/Martin Alvarez
Negotiating Parties: Blieu Companies
Under Negotiation: Price and Terms
 - 4.c **Public Employee Performance Evaluation Pursuant to Government Code 54957**
Interim City Manager
5. **ROLL CALL - REGULAR MEETING - 4:00 P.M.**
6. **PLEDGE OF ALLEGIANCE**
Mayor Harnik
7. **INSPIRATION**
Councilmember Quintanilla
8. **REPORT OF CLOSED SESSION**
City Attorney Shah
9. **AWARDS, PRESENTATIONS, AND APPOINTMENTS**
 - 9.a **WATER CONSERVATION MONTH PROCLAMATION** 9
 - 9.b **CRIME VICTIMS' RIGHTS WEEK PROCLAMATION** 11
 - 9.c **YOUTH IN GOVERNMENT PRESENTATION BY FAMILY YMCA OF THE DESERT**
10. **CITY MANAGER COMMENTS**
 - 10.a **SHERIFF DEPARTMENT UPDATE**
11. **MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION**

12. NONAGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the City Council on issues that are not on the agenda for up to three minutes. Speakers may utilize one of the three options listed on the first page of the agenda. Because the Brown Act does not allow the City Council to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

13. CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the City Council for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

13.a	APPROVAL OF CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY MINUTES	13
	RECOMMENDATION: Approve the Minutes of March 13, 2025.	
13.b	APPROVAL OF WARRANT REGISTERS	21
	RECOMMENDATION: Approve the warrant registers issued for the period 3/6/2025 to 3/13/2025.	
13.c	APPOINTMENT OF AN AD HOC CITY COUNCIL SUBCOMMITTEE FOR THE CITY SEAL REDESIGN	51
	RECOMMENDATION: Confirm the appointment of Mayor Harnik and Councilmember Pradetto to an ad hoc City Council Subcommittee for the City Seal redesign.	
13.d	EL PASEO DELIVERY TRUCK CONCERNS	53
	RECOMMENDATION: Receive and file an update on El Paseo delivery truck concerns.	
13.e	AUTISM CERTIFIED CITY SIGNAGE	55
	RECOMMENDATION: Receive and file an update on Autism Certified City signage.	
13.f	AUTHORIZE OUT-OF-STATE TRAVEL FOR THE DEPUTY DIRECTOR OF ECONOMIC DEVELOPMENT TO ATTEND THE INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC) ANNUAL CONFERENCE IN LAS VEGAS, NEVADA	57
	RECOMMENDATION: Authorize out-of-state travel for the Deputy Director of Economic Development to attend the International Council of Shopping Centers (ICSC) Annual Conference from May 18 through May 20, 2025, in Las Vegas, Nevada.	

- 13.g

AUTHORIZE SUBSTITUTE OUT-OF-STATE TRAVEL FOR SENIOR MANAGEMENT ANALYST TO ATTEND THE U.S. HOUSING AND COMMUNITY DEVELOPMENT CONFERENCE IN DALLAS, TEXAS

RECOMMENDATION:
Authorize substitute out-of-state travel for the Senior Management Analyst to attend the U.S. Housing and Community Development Conference on March 31, through April 3, 2025, in Dallas, Texas.

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- 13.h

REJECT PROPOSALS SUBMITTED FOR CAMERA PROCUREMENT, INSTALLATION, AND OFF-SITE MONITORING SERVICE FOR HOUSING AUTHORITY PROPERTIES

RECOMMENDATION:
Reject all proposals submitted in response to a published RFP titled Camera Procurement, Installation and Off-Site Monitoring Service for Housing Authority Residential Properties.

65
- 13.i

REVIEW THE 2024 CALENDAR YEAR GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND AUTHORIZE SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATION:
 1. Receive and file the 2024 General Plan and Housing Element Annual Progress Report.
 2. Authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

73
- 13.j

APPROVE BLIEU COMPANIES LEASE FOR SUITE 117 AT THE PARKVIEW BUILDING

RECOMMENDATION:
 1. Approve a short-term lease with Blieu Companies for suite 117 at the Parkview Building for tenant qualifying and interview purposes.
 2. Approve leasing term requested by Blieu from April 2025 to September 2025.
 3. Authorize the City Attorney to make any necessary non-monetary changes to the agreement.
 4. Authorize City Manager to execute all documents required to effectuate lease.

267
14.

ACTION CALENDAR

None.

15. PUBLIC HEARINGS

The public may comment on individual Public Hearing Items within the three-minute time limit. The applicant or appellant will be provided up to five minutes to make their presentation. Speakers may utilize one of the three options listed on the first page of this agenda.

15.a PUBLIC HEARING TO APPORVE AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT, AND RELATED RESOLUTIONS, FOR ARC VILLAGE PROJECT WITH CHELSEA INVESTMENT COPORATION PURUSANT TO H&S SECTION 33433

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RECOMMENDATION:

1. Hold a joint public hearing and adopt a Housing Authority Resolution entitled, "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY APPROVING AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE AUTHORITY AND CHELSEA INVESTMENT CORPORATION, OR ITS DESIGNEE ("Parties") PURSUANT TO HEALTH AND SAFETY CODE SECTION 33433."
2. Adopt a Housing Authority Resolution entitled, "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY DECLARING A HOUSING AUTHORITY OWNED PARCEL LOCATED OFF COUNTY CLUB DRIVE IN THE CITY OF PALM DESERT TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(F)."
3. Approve Amendment to Disposition Development and Loan Agreement ("Amendment to DDLA") between the Parties, including the exhibits, for the conveyance of the Authority-owned vacant property located off of Country Club known as APN 622-370-014 to Chelsea Investment Corporation, or its designee, (the "Developer" or "Chelsea") for the construction of 39 units for rental to extremely low, very low and low income qualified households and one manager unit (the "Project"), pursuant to Health and Safety Code Section 33433.
4. Authorize Housing Authority Loan to the Developer for the purchase and construction of the Project in the amount of \$4,680,000, pursuant to terms of the Amendment to DDLA with the loan being secured by a subordinate deed of trust on the Project.
5. Authorize Director of Finance to Appropriate \$1,680,000 from unobligated Housing Asset Fund monies to Account Number 8734195-4663900.
6. Authorize the Executive Director to finalize and execute the Amendment to DDLA and documents deemed necessary to effectuate the Amendment to DDLA, the conveyance of the property and conditions of approval, with such changes thereto as the Executive Director, in consultation with legal counsel, may deem necessary and consistent with the purpose of the DDLA, as amended by the Amendment to DDLA, and conditions of approval.

- 7. Authorize the Chairperson and Executive Director to execute documents necessary to effectuate the transfer.
- 8. Adopt a City Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT MAKING FINDINGS PURSUANT TO THE HEALTH AND SAFETY CODE SECTION 33433 IN CONNECTION WITH A PROPOSED AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE PALM DESERT HOUSING AUTHORITY AND CHELSEA INVESTMENT CORPORATION OR ITS DESIGNEE.”

15.b SUBSTANTIAL AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2024 ANNUAL ACTION PLAN AND THE CITIZEN PARTICIPATION PLAN

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RECOMMENDATION:
Continue the Public Hearing to a date uncertain.

- 16. INFORMATION ITEMS**
- 17. ADJOURNMENT**

18. PUBLIC NOTICES

Agenda Related Materials: Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City's website at www.palmdesert.gov by clicking "*Meeting Agendas*" at the top of the page.

Americans with Disabilities Act: It is the intention of the City of Palm Desert to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I, Michelle Nance, Acting Assistant City Clerk of the City of Palm Desert, do hereby certify, under penalty of perjury under the laws of the State of California, that the foregoing agenda for the Palm Desert City Council, Successor Agency for the Palm Desert Redevelopment Agency, and Housing Authority, was posted on the City Hall bulletin board and City website www.palmdesert.gov no less than 72 hours prior to the meeting.

/S/ Michelle Nance
Acting Assistant City Clerk

WHEREAS, the City of Palm Desert, in conjunction with the Coachella Valley Water District, continues to explore ways to conserve water and use it wisely as our most precious natural resource; and

WHEREAS, the City of Palm Desert recognizes that how we manage water today will affect our future generations directly; and

WHEREAS, from April 1 to April 30, 2025, the City of Palm Desert wishes to inspire its residents to take the "Wyland National Mayor's Challenge for Water Conservation" by making a series of online pledges to reduce their impact on the environment; and

WHEREAS, by leading by example, the City of Palm Desert can become a better environmental steward for our residents and neighboring communities.

NOW, THEREFORE, BE IT RESOLVED that I, Jan C. Harnik, Mayor of the City of Palm Desert, California, along with the entire City Council, do hereby proclaim the month of April 2025, as

City of Palm Desert
Water Conservation Month

and urge all residents to conserve water and reduce their impact on the environment.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of Palm Desert, California, to be affixed this 27th day of March, 2025.

WHEREAS, the victims’ rights movement has resulted in the passage of laws at the local, state, and federal levels that established essential rights for victims; and

WHEREAS, crime victims’ rights acts passed in California and at the federal level have provided victims with ways to participate meaningfully throughout the criminal justice process; and

WHEREAS, the rights of crime victims are best protected when all participants in the criminal justice process – not only victims - are appropriately educated about victims’ rights; and

WHEREAS, honoring the rights of victims, including the right to be heard and to be treated with fairness, dignity, and respect, rebuilds their trust in the criminal justice and social services systems; and

WHEREAS, National Crime Victims’ Rights Week provides an opportunity to ensure that accessible, appropriate, and trauma-informed services are offered to all victims of crime; and

WHEREAS, the Riverside County District Attorney’s Office, Division of Victim Services, is dedicated to supporting victims through the criminal justice system and strengthening victims and survivors in the aftermath of crime building trust and engaging in our communities and our victim service providers and bringing hope and healing to all victim survivors.

NOW, THEREFORE, BE IT RESOLVED, that I, Jan C. Harnik, Mayor of the City of Palm Desert, on behalf of the City Council, do hereby proclaim the week of April 6-12, 2025, as

Crime Victims’ Rights Week

and express our sincere gratitude and appreciation for those community members, victim service providers, and criminal justice professionals who are committed to improving our response to all victims of crime.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of Palm Desert, California, to be affixed this 27th day of March 2025.

**Study Session of the Palm Desert City Council, Successor Agency to the Palm Desert
Redevelopment Agency, Housing Authority, and Board of Library Trustees**
Minutes

March 13, 2025, 3:30 p.m.

Present: Mayor Jan Harnik, Councilmember Gina Nestande, Mayor Pro
Tem Evan Trubee, Councilmember Karina Quintanilla,
Councilmember Joe Pradetto

1. CALL TO ORDER - STUDY SESSION

A Study Session of the Palm Desert City Council was called to order by Mayor Harnik on Thursday, March 13, 2025, at 3:30 p.m., in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

2. STUDY SESSION TOPICS

**2.a PRESENTATION BY THE CALIFORNIA DEPARTMENT OF INSURANCE ON
PROGRAMS AND RESOURCES**

Judith Pina, Outreach Analyst of California Department of Insurance, narrated a PowerPoint presentation and responded to Councilmember inquiries.

3. ADJOURNMENT

The City Council adjourned the Study Session at 3:48 p.m.

Respectfully submitted,

Michelle Nance

Acting Assistant City Clerk, CMC/Assistant Secretary

Anthony J. Mejia, MMC

City Clerk/Secretary

**Palm Desert City Council, Successor Agency to the Palm Desert Redevelopment
Agency, Housing Authority, and Board of Library Trustees**

Regular Meeting Minutes

March 13, 2025, 4:00 p.m.

Present: Mayor Jan Harnik, Mayor Pro Tem Evan Trubee, Councilmember
Gina Nestande, Councilmember Karina Quintanilla,
Councilmember Joe Pradetto

1. CALL TO ORDER - REGULAR MEETING - 4:00 P.M.

A Regular Meeting of the Palm Desert City Council was called to order by Mayor Harnik on Thursday, March 13, 2025, at 4:00 p.m., in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Councilmember Quintanilla led the Pledge of Allegiance.

4. INSPIRATION

Councilmember Pradetto provided words of inspiration.

5. REPORT OF CLOSED SESSION

There was no closed session.

6. AWARDS, PRESENTATIONS, AND APPOINTMENTS

Mayor Harnik presented a proclamation to Lois Beckman, Executive Director at American Red Cross Riverside California, in honor Red Cross Month.

7. CITY MANAGER COMMENTS

None.

8. MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION

Councilmembers provided updates on their attendance at various events.

Councilmember Nestande, with the support of Mayor Harnik, requested an update on the Fountainhead Development facing challenges with sewer line capacity.

9. NON-AGENDA PUBLIC COMMENTS

Eileen Lynch, representing Parkinson's Resource Organization, spoke on the number of Palm Desert residents impacted by Parkinson's and the resources available to patients and families.

Juan Falcon, a Palm Desert resident, spoke on his experience attending the Coffee with the Mayor event and opined that the City should take action to protect residents against deportation and establish a Youth Commission.

10. CONSENT CALENDAR

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

To approve the consent calendar as presented.

Motion Carried (5 to 0)

10.a APPROVAL OF CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY MINUTES

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Approve the Minutes of February 27, 2025.

Motion Carried (5 to 0)

10.b APPROVAL OF WARRANT REGISTERS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Approve the warrant registers issued for the period 12/31/2024 to 3/5/2025.

Motion Carried (5 to 0)

10.c ADOPTION OF ORDINANCE 1427 DISSOLVING THE MARKETING COMMITTEE AND DELETING CHAPTER 2.14 OF THE PALM DESERT MUNICIPAL CODE

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Adoption of Ordinance No. 1427 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DISSOLVING THE MARKETING COMMITTEE AND DELETING CHAPTER 2.14 OF THE PALM DESERT MUNICIPAL CODE."

Motion Carried (5 to 0)

10.d ADOPTION OF ORDINANCE 1428 AMENDING THE PALM DESERT MUNICIPAL CODE TO UPDATE, CLARIFY, AND CODIFY BYLAWS AND GENERAL PROVISIONS FOR BOARDS, COMMISSIONS, COMMITTEES, AND TASK FORCES

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Adoption of Ordinance No. 1428 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING THE PALM DESERT MUNICIPAL CODE TO UPDATE, CLARIFY, AND CODIFY BYLAWS AND GENERAL PROVISIONS FOR BOARDS, COMMISSIONS, COMMITTEES, AND TASK FORCES."

Motion Carried (5 to 0)

10.e ACCEPTANCE OF A RESIGNATION FROM THE HOMELESSNESS TASK FORCE AND CULTURAL ARTS COMMITTEE

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

1. With regret, accept the resignation of Cindy Burreson from the Homelessness Task Force.
2. With regret, accept the resignation of Kristen Olson Stone from the Cultural Arts Committee.

Motion Carried (5 to 0)

10.f LETTER OPPOSING CALIFORNIA STATE UNIVERSITY BUDGET CUTS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Ratify a letter of opposition to budget cuts to the California State University system.

Motion Carried (5 to 0)

10.g RESOLUTION 2025-016 ESTABLISHING THE 2025 CITY COUNCIL GOALS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Adopt Resolution 2025-016 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ESTABLISHING THE CITY COUNCIL GOALS FOR THE 2025 CALENDAR YEAR."

Motion Carried (5 to 0)

10.h RESOLUTION 2025-017 APPROVING FINAL TRACT MAP NO. 38866

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Adopt Resolution 2025-017 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE FINAL SUBDIVISION OF FINAL TRACT MAP NO. 38866."

Motion Carried (5 to 0)

11. ACTION CALENDAR

11.a RESOLUTION 2025-018 APPROVING FINAL TRACT MAP NO. 38434-2

Principal Planner Flores narrated a PowerPoint presentation and responded to Councilmember inquiries.

David Dewegeli, of Pulte Group, spoke on behalf of the applicant and offered to answer any Councilmember questions.

The following individuals expressed their opposition to the approval of the final Tract Map, citing concerns related to drainage, slope heights, and impacts on views:

Linda Candler, Palm Desert resident

Jana Koroczynsky, Palm Desert resident

Charles Cronenweth, Palm Desert resident

Motion by: Councilmember Nestande

Seconded by: Councilmember Pradetto

Adopt Resolution 2025-018 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE FINAL SUBDIVISION OF FINAL TRACT MAP NO. 38434-2."

NOES (1): Councilmember Quintanilla

Motion Carried (4 to 1)

12. PUBLIC HEARINGS

12.a ADOPT A RESOLUTION TO INCREASE ADMISSION FEES FOR THE PALM DESERT AQUATIC CENTER

This item has been continued to a date uncertain.

13. INFORMATION ITEMS

None.

14. ADJOURNMENT

The City Council adjourned at 5:05 p.m.

Respectfully submitted,

Michelle Nance

Acting Assistant City Clerk/Assistant Secretary

Anthony J. Mejia, MMC

City Clerk/Secretary

City of Palm Desert

Check Register

3/6/2025 - 3/6/2025

Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003746	03/06/2025	ADKINS, MICHAEL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,574.39
W1	00003747	03/06/2025	ALLEN, FRANK	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003748	03/06/2025	AVERY, ANN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	657.41
W1	00003749	03/06/2025	BASSLER, THOMAS	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003750	03/06/2025	BISHOP, ROBERT	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	707.98
W1	00003751	03/06/2025	BLYTHE, BARBARA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	291.10
W1	00003752	03/06/2025	BO CHEN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	550.44
W1	00003753	03/06/2025	BRADLEY, DEBRA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003754	03/06/2025	BROWN, MICHAEL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	829.30
W1	00003755	03/06/2025	CANALES, CHRISTINA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	532.61
W1	00003756	03/06/2025	CECHIN, TERRY	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	845.21
W1	00003757	03/06/2025	CEHR, DAVID	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003758	03/06/2025	CICCHINI, SUZANNE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,267.82
W1	00003759	03/06/2025	CONLON, PATRICK C.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003760	03/06/2025	CRAWFORD, DANNY	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	2,033.00
W1	00003761	03/06/2025	CROY, HOMER	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	505.70
W1	00003762	03/06/2025	DARLING, GLORIA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003763	03/06/2025	HOLLINGER, DIANE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003764	03/06/2025	DIERCKS, MARK	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	138.81
W1	00003765	03/06/2025	DOYLE, KAREN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	770.53
W1	00003766	03/06/2025	DRELL, PHILIP D.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003767	03/06/2025	ESPINOZA, JOSE LUIS	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	2,345.77
W1	00003768	03/06/2025	FANNING, JODI	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,101.78
W1	00003769	03/06/2025	FERGUSON, JAMES C.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,098.78
W1	00003770	03/06/2025	FLINT, DAVID	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	277.35
W1	00003771	03/06/2025	FOLKERS, RICHARD J.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003772	03/06/2025	GARCIA, MIGUEL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	829.30

City of Palm Desert

Check Register

3/6/2025 - 3/6/2025

Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003773	03/06/2025	GARNER, PAGE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,253.44
W1	00003774	03/06/2025	GAUGUSH, CORA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003775	03/06/2025	GLICKMAN, DEBORAH SCHWARTZ	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,777.09
W1	00003776	03/06/2025	GODFREY, BEN ORRIN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003777	03/06/2025	GOMEZ, DONNA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,267.82
W1	00003778	03/06/2025	GRANCE, RUSSELL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,086.31
W1	00003779	03/06/2025	GREENWOOD, MARK	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,777.09
W1	00003780	03/06/2025	GRIFFIN, ROSALVA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	316.90
W1	00003781	03/06/2025	HENDERSON, RHONDA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	944.86
W1	00003782	03/06/2025	HERMANN, DAVID	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,658.62
W1	00003783	03/06/2025	HERNANDEZ, ANTHONY	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	829.30
W1	00003784	03/06/2025	HERNANDEZ, CARLOS	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,777.09
W1	00003785	03/06/2025	HOLTZ, GREGG	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003786	03/06/2025	JOHNSON, SONDRAL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003787	03/06/2025	JOY, PHILLIP E.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	576.39
W1	00003788	03/06/2025	JUDY, JANINE MARIE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	298.69
W1	00003789	03/06/2025	KARIMI, BASHIER AHMAD	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003790	03/06/2025	KILPATRICK, SHAWN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,748.32
W1	00003791	03/06/2025	KLASSEN, RACHELLE D.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,267.82
W1	00003792	03/06/2025	KNIGHT, SPENCER	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003793	03/06/2025	KNUTSON, LAUREL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	198.97
W1	00003794	03/06/2025	LEAL, DIANA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,124.22
W1	00003795	03/06/2025	LEON, PATRICIA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	829.30
W1	00003796	03/06/2025	LONGMAN, ELIZABETH M.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	174.17
W1	00003797	03/06/2025	MCBRIDE, CRAIG	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003798	03/06/2025	MCCARTHY, JUSTIN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	606.84
W1	00003799	03/06/2025	METZ, THOMAS	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,836.50

City of Palm Desert

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Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003800	03/06/2025	MONROE, TONYA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	829.30
W1	00003801	03/06/2025	MOORE, JANET	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,777.09
W1	00003802	03/06/2025	MOORE, RUTH ANN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003803	03/06/2025	NEELY, MICHAEL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003804	03/06/2025	NIEMCZAK, JAY	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	156.34
W1	00003805	03/06/2025	O'REILLY, MONICA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,183.72
W1	00003806	03/06/2025	OSBORN, LINDA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003807	03/06/2025	PONDER, HART	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	174.17
W1	00003808	03/06/2025	PRUSINOWSKI, KAREN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	657.41
W1	00003809	03/06/2025	REAM, LISA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	390.58
W1	00003810	03/06/2025	RIDDLE, FRANKIE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	814.91
W1	00003811	03/06/2025	ROCHA, GRACE L.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	934.83
W1	00003812	03/06/2025	ROSAS, JOSE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,574.39
W1	00003813	03/06/2025	ROSAS, SERGIO	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003814	03/06/2025	RUSSELL, LINDA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	532.84
W1	00003815	03/06/2025	SCULLY, PATRICIA H.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	00003816	03/06/2025	CHRISTIANSEN, SHARON	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	829.30
W1	00003817	03/06/2025	SMITH, STEPHEN R.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003818	03/06/2025	STANLEY, JANE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	472.22
W1	00003819	03/06/2025	SZYMANSKI, BETTY	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,436.87
W1	00003820	03/06/2025	TOWNSEND, ALANA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	362.69
W1	00003821	03/06/2025	TUCKER, RON	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	532.61
W1	00003822	03/06/2025	WALKER, DEL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	369.71
W1	00003823	03/06/2025	WEIL, CHIN-YU	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	532.61
W1	00003824	03/06/2025	WELLER, DENI	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	00003825	03/06/2025	WHITE, BRYCE	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	298.69
W1	00003826	03/06/2025	WILCOX, DARIN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	377.07

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3/6/2025 - 3/6/2025

Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003827	03/06/2025	WITTE, LOCK	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,318.60
W1	00003828	03/06/2025	WOHLMUTH, JOHN	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	825.57
W1	00003829	03/06/2025	ZAMARRIPA, AARON	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	829.30
W1	00003830	03/06/2025	ZAMORA, FLORENTINO G.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	396.12
W1	00003831	03/06/2025	ZATARAIN, ABEL	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,101.78
W1	00003832	03/06/2025	ZATARAIN, GERARDO	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	1,267.82
W1	02005908	03/06/2025	BEDROSIAN, PATRICK	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	298.69
W1	02005909	03/06/2025	FENSKE, CHARLES	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55
W1	02005910	03/06/2025	WRIGHT, BARBARA	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	320.02
W1	02005911	03/06/2025	YRIGOYEN, DAVID L.	5764192	4119000	RETIREE HEALTH STIPEND Mar- 25	3/1/2025	758.55

Audited and Found Correct

Signed by:

Veronica Chavez

BE46F4F325A44A2...

Director of Finance

Examined and Approved

Signed by:

Jan Hamrick

DC37D0D20CC44D4...

Mayor or Mayor Pro-Tem

Examined and Approved

Signed by:

Todd Hileman

CE3F366233F0405...

City Manager

Total For Bank ID - W1

73,319.25

City of Palm Desert

Check Register

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Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003833	03/07/2025	AMAZON CAPITAL SERVICES INC.	1104110	4211000	Council Meeting Supplies	11L1-KL14-HMJW	63.88
W1	00003833	03/07/2025	AMAZON CAPITAL SERVICES INC.	1104111	4211000	C.Clerk Office Supply Restock	1F3R-9CGR-HH67	234.41
W1	00003834	03/07/2025	WELLFEST	1104800	4306201	Wellfest Sponsorship 1/11/25	WFS2025-001	1,000.00
W1	00003835	03/07/2025	CDW LLC	1104190	4211000	Card Printer Cleaning Kit	AC7DG6H	117.79
W1	00003835	03/07/2025	CDW LLC	1104190	4212000	Bluetooth Adapter	AC8P69E	29.95
W1	00003836	03/07/2025	CITY NET	2264212	4309000	JAN25 STREET OUTREACH	2025-0100121	20,006.38
W1	00003837	03/07/2025	EKOS	1100000	1430100	EKOS SOFTWARE 7/1/25-12/31/25	220147	1,074.00
W1	00003837	03/07/2025	EKOS	1104190	4362001	EKOS SOFTWARE 1/1/25-6/30/25	220147	1,074.00
W1	00003837	03/07/2025	EKOS	1104190	4362001	EKOS Software FY23/24	214180	2,173.00
W1	00003838	03/07/2025	FEHR & PEERS	1104470	4300500	Circulation Element - DE24	182341R	4,080.00
W1	00003838	03/07/2025	FEHR & PEERS	1104470	4300500	Circulation Element - JA25	182794	5,075.00
W1	00003839	03/07/2025	FG CREATIVE INC	2714491	4321500	Fashion Week/PSL Sponsorship	10315	20,000.00
W1	00003839	03/07/2025	FG CREATIVE INC	2714491	4321500	Food & Wine Sponsorship	10315	5,000.00
W1	00003840	03/07/2025	GARLAND/DBS INC	4414195	4809200	R/M ROOF - DESERT WILLOW	42785250309	271,840.74
W1	00003840	03/07/2025	GARLAND/DBS INC	5104361	4400100	R/M ROOF - STATE BLDG	42785250309	842,041.15
W1	00003840	03/07/2025	GARLAND/DBS INC	5104361	4400100	R/M ROOF - STATE BLDG	42785250309	286,830.44
W1	00003840	03/07/2025	GARLAND/DBS INC	5104361	4400100	R/M ROOF - STATE BLDG	42785250309	-842,041.15
W1	00003840	03/07/2025	GARLAND/DBS INC	5104361	4400100	R/M ROOF - STATE BLDG	42785250309	-286,830.44
W1	00003840	03/07/2025	GARLAND/DBS INC	2300000	2060000	RTNT R/M ROOF - FS #67	RTNT-42785250306	-1,422.72
W1	00003840	03/07/2025	GARLAND/DBS INC	2304220	4400100	R/M ROOF - FIRE STATION #67	42785250306	28,454.34
W1	00003840	03/07/2025	GARLAND/DBS INC	4410000	2060000	RTNT R/M ROOF - DESERT WILLOW	RTNT-42785250309	-13,592.04
W1	00003840	03/07/2025	GARLAND/DBS INC	5100000	2060000	RTNT R/M ROOF - STATE BLDG	RTNT-42785250305	-2,634.28
W1	00003840	03/07/2025	GARLAND/DBS INC	5104361	4400100	R/M ROOF - STATE BLDG	42785250305	52,685.41
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2160700	LTD Premium 01/2025	463781771126	4,666.63
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2160700	LTD Difference 01/2025	463781771126	11.21
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2160700	LTD Premium 02/2025	463782802186	4,685.36
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2160700	LTD Difference 02/2025	463782802186	9.12

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W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161000	Life and AD&D Premium 01/2025	463781771126	2,542.82
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161000	Life and AD&D Difference1/2025	463781771126	2.96
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161000	Life and AD&D Premium 02/2025	463782802186	2,559.24
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161000	Life and AD&D Difference2/2025	463782802186	-3.56
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161600	Vol Life and AD&D Prem 01/2025	463781771126	1,010.12
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161600	Vol Life and AD&D Diff 01/2026	463781771126	72.80
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161600	Vol Life and AD&D Prem 02/2025	463782802186	998.98
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161600	Vol Life and AD&D Diff 01/2026	463782802186	85.56
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161800	STD Premium 01/2025	463781771126	2,463.23
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161800	STD Difference 01/2025	463781771126	38.41
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161800	STD Premium 02/2025	463782802186	2,463.81
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	2161800	STD Difference 02/2025	463782802186	46.36
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	3799100	LTD,LF,AD,STD Rounding 01/2025	463781771126	0.01
W1	00003841	03/07/2025	HARTFORD LIFE AND ACCIDENT	1100000	3799100	LTD,LF,AD,STD Rounding 02/2025	463782802186	0.01
W1	00003842	03/07/2025	INTERWEST CONSULTING GROUP INC.	1104470	4300500	PD UNSP UPDATE JA25	1254811	5,950.00
W1	00003843	03/07/2025	KEYSER MARSTON ASSOCIATES INC	8734195	4309000	JA25 FY22/23 SB341 RPT SVCS	0039487	147.50
W1	00003843	03/07/2025	KEYSER MARSTON ASSOCIATES INC	8730000	2399100	JA25 ARC VILLAGE FIN ANALYSIS	0039488	737.50
W1	00003844	03/07/2025	KIMLEY-HORN AND ASSOCIATES INC.	2134250	5000907	ENG/DESIGN - TRAFFIC CAPACITY	30915981	23,690.00
W1	00003845	03/07/2025	OTIS ELEVATOR CO	5104195	4369500	MR25 ELEVATOR SVC SHERIFF CTR	100401847728	215.99
W1	00003846	03/07/2025	PALM DESERT CHAMBER OF COMMERCE	1104430	4312500	PDCC Mixer 2/26 VM & RP	76119	20.00
W1	00003847	03/07/2025	PALM DESERT PACIFIC OWNER LLC	4254430	4331000	MR25 MALL COMMON AREA MAINT SV	CAM032025	7,230.18
W1	00003848	03/07/2025	PETE'S ROAD SERVICE INC	1104331	4334000	DOT INSP FLEET #009 CITY OWNED	25-0813431-00	701.82
W1	00003848	03/07/2025	PETE'S ROAD SERVICE INC	1104331	4334000	DOT INSP FLEET #101 CITY OWNED	25-0814581-00	95.00
W1	00003849	03/07/2025	PYE BAKER	5104195	4369602	ALARM MONITORING - STATE BLDG	5958452	240.00
W1	00003850	03/07/2025	SANT MADE	1104190	4362001	MA25 WEBSITE HOSTING DISCVR PD	3139	700.00
W1	00003850	03/07/2025	SANT MADE	1104190	4362001	FB25 WEBSITE HOSTING DISCVR PD	3115	700.00
W1	00003850	03/07/2025	SANT MADE	1104190	4362001	Discover PD Website DC24	3067	700.00

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Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003850	03/07/2025	SANT MADE	1104417	4302600	BRIGHTSIDE DESIGN JN25/FB25	3078	2,000.00
W1	00003851	03/07/2025	SINATRA & COOK PROJECT LLC	4254430	4345000	AP25 iHUB RENT MO 62 OF 72	MO62OF72APR25	18,161.80
W1	00003852	03/07/2025	STAPLES BUSINESS ADVANTAGE	1104470	4211000	SUPPLIES LABEL PAPER DIVIDERS	6024502756	44.15
W1	00003852	03/07/2025	STAPLES BUSINESS ADVANTAGE	1104430	4211000	FB'25 Office Supp&Headphones	6024497466	132.06
W1	00003852	03/07/2025	STAPLES BUSINESS ADVANTAGE	1104430	4211000	FB'25 Office Supp&Headphones	6024932501	53.86
W1	00003853	03/07/2025	TJKM TRANSPORTATION CONSULTANTS	2134250	5000906	TS MODFCTN ENG/DESIGN SVC	0056164	12,185.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104611	4332001	LMA 16 XTRA LNDS SRV - PARKS	235935	2,132.43
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	2764374	4332100	LMA 16 XTRA LNDS SRV- HAYSTACK	235937	755.83
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	2764374	4332100	LMA 16 CREDIT - HAYSTACK	55574	-2,176.36
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	2764374	4332100	LMA 16 XTRA LNDS SRV- HAYSTACK	234890	1,360.29
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104610	4332001	FB25 LMA 17 LNDS MAINT - CC PK	235816	16,200.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104610	4332001	LMA 17 XTRA R/M LNDS - CC PARK	235936	1,238.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104610	4337100	FB25 LMA 17 LNDS MAINT - FIELD	235816	4,500.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104610	4337100	LMA 17 XTRA R/M LNDS - FIELDS	235936	464.77
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104611	4332001	FB25 LMA 16 LNDS MAINT - PARKS	235815	29,118.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104611	4332001	FB25 LMA 17 LNDS MAINT - MAG	235816	4,000.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104611	4332501	FB25 LMA 16 COURT MAINT -PARKS	235815	1,167.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	1104611	4391000	FB25 LMA 16 LNDS MAINT - GRDNS	235815	860.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	2424549	4331101	FB25 LMA 17 LNDS MAINT - PDAC	235816	1,400.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	2764374	4332000	FB25 LMA 16 LNDS MAINT - HAYST	235815	3,755.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	5104195	4369601	FB25 LMA 17 LNDS MAINT - PRKVW	235816	2,000.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	5104195	4369602	FB25 LMA 17 LNDS MAINT - STATE	235816	300.00
W1	00003854	03/07/2025	VINTAGE ASSOCIATES	5104195	4369602	LMA 17 XTRA R/M LNDS-STATE BLD	2359333	532.00
W1	00003855	03/07/2025	VISUAL EDGE IT INC	1104190	4342000	INK&TONER 2TX10172 1/20-2/19	24AR2456265	89.41
W1	00003856	03/07/2025	WILLDAN FINANCIAL SERVICES	6100000	2282100	SHADWRDGE TAX CONSULT SVC FB25	010-61269	4,703.00
W1	02005912	03/07/2025	ABS SAND BLASTING	6100000	2285010	Rose Garden Tiles Engraving	9383	420.00
W1	02005913	03/07/2025	ACCURATE FIRST AID SERVICES	1104340	4219000	FIRST AID SUPPLIES - CITY HALL	C-2821	275.05

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Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	02005913	03/07/2025	ACCURATE FIRST AID SERVICES	1104340	4219000	FIRST AID SUPPLIES - CITY HALL	C2868	259.44
W1	02005913	03/07/2025	ACCURATE FIRST AID SERVICES	2524662	4219000	FIRST AID SUPPLIES - LIBRARY	C-2727	322.66
W1	02005914	03/07/2025	ANSER ADVISORY MANAGEMENT LLC	2304220	4400100	JA25 CONSTRUCTN MGMT SVCS FS33	30310	120.00
W1	02005914	03/07/2025	ANSER ADVISORY MANAGEMENT LLC	2354270	4400100	JA25 CONSTRUCTN MGMT SVC FS102	30309	3,310.00
W1	02005915	03/07/2025	ARCHITECTURAL RESOURCES GROUP	1104470	4300500	Historic Survey-DE24	53965	3,645.00
W1	02005916	03/07/2025	BOOT BARN HOLDINGS	1104300	4391500	ONE-TIME SAFETY FOOTWEAR - LL	INV00453686	250.00
W1	02005916	03/07/2025	BOOT BARN HOLDINGS	1104300	4391500	SAFETY FOOTWEAR - RM	INV00453691	250.00
W1	02005917	03/07/2025	BSN SPORTS LLC	1104610	4337100	SUPPLIES - BASEBALL BASES	928505897	1,367.96
W1	02005918	03/07/2025	BURRTEC	2364195	4309000	JAN25 Waste Collection HHW	13125	18,793.90
W1	02005919	03/07/2025	CALIFORNIA BUILDING	1104300	4312000	CBO ED WEEK CONF REG 2/25 MP	18099	310.00
W1	02005920	03/07/2025	CANNONE, RICHARD	1100000	1150100	NPC25 AIRFARE R. CANNONE	ADV NPC25 AIR RC	472.96
W1	02005920	03/07/2025	CANNONE, RICHARD	1104470	4312000	NPC25 REGISTRATION R. CANNONE	NPC25REG 8643750	785.00
W1	02005921	03/07/2025	CASC ENGINEERING AND	1104396	4400100	JN25 NPDES INSP/REPORT SUPPORT	0052845	1,833.25
W1	02005922	03/07/2025	CHARTER COMMUNICATIONS	1104190	4365000	2/16-3/15 CORP YARD INTERNET	189328601021425	87.61
W1	02005922	03/07/2025	CHARTER COMMUNICATIONS	1104190	4365000	2/16-3/15 INTERNET SERVICES	189329601021425	562.66
W1	02005922	03/07/2025	CHARTER COMMUNICATIONS	2524662	4365000	2/16-3/15 LIBRARY INTERNET	189330401021425	928.66
W1	02005922	03/07/2025	CHARTER COMMUNICATIONS	2524662	4365000	1/16-2/15 INTERNET SVCS LIBR	189329601021425	900.00
W1	02005923	03/07/2025	CLARION ASSOCIATES LLC	1104470	4300500	Unified Development Code-JA25	10046	8,674.98
W1	02005924	03/07/2025	COACHELLA VALLEY HOUSING	2144490	4390101	MERLE DR. PROJECT CLOSEOUT	CVHC PD-2023-24	65,000.00
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104310	4351000	21 CONSTRUCTION METER	820221768036FB25	125.00
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104310	4351000	26 CONSTRUCTION METER	306823768022FB25	132.80
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104310	4351000	68 CONSTRUCTION METER	306749767878FB25	134.10
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104611	4351000	74735 HOVLEY LANE E SOCCER PK	127363385426FB25	121.26
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104611	4351000	1131 HOVLEY SOCCER PARK	315303847830FB25	1,193.26
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104611	4351000	10049 FREEDOM PARK	315491848018FB25	3,336.35
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104611	4351000	BERTAIN B - LANDSCAPE UNIV PK	830049443846FB25	590.49
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104611	4351000	BERTAIN A1 - FOUNTAIN UNIV	830047443842FB25	26.08

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W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104611	4351000	NICHOLS DR - UNIV PK	822075444102FB25	129.63
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104614	4351000	1089 MEDIANS	315239847766FB25	1,786.22
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104614	4351000	1149 ST MEDIANS NORTH	586651849912FB25	201.77
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2304220	4351000	73200 MESA VIEW DR FS 67	176281476314FB25	322.86
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2304220	4351000	73995 COUNTRY CLUB FS 71	122335377974FB25	262.33
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2734680	4351000	D. 1088 DESERT MIRAGE (COOK)	315237847764FB25	70.19
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2774373	4351000	LARKSPUR LN - FIRE MTR PP E/W	797761405428FB25	98.99
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2774373	4351000	PORTOLA AVE - FIRE MTR PP E/W	797755405410FB25	98.99
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2774373	4351000	SAN LUIS REY - FIRE MTR PP E/W	797759405418FB25	98.99
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2854374	4351000	C. 1088 K/B (HEATHERWOOD)	315237847764FB25	50.69
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2874374	4351000	H. 1088 COLLEGE VIEW ESTATES I	315237847764FB25	109.17
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2874680	4351000	F. 1088 THE BOULDERS (SHEPHERD	315237847764FB25	46.87
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2874681	4351000	B. 1088 SUNDANCE W (KOKOPELLI)	315237847764FB25	51.99
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2874682	4351000	E. 1088 PETUNIA PL 1 (PETUNIA)	315237847764FB25	63.68
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2874683	4351000	A. 1088 SUNDANCE E. (SHEPHERD)	315237847764FB25	613.04
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2874684	4351000	G. 1088 COLLEGE VIEW ESTATES I	315237847764FB25	196.53
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	1104310	4351000	TOWN CENTER WAY	307113813150FB25	26.08
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2304220	4351000	44400 TOWN CTR FS33	163253444356FB25	113.11
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	2774373	4351000	SAN LUIS REY - FIRE MTR PP E/W	797757405414FB25	125.47
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	4254430	4351000	72780 HWY 111 (SEARS)	815043444678FB25	139.63
W1	02005925	03/07/2025	COACHELLA VALLEY WATER DIST.	4254430	4351000	72880 HWY 111 - FIRE MTR SEARS	800643444692FB25	119.20
W1	02005926	03/07/2025	COOL SOLUTIONS	5104195	4369602	R/M WINDOW TINT - STATE BLDG	6286	1,573.92
W1	02005927	03/07/2025	CRISCOM COMPANY INC	1104159	4309000	MAR25 GRANT WRITING SVCS	271451	3,750.00
W1	02005928	03/07/2025	DEPENDABLE BREAK ROOM	1104330	4219000	KITCHEN/COFFEE SUPPLIES - CY	MI29874	607.89
W1	02005928	03/07/2025	DEPENDABLE BREAK ROOM	1104340	4219000	KITCHEN/COFFEE SUPPLIES - CH	MI29986	1,258.48
W1	02005928	03/07/2025	DEPENDABLE BREAK ROOM	1104330	4219000	KITCHEN/COFFEE SUPPLIES - CY	MI28989	107.74
W1	02005928	03/07/2025	DEPENDABLE BREAK ROOM	1104340	4219000	KITCHEN/COFFEE SUPPLIES - CH	MI28988	795.12

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W1	02005928	03/07/2025	DEPENDABLE BREAK ROOM	1104340	4219000	KITCHEN/COFFEE SUPPLIES - CH	MI29449	1,179.46
W1	02005928	03/07/2025	DEPENDABLE BREAK ROOM	2524662	4219000	KITCHEN/COFFEE SUPPLIES - LIBR	MI29683	109.93
W1	02005929	03/07/2025	DESERT NAPA AUTO PARTS	1104611	4219000	SMALL TOOLS - PRY BAR	122480	64.64
W1	02005930	03/07/2025	DISABILITY ACCESS CONSULTANTS	1104300	4309000	JN25 ADA CONSULTANT SERVICES	25-013	2,925.00
W1	02005931	03/07/2025	DR OFFICE WORKS INC	1104154	4391500	PERMIT CENTER CHAIRS x 3	135018	1,641.20
W1	02005932	03/07/2025	ENDURA STEEL INC	1104330	4219000	SHOP SUPPLIES	209027	59.89
W1	02005933	03/07/2025	ENGINEERING RESOURCES	4204370	5000454	JA25 ENG SVCS HAYSTACK CHANNEL	61122	6,940.00
W1	02005934	03/07/2025	ENVIROTEK CORPORATION	1104310	4391502	GRAFFITI REMOVAL SUPPLIES	C-3681	1,089.70
W1	02005935	03/07/2025	ESPINOZA, EFREN	1104300	4391500	REIMB SAFETY FTWARE EE 2/26	BOOTREIMB-EE0125	234.60
W1	02005936	03/07/2025	FIND FOOD BANK	2364195	4309000	JA25 FIND T1 SB1383	394961	2,416.66
W1	02005936	03/07/2025	FIND FOOD BANK	2364195	4309000	FB25 FIND T1 SB1383	394962	2,416.66
W1	02005936	03/07/2025	FIND FOOD BANK	2364195	4309000	JA25 FIND T2 SB1383	394959	4,375.00
W1	02005936	03/07/2025	FIND FOOD BANK	2364195	4309000	FB25 FIND T2 SB1383	394960	4,375.00
W1	02005937	03/07/2025	FSI TECH	1100000	1430100	SOPHOS SOFTWARE RENEWAL FY2526	INV-4499	8,126.67
W1	02005937	03/07/2025	FSI TECH	1100000	1430100	MIMECAST ADD-ON FY2526	INV-4472	1,756.00
W1	02005937	03/07/2025	FSI TECH	1104190	4362001	SOPHOS SOFTWARE RENEWAL FY2425	INV-4499	1,625.33
W1	02005937	03/07/2025	FSI TECH	1104190	4362001	MIMECAST ADD-ON FY2425	INV-4472	1,756.00
W1	02005938	03/07/2025	FULTON DISTRIBUTING	1104340	4219000	JANITORIAL SUPPLIES -CITY HALL	661282	1,399.07
W1	02005939	03/07/2025	GALL'S LLC	1104422	4214000	UNIFORM PANTS - 4 EMPLOYEES	030305789	1,774.60
W1	02005940	03/07/2025	GLS US	1104111	4366000	Contracts and Checks Postage	5456595	10.70
W1	02005941	03/07/2025	GREATER COACHELLA VALLEY	1104430	4312500	LEGISLATIVE BREAKFAST VM	28568	25.00
W1	02005941	03/07/2025	GREATER COACHELLA VALLEY	1104430	4312500	STATE OF CITY CATHEDRL CITY VM	28571	89.00
W1	02005941	03/07/2025	GREATER COACHELLA VALLEY	1104430	4312500	STATE OF CITY INDIAN WELLS VM	28572	79.00
W1	02005942	03/07/2025	HAMMER PLUMBING AND PUMPING	1104611	4331000	CAHUILLA RESTROOM PUMP SRV	33750-1	395.00
W1	02005943	03/07/2025	HF&H CONSULTANTS LLC	2364195	4309000	JA25 WASTE & RECYCLING SVCS	9721912	13,358.94
W1	02005944	03/07/2025	HORIZON LIGHTING INC.	1104344	4331000	R/M ELECT/LIGHT - PCC	INV5843	688.63
W1	02005944	03/07/2025	HORIZON LIGHTING INC.	2304220	4331000	R/M ELECT/LIGHT - FS #71	INV6541	285.83

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W1	02005945	03/07/2025	HYDRATE HQ	5104195	4369500	JN25 WTR DISPENSER - SHERIFF	CASD4725	74.35
W1	02005946	03/07/2025	JOE A. GONSALVES & SON	1104112	4309000	MR25 LEGAL RETAINER	162305	3,000.00
W1	02005947	03/07/2025	JOHN KALISKI ARCHITECTS INC	1104470	4300500	DESIGN STANDARDS SVC DC JA25	6989	3,959.61
W1	02005948	03/07/2025	KINCAID INDUSTRIES INC	2304220	4331000	R/M PLUMBING - FS #33	5697	300.00
W1	02005948	03/07/2025	KINCAID INDUSTRIES INC	1104611	4331000	R/M PLUMBING - HOVLEY PARK	5681	892.23
W1	02005948	03/07/2025	KINCAID INDUSTRIES INC	1104611	4331000	R/M PLUMBING - HOMME ADAMS	5689	600.00
W1	02005948	03/07/2025	KINCAID INDUSTRIES INC	1104611	4331000	R/M PLUMBING - IRONWOOD PARK	5692	450.00
W1	02005949	03/07/2025	LOCK SHOP INC.	5104195	4369500	R/M LOCKS - SHERIFF CENTER	J101175	315.85
W1	02005950	03/07/2025	LOWE'S HOME CENTERS INC.	1104310	4219000	R/M STREETS - SCREWS	974184-021025	177.52
W1	02005950	03/07/2025	LOWE'S HOME CENTERS INC.	1104310	4219000	SAFETY SUPPLIES	974179-021025	296.53
W1	02005950	03/07/2025	LOWE'S HOME CENTERS INC.	1104310	4332000	R/M STREET SUPPLIES	989424-020425	545.44
W1	02005950	03/07/2025	LOWE'S HOME CENTERS INC.	1104310	4332000	R/M STREETS - LUMBER	974704-021025	229.19
W1	02005950	03/07/2025	LOWE'S HOME CENTERS INC.	1104330	4219000	OFFICE SUPPLIES	977138-013125	78.20
W1	02005951	03/07/2025	MENDOZA , ELIAS	1104300	4391500	REIMB SAFETY FOOTWEAR EM 1/10	BOOTREIMB-EM0125	228.36
W1	02005952	03/07/2025	MERCHANTS BUILDING	2524662	4332600	EXTRA JANITORIAL SRV - LIBRARY	856908	295.00
W1	02005952	03/07/2025	MERCHANTS BUILDING	2424549	4331101	EXTRA JANITORIAL SRVS - PDAC	838874	350.00
W1	02005952	03/07/2025	MERCHANTS BUILDING	1104330	4331000	FB25 JANITORIAL SRV - CORPYARD	855441	4,008.23
W1	02005952	03/07/2025	MERCHANTS BUILDING	1104340	4332600	FB25 JANITORIAL SRV - CC BLDG	855441	8,882.56
W1	02005952	03/07/2025	MERCHANTS BUILDING	1104344	4331000	FB25 JANITORIAL SRV - PCC	855441	1,399.93
W1	02005952	03/07/2025	MERCHANTS BUILDING	2424549	4331101	FB25 JANITORIAL SRV - PDAC	855441	5,250.56
W1	02005952	03/07/2025	MERCHANTS BUILDING	2524662	4332600	FB25 JANITORIAL SRV - LIBRARY	855441	7,712.83
W1	02005952	03/07/2025	MERCHANTS BUILDING	4254430	4395000	FB25 JANITORIAL SRV - iHUB	855441	2,118.49
W1	02005952	03/07/2025	MERCHANTS BUILDING	5104195	4369500	FB25 JANITORIAL SRV - SHERIFF	855441	6,861.68
W1	02005952	03/07/2025	MERCHANTS BUILDING	5104195	4369601	FB25 JANITORIAL SRV - PARKVIEW	855441	8,205.76
W1	02005952	03/07/2025	MERCHANTS BUILDING	5104195	4369601	FB25 JANITORIAL SRV - PARKVIEW	855442	2,596.63
W1	02005952	03/07/2025	MERCHANTS BUILDING	5104195	4369601	FB25 JANITORIAL SRV - STE 120	855443	381.22
W1	02005952	03/07/2025	MERCHANTS BUILDING	5104195	4369602	FB25 JANITORIAL SRV - STATE	855441	6,258.53

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W1	02005952	03/07/2025	MERCHANTS BUILDING	5104195	4369800	FB25 JANITORIAL SRV -HENDERSON	855441	1,040.42
W1	02005953	03/07/2025	MOORE , MARK	1104420	4363000	ICC CERT REIM M. MOORE	REIM 101868924MM	125.00
W1	02005954	03/07/2025	NANCE, MICHELLE	1100000	1150100	CLR ADV CMC 2/18-21 MN	CLR ADV CMC 2.18	-984.17
W1	02005954	03/07/2025	NANCE, MICHELLE	1104111	4312000	CLR ADV MILE CMC 2/18-21 MN	CMC MILE 2.18.25	137.48
W1	02005954	03/07/2025	NANCE, MICHELLE	1104111	4312000	CLR ADV PRDM CMC 2/18-21 MN	CMC PRDM 2.18.25	301.00
W1	02005954	03/07/2025	NANCE, MICHELLE	1104111	4312000	CLR ADV LDG CMC 2/18-21 MN	CMC LDG 2.18.25	548.76
W1	02005955	03/07/2025	PALM DESERT ACE HARDWARE	1104340	4219000	R/M BLDG SUPPLIES - CITY HALL	249289	47.35
W1	02005955	03/07/2025	PALM DESERT ACE HARDWARE	1104611	4219000	R/M SOCCER NETS - WCS	249370	54.21
W1	02005955	03/07/2025	PALM DESERT ACE HARDWARE	1104611	4219000	R/M IRRIG KEY STEM - FREEDOM	249398	25.84
W1	02005955	03/07/2025	PALM DESERT ACE HARDWARE	1104611	4332501	R/M PLAYGROUND - WCS	249457	7.87
W1	02005955	03/07/2025	PALM DESERT ACE HARDWARE	1104330	4219000	OFFICE SUPPLIES - BATTERIES	249404	48.43
W1	02005956	03/07/2025	PASCO DOORS	1104340	4331000	R/M DOORS - CITY HALL	102066	1,853.97
W1	02005957	03/07/2025	PATTON DOOR & GATE	2304220	4331000	R/M OVERHEAD DOORS - FS #71	98736	350.00
W1	02005958	03/07/2025	POWERS AWARDS	4364650	4219000	Art Essay Trophy plate	160540	25.97
W1	02005959	03/07/2025	PPG ARCHITECTURAL FINISHES	1104310	4391502	GRAFFITI REMOVAL SUPPLIES	972220005590	43.80
W1	02005959	03/07/2025	PPG ARCHITECTURAL FINISHES	1104310	4391502	GRAFFITI REMOVAL SUPPLIES	972220005555	66.03
W1	02005960	03/07/2025	PROPER SOLUTIONS INC.	1104111	4300300	TEMP EMP J BELTRAN 2/14/25	16870	1,446.80
W1	02005960	03/07/2025	PROPER SOLUTIONS INC.	1104111	4300300	TEMP EMP J BELTRAN 2/21/25	16893	1,157.44
W1	02005961	03/07/2025	QUINTANILLA, KARINA	1100000	1150100	LOCC EP MEETING LDG 3/27 KQ	ADV LDG 3.27.25	254.64
W1	02005961	03/07/2025	QUINTANILLA, KARINA	1100000	1150100	LOCC EP MEETING MIE 3/27 KQ	ADV MEI 3.27.25	129.00
W1	02005961	03/07/2025	QUINTANILLA, KARINA	1100000	1150100	LOCC EP MEETING MILE 3/27 KQ	ADV MILE 3.27.25	186.20
W1	02005962	03/07/2025	ROGERS STRINGER & MCCLELLAND INC	2424549	4400100	DESIGN PUMP ROOM IMPROV - PDAC	25003	9,750.00
W1	02005963	03/07/2025	SELBERT PERKINS DESIGN INC	2134300	5000910	JN25 WAYFINDING MASTER PLAN	250267	1,837.50
W1	02005964	03/07/2025	SHASTA FIRE PROTECTION	2304220	4331000	FIRE SYSTEM INSP - FS 71	9224	550.00
W1	02005964	03/07/2025	SHASTA FIRE PROTECTION	5104195	4369601	FIRE SYSTEM INSP - PARKVIEW	9224	550.00
W1	02005965	03/07/2025	SITEONE LANDSCAPE SUPPLY LLC	1104610	4337100	R/M SUPPLIES - BATTER BOX CLAY	149859366-001	358.04
W1	02005966	03/07/2025	SKYLINE SAFETY AND SUPPLY	1104610	4219000	SAFETY SUPPLIES - ELECTROLYTES	9040	327.84

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W1	02005967	03/07/2025	SO CAL GAS	1104330	4351200	FB25 GAS UTILITY - CORP YARD	05382896149-FB25	69.72
W1	02005967	03/07/2025	SO CAL GAS	2424549	4351200	73751 MAGNESIA FALLS DR POOL	13149517933-FB25	11,816.05
W1	02005967	03/07/2025	SO CAL GAS	1104344	4351200	45480 PORTOLA AVE - PCC	16752512422-FB25	209.33
W1	02005967	03/07/2025	SO CAL GAS	2304220	4351200	44400 TOWN CTR WY - FS#33	06242756002-FB25	289.90
W1	02005967	03/07/2025	SO CAL GAS	2304220	4351200	73995 COUNTRY CLUB DR - FS#71	13562662000-FB25	91.08
W1	02005967	03/07/2025	SO CAL GAS	2304220	4351200	73200 MESA VIEW DR - FS#67	05412483009-FB25	140.96
W1	02005967	03/07/2025	SO CAL GAS	5104195	4369800	72559 HWY 111 - HENDERSON BLDG	08946430827-FB25	26.12
W1	02005968	03/07/2025	SOUTH COAST AQMD	2424549	4364000	PDAC GENERATOR FID#204590	4450917	541.04
W1	02005968	03/07/2025	SOUTH COAST AQMD	2424549	4364000	24/25 AQMD ANNUAL FEE ID204590	4455474	165.96
W1	02005968	03/07/2025	SOUTH COAST AQMD	2424549	4364000	24/25 AQMD ANNUAL FEE ID204590	4455474	8.30
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	1104611	4351400	73510 FW PARKS	700530811124FB25	2,178.13
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	1104800	4388500	72567 HIGHWAY 111 ARTIST CTR	700773993861FB25	1,839.50
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	5104195	4369800	72559 HWY 111 UNIT A	700044643888FB25	811.68
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	2304220	4351400	FIRESTATION 33, 67, 71	700028290904FB25	3,646.80
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	4254430	4351400	72880 HIGHWAY 111 SEARS BLDG	700780412029FB25	2,164.95
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	1104250	4351400	TRAFFIC SIGNALS TC-1	600001002544JN25	18,386.74
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	1104330	4351400	74705 42ND PED	700117253442JN25	1,797.56
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	1104610	4351400	CC PARK - SAN PABLO	700167703344FB25	4,978.83
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	1104611	4351400	73510 FW PARKS AL-2	700383536327FB25	4,775.96
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	1104614	4351400	73296 ALESSANDRO WW	700646851517JN25	91.65
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	5104195	4351400	(1) 73710 / 73720 FW STE	700485107855JN25	4,342.63
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	5104195	4369601	(2) 73710 FW DR DR2 / HM1	700485107855JN25	300.74
W1	02005969	03/07/2025	SOUTHERN CALIFORNIA EDISON	5104195	4369602	(3) 73720 FW DR HM	700485107855JN25	726.26
W1	02005970	03/07/2025	SOUTHWEST AQUATICS	1104610	4332001	FB25 PM SRV LAGOON - CC PARK	02-22883	4,114.00
W1	02005970	03/07/2025	SOUTHWEST AQUATICS	1104614	4392101	FB25 PM WTR FEATURE ENTRADA	02-22883	1,030.00
W1	02005971	03/07/2025	SUPERIOR READY MIX CONCRETE	1104310	4332000	R/M CONCRETE - COOK/MARKET	475860	1,131.04
W1	02005971	03/07/2025	SUPERIOR READY MIX CONCRETE	1104310	4332000	R/M CONCRETE - HOVLEY/CC PARK	474463	832.02

City of Palm Desert

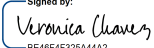
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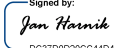
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W1	02005971	03/07/2025	SUPERIOR READY MIX CONCRETE	1104310	4332000	R/M CONCRETE - SAN PABLO/CC PK	474636	492.30
W1	02005972	03/07/2025	T-MOBILE USA INC	1104331	4334000	FB25 VEHICLE GPS MONITORING	978220384-39	1,493.52
W1	02005973	03/07/2025	THE RAMSAY GROUP	2204800	4309000	FB 25 CDBG ADMIN	8	3,800.00
W1	02005974	03/07/2025	TKE ENGINEERING INC	1104130	4301150	DEC24 ENG/LD PLAN CHK SRVS	2024-1775	8,215.00
W1	02005974	03/07/2025	TKE ENGINEERING INC	1104130	4301150	PLAN CHECK SVCS THRU 11/30/24	2024-1594	952.50
W1	02005974	03/07/2025	TKE ENGINEERING INC	1104130	4301150	ENGINEERING SVCS THRU 11/30/24	2024-1589	5,307.50
W1	02005975	03/07/2025	TOPS N BARRICADES INC.	1104310	4219000	SMALL TOOLS - CAUTION TAPE	1111867	143.55
W1	02005975	03/07/2025	TOPS N BARRICADES INC.	1104310	4219000	SAFETY SUPPLIES - STRAW HATS	1111937	54.32
W1	02005975	03/07/2025	TOPS N BARRICADES INC.	1104310	4219000	R/M SUPPLIES - STENCILS	1111936	475.24
W1	02005975	03/07/2025	TOPS N BARRICADES INC.	1104331	4334000	R/M BEACON FLEET #086 OWNED	1111866	793.88
W1	02005976	03/07/2025	VASQUEZ, AILEEN	1104154	4219000	Wellnss Sessn Supplies 2.26.25	AIVASQUEZ 3.3.25	17.16
W1	02005976	03/07/2025	VASQUEZ, AILEEN	1104154	4219000	Wellnss Sessn Supplies 2.26.25	AIVASQUEZ 3.3.25	153.69
W1	02005976	03/07/2025	VASQUEZ, AILEEN	1104154	4309501	Emp Appreciation F&B 2.27.25	AIVASQUEZ 3.3.25	157.22
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W1	02005976	03/07/2025	VASQUEZ, AILEEN	1104154	4309501	Emp Appreciation F&B 3.3.25	AIVASQUEZ 3.3.25	87.81
W1	02005977	03/07/2025	WATERLINE TECHNOLOGIES INC	2424549	4211100	POOL CHEMICALS - PDAC	5725861	753.82
W1	02005977	03/07/2025	WATERLINE TECHNOLOGIES INC	2424549	4211100	POOL CHEMICALS - PDAC	5726159	2,095.61
W1	02005977	03/07/2025	WATERLINE TECHNOLOGIES INC	2424549	4211100	POOL CHEMICALS - PDAC	5726160	575.39
W1	02005977	03/07/2025	WATERLINE TECHNOLOGIES INC	2424549	4211100	POOL CHEMICALS - PDAC	5726161	1,713.37
W1	02005977	03/07/2025	WATERLINE TECHNOLOGIES INC	2424549	4211100	POOL CHEMICALS - PDAC	5726697	616.76
W1	02005978	03/07/2025	WEBSTAIRANT STORE INC	2364195	4219000	Recycling Bins & Trash Cans	107867204	7,475.57
W1	02005979	03/07/2025	WEST COAST ARBORISTS INC	2764374	4309500	MISC TREE WORK - HAYSTACK	225396	3,900.00
W1	02005980	03/07/2025	WHITE CAP LP	1104310	4219000	SMALL TOOLS - DIGITAL LEVEL	50030097743	300.88
W1	02005981	03/07/2025	WILLDAN ENGINEERING	1104420	4301000	Plan Review & Insp - JA25	002-34087	22,762.02
W1	02005982	03/07/2025	XPRESS GRAPHICS	4364650	4361000	Podium poster printing	25-68547	84.42
W1	02005982	03/07/2025	XPRESS GRAPHICS	4364650	4361000	Art poster printing	25-68551	76.16
W1	02005982	03/07/2025	XPRESS GRAPHICS	2134300	5000910	AERIAL MAP - VISION ZERO	25-68202	78.79

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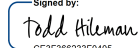
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W1	02005982	03/07/2025	XPRESS GRAPHICS	2524662	4361000	FB25 XPRESS GOBI FLYERS	25-68528	243.64

Audited and Found Correct
Signed by:

BE40F4F325A4A2...

Director of Finance

Examined and Approved
Signed by:

DC37D0D28CC44D4...

Mayor or Mayor Pro-Tem

Examined and Approved
Signed by:

CE3F306233F0405...

City Manager

Total For Bank ID - W1

964,333.91

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Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003858	03/13/2025	AETNA RESOURCES FOR LIVING	1104154	4309000	AP25 EMPLOYEE ASSISTANCE PRGM	E0339906	173.75
W1	00003859	03/13/2025	AMAZON CAPITAL SERVICES INC.	1104111	4211000	Supplies Study Session Paper	11JV-4QGX-WHKJ	39.51
W1	00003860	03/13/2025	AVENU MUNISERVICES LLC	1104159	4309000	SUTA Q3 Services 10/30/2024	INV06-020461	3,183.64
W1	00003861	03/13/2025	BEST BEST & KRIEGER LLP	1104120	4301500	JAN25 RETAINER FOR LEGAL	1020154	26,743.00
W1	00003861	03/13/2025	BEST BEST & KRIEGER LLP	1104121	4301500	JAN25 REIMB LGL	1020154	23.39
W1	00003861	03/13/2025	BEST BEST & KRIEGER LLP	1104121	4301500	JAN25 BRAVO LGL	1020099	781.00
W1	00003861	03/13/2025	BEST BEST & KRIEGER LLP	2524662	4309000	JAN25 LIBRARY LGL	1019572	56.50
W1	00003861	03/13/2025	BEST BEST & KRIEGER LLP	2524662	4309000	JULY24 LIBRARY LGL	1003690	508.50
W1	00003861	03/13/2025	BEST BEST & KRIEGER LLP	8714195	4301500	JAN25 HA LGL	1020099	5,723.90
W1	00003862	03/13/2025	BMW MOTORCYCLE OF RIVERSIDE	1104210	4334000	24/25 POLICE MTRCYCLE REP/MAIN	6038162	552.23
W1	00003863	03/13/2025	BRODART CO	2524662	4344100	Book lease 2/25/25	M218334	5,305.18
W1	00003863	03/13/2025	BRODART CO	2524662	4344100	Book lease 2/25/25	M218335	669.77
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/22/25	B6939578	40.70
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/22/25	B6939579	13.16
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/22/25	B6940179	799.84
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6939571	241.28
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6939886	585.51
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6940181	217.79
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6940182	79.73
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6939560	71.55
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6940078	25.02
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6939573	1,445.64
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book purchase 2/22/25	B6940110	918.42
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935211	47.12
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935154	49.71
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935368	56.77
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6934983	23.84

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Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6934984	20.24
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935407	47.93
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935466	320.24
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935358	1,781.44
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935405	37.56
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935408	16.72
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935372	41.27
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935357	546.23
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935465	51.50
W1	00003863	03/13/2025	BRODART CO	2524662	4211200	Library Book Purchase 2/15/25	B6935401	344.22
W1	00003864	03/13/2025	BURKE WILLIAMS & SORENSEN LLP	1104121	4301500	JN25 ECON DEV-SLA LGL	337441	481.50
W1	00003864	03/13/2025	BURKE WILLIAMS & SORENSEN LLP	1104159	4309300	JN25 WESTFIELD LGL	337439	5,890.50
W1	00003864	03/13/2025	BURKE WILLIAMS & SORENSEN LLP	6100000	2283600	JN25 DSRT SURF LGL	337440	107.00
W1	00003865	03/13/2025	C V A G	6100000	2282500	FEB25 TUMF	PDTUMF022025	17,040.00
W1	00003866	03/13/2025	CDW LLC	1104190	4212000	Supplies- displayport dock stn	AC9Q97D	102.27
W1	00003866	03/13/2025	CDW LLC	1104190	4212000	Supplies Cable Organizer	AC9X24Q	32.86
W1	00003866	03/13/2025	CDW LLC	5304190	4404000	R-Apple MBA 13	AC9LU1N	1,568.22
W1	00003866	03/13/2025	CDW LLC	5304190	4404000	R-Samsung TV	AC9P45T	1,029.61
W1	00003866	03/13/2025	CDW LLC	1104190	4211000	Supplies Vinyl Wrap	AC8SV6J	104.24
W1	00003866	03/13/2025	CDW LLC	1104190	4211000	Supply-cable guard, floortrack	AC81J8D	233.78
W1	00003866	03/13/2025	CDW LLC	1104190	4212000	Supplies-Raceway cable organzr	AC8YY1Z	98.59
W1	00003866	03/13/2025	CDW LLC	1104190	4212000	Supplies HP 206A Toner	AC9GH2U	154.66
W1	00003866	03/13/2025	CDW LLC	1104190	4362001	Adobe Acrobat Add-on	AC8L36R	414.00
W1	00003866	03/13/2025	CDW LLC	1104190	4362001	AWS Consumption - Jan25	ZR00637735	1,394.92
W1	00003866	03/13/2025	CDW LLC	1104190	4362001	Adobe Acrobat Add-on	AC81W2I	414.00
W1	00003866	03/13/2025	CDW LLC	5304190	4404000	R-Viewsonic Monitor	AC7RM9L	358.01
W1	00003866	03/13/2025	CDW LLC	5304190	4404000	R-Samsung 24IN Monitors	AC8KJ8T	490.95

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W1	00003866	03/13/2025	CDW LLC	5304190	4404000	R-Viewsonic Monitors	AC8N22A	675.08
W1	00003866	03/13/2025	CDW LLC	5304190	4404000	R-Viewsonic Monitors	AC8N84K	827.33
W1	00003866	03/13/2025	CDW LLC	5304190	4404000	R-Lenovo Laptops	AC84A8Q	4,461.22
W1	00003867	03/13/2025	COACHELLA VALLEY CONSERVATION	1100000	3411100	LESS 1% ADMIN FEE	PDMSHCP022025	-101.10
W1	00003867	03/13/2025	COACHELLA VALLEY CONSERVATION	6100000	2280800	FEB25 MSHCP	PDMSHCP022025	10,110.00
W1	00003868	03/13/2025	Empower Retirement LLC	1104159	4309000	7.1-9.30 Investment Access Fee	416064	250.00
W1	00003868	03/13/2025	Empower Retirement LLC	1104159	4309000	10.1-12.31 Invest. Access Fee	423480	250.00
W1	00003869	03/13/2025	ESCRIBE SOFTWARE LTD.	1100000	1430100	FY2526 ESCRIBE SOFTWARE	12875	21,728.90
W1	00003869	03/13/2025	ESCRIBE SOFTWARE LTD.	1104190	4362001	FY2425 ESCRIBE SOFTWARE	12875	10,864.45
W1	00003870	03/13/2025	FG CREATIVE INC	1104430	4309000	MR25 BUSINESS OUTREACH SVCS	10318	1,500.00
W1	00003871	03/13/2025	HIGH TECH IRRIGATION INC.	1104614	4337001	FERTILIZER-MEDIANS	822263	501.37
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2734682	4332000	LMA 7 PRIMEROSE II	6781	330.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2734682	4332000	LMA 7 PRIMEROSE II	6792	330.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754643	4332000	LMA 7 DIAMONDBACK	6781	112.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754643	4332000	LMA 7 DIAMONDBACK	6792	112.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754680	4332000	LMA MONTEREY MEADOWS	6781	140.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754680	4332000	LMA MONTEREY MEADOWS	6792	140.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754681	4332000	LMA 7 THE GLEN	6781	288.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754681	4332000	LMA 7 THE GLEN	6792	288.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754682	4332000	LMA 7 HOVLEY ESTATES	6781	149.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754682	4332000	LMA 7 HOVLEY ESTATES	6792	149.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754683	4332000	LMA 7 SONATA I	6781	358.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754683	4332000	LMA 7 SONATA I	6792	358.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754684	4332000	LMA 7 SONATA II	6781	496.00
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W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754685	4332000	LMA 7 HOVLEY COLLECTION	6781	390.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754685	4332000	LMA 7 HOVLEY COLLECTION	6792	390.00

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Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754686	4332000	LMA 7 LA PALOMA I	6781	160.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754686	4332000	LMA 7 LA PALOMA I	6792	160.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754687	4332000	LMA 7 LA PALOMA II	6781	160.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754687	4332000	LMA 7 LA PALOMA II	6792	160.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754693	4332000	LMA 7 LA PALOMA III	6781	139.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754693	4332000	LMA 7 LA PALOMA III	6792	139.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754694	4332000	LMA 7 SANPIPER COURT	6781	164.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754694	4332000	LMA 7 SANPIPER COURT	6792	164.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754695	4332000	LMA 7 SANPIPER COURT WEST	6781	171.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754695	4332000	LMA 7 SANPIPER COURT WEST	6792	171.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754696	4332000	LMA 7 HOVLEY COURT WEST	6781	250.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754696	4332000	LMA 7 HOVLEY COURT WEST	6792	250.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754697	4332000	LMA 7 PALM COURT	6781	112.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2754697	4332000	LMA 7 PALM COURT	6792	112.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2774373	4332000	LMA 7 PRESIDENTS PLAZA 1 / II	6781	5,610.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2774373	4332000	LMA 7 PRESIDENTS PLAZA 1 / II	6792	5,610.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2784374	4332000	LMA 7 VINEYARDS	6781	224.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2784374	4332000	LMA 7 VINEYARDS	6792	224.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2794374	4332000	LMA 7 WARING COURT	6781	213.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2794374	4332000	LMA 7 WARING COURT	6792	213.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2804374	4332000	LMA 7 PALM GATE	6781	133.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2804374	4332000	LMA 7 PALM GATE	6792	133.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2814374	4332000	LMA 7 THE GROVE	6781	507.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2814374	4332000	LMA 7 THE GROVE	6792	507.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2824373	4332000	LMA 7 PRESIDENTS PLAZA III	6781	3,597.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2824373	4332000	LMA 7 PRESIDENTS PLAZA III	6792	3,597.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2834374	4332000	LMA 7 PORTOLA PLACE	6781	213.00

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W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2834374	4332000	LMA 7 PORTOLA PLACE	6792	213.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2854374	4332000	LMA 7 KAUFMAN N BROAD	6781	993.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2854374	4332000	LMA 7 KAUFMAN N BROAD	6792	993.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2864374	4332000	LMA 7 CANYON CREST	6781	288.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2864374	4332000	LMA 7 CANYON CREST	6792	288.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874374	4332000	LMA 7 COLLEGE VIEW ESTATES II	6781	320.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874374	4332000	LMA 7 COLLEGE VIEW ESTATES II	6792	320.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874680	4332000	LMA 7 THE BOULDERS	6781	507.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874680	4332000	LMA 7 THE BOULDERS	6792	507.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874681	4332000	LMA 7 SUNDANCE WEST	6781	283.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874681	4332000	LMA 7 SUNDANCE WEST	6792	283.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874682	4332000	LMA 7 PETUNIA I	6781	331.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874682	4332000	LMA 7 PETUNIA I	6792	331.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874683	4332000	LMA 7 SUNDANCE EAST	6781	155.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874683	4332000	LMA 7 SUNDANCE EAST	6792	155.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874684	4332000	LMA 7 COLLEGE VIEW ESTATES I	6781	288.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2874684	4332000	LMA 7 COLLEGE VIEW ESTATES I	6792	288.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	1104614	4337001	FB25 LMA 6 - DW PARKING LOT	6791	1,595.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2734680	4332000	JN25 LMA 7 DESERT MIRAGE	6781	550.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2734680	4332000	FB25 LMA 7 DESERT MIRAGE	6792	550.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2994374	4332000	LMA 7 PALM DESERT CC	6781	534.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	2994374	4332000	LMA 7 PALM DESERT CC	6792	534.00
W1	00003872	03/13/2025	HORIZON PROFESSIONAL LANDSCAPE	4414195	4332000	FB25 LMA 6 - DW PERIMETER LNDS	6791	12,013.00
W1	00003873	03/13/2025	IMPRESSION DESIGN	1104310	4214000	UNIFORMS - STREETS	16598	662.46
W1	00003874	03/13/2025	KIMLEY-HORN AND ASSOCIATES INC.	1104250	4309000	JA25 LIVING DSRT TRAFFIC STUDY	30752577	8,925.00
W1	00003875	03/13/2025	MARIPOSA LANDSCAPES INC	1104614	4337001	LMA 1 XTRA LNDS SRV - MEDIANS	111143	4,769.00
W1	00003876	03/13/2025	MIDWEST TAPE LLC	2524662	4211200	Library DVD Purchase 2/14/25	506755911	55.27

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W1	00003876	03/13/2025	MIDWEST TAPE LLC	2524662	4362001	Library Streaming Service 2/25	506825386	1,012.42
W1	00003876	03/13/2025	MIDWEST TAPE LLC	2524662	4211200	Library DVD Purchase 2/24/25	506796399	209.16
W1	00003877	03/13/2025	PETE'S ROAD SERVICE INC	1104331	4334000	DOT INSP FLEET #383 OWNED	25-0818080-00	95.00
W1	00003877	03/13/2025	PETE'S ROAD SERVICE INC	1104331	4334000	DOT INSP FLEET #086 OWNED	25-0818056-00	95.00
W1	00003877	03/13/2025	PETE'S ROAD SERVICE INC	1104331	4334000	DOT INSP FLEET #063 OWNED	25-0818094-00	374.61
W1	00003877	03/13/2025	PETE'S ROAD SERVICE INC	1104331	4334000	DOT INSP FLEET #104 OWNED	25-0818151-00	95.00
W1	00003878	03/13/2025	PYE BAKER	1104340	4309000	R/M ALARM - CITY HALL/HIST	6036578	261.11
W1	00003879	03/13/2025	SAME DAY EXPRESS	4364650	4337200	FB25 PUBLIC ART MAINT SVC	020125	4,600.00
W1	00003880	03/13/2025	UNITY COURIER SERVICE	2524662	4309000	FB25 UNITY COURIER LINK+	18997	379.41
W1	00003880	03/13/2025	UNITY COURIER SERVICE	2524662	4309000	MR25 UNITY COURIER FOR LINK+	19546	410.30
W1	00003881	03/13/2025	VECTORUSA	4504161	4400100	City Hall Access Control Upgra	103025	68,822.31
W1	00003882	03/13/2025	VERIZON WIRELESS SERVICES LLC	1100000	2289950	Verizon EOC Jan08-Feb07	6105422817	64.50
W1	00003882	03/13/2025	VERIZON WIRELESS SERVICES LLC	1100000	2289950	Verizon Cells Jan24-Feb25	6106766581	9,035.31
W1	00003882	03/13/2025	VERIZON WIRELESS SERVICES LLC	1100000	2289950	Verizon MIFI Jan29-Feb28	6107155616	501.69
W1	00003883	03/13/2025	VISUAL EDGE IT INC	1104190	4342000	INK&TONER CITYHALL 1/29-2/27	24AR2468829	1,421.10
W1	00003883	03/13/2025	VISUAL EDGE IT INC	1104190	4342000	INK&TONR 3TX403772 1/30-12/27	24AR2468830	117.16
W1	00003884	03/13/2025	WILLIS TOWERS WATSON NORTHEAST INC	1104192	4371000	Insurance PS Art Museum	17433W25 000001P	10,351.00
W1	02005983	03/13/2025	JULIA BREYER	1104300	4311500	CJPIA CONF MILE 2/10-13 JB	0225JB-MILEAGE	266.00
W1	02005983	03/13/2025	JULIA BREYER	1104300	4312000	CJPIA CONFMIE 2/10-13 JB	0225JB-MEALS	301.00
W1	02005984	03/13/2025	ALINA ESPINOZA	2524662	4390000	Finding Gobi Refreshments 3/11	000020	500.00
W1	02005985	03/13/2025	BIG BROTHERS BIG SISTERS OF	1104800	4388000	OA BIG BRO BIG SIS FY24/25	OA PYMT FY24/25	875.00
W1	02005986	03/13/2025	BIO TOX LABORATORIES	1104210	4390400	24/25 BLOOD & URINE ANALYSIS S	46939	1,605.26
W1	02005986	03/13/2025	BIO TOX LABORATORIES	1104210	4390400	24/25 BLOOD & URINE ANALYSIS S	46940	2,760.05
W1	02005987	03/13/2025	BOUNDS, JAMES	1100000	1150100	Adv CDIAC Conf Ldg 4/7-9 JB	ADV LODGE 4.7.JB	375.86
W1	02005987	03/13/2025	BOUNDS, JAMES	1100000	1150100	Adv CDIAC Conf MIE 4/7-9 JB	ADV MIE 4.7.JB	215.00
W1	02005987	03/13/2025	BOUNDS, JAMES	1100000	1150100	Adv CDIAC Conf Mile 4/7-9 JB	ADV MILE 4.7.JB	155.40
W1	02005988	03/13/2025	BURRTEC	2524662	4351800	LIBRARY TRASH PICKUP SRV	555878-03/25	312.48

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W1	02005988	03/13/2025	BURRTEC	2774373	4351800	TRASH PICKUP SRV PP EAST	433101-03/25	8,989.36
W1	02005988	03/13/2025	BURRTEC	2774373	4351800	TRASH PICKUP SRV PP WEST	433104-03/25	7,392.96
W1	02005988	03/13/2025	BURRTEC	5104195	4369601	73710 FW TRASH PICKUP SRV	208162-03/25	519.27
W1	02005988	03/13/2025	BURRTEC	5104195	4369602	73720 FW TRASH PICKUP SRV	208189-03/25	372.91
W1	02005989	03/13/2025	CASH, PETTY	1100000	3799100	PC Over -.50	OVERAGE 3.4.25	-0.50
W1	02005989	03/13/2025	CASH, PETTY	1104110	4312500	Council SS Refresh 1.23.25	CAST 1.22.25	61.11
W1	02005989	03/13/2025	CASH, PETTY	1104110	4312500	CC Mtg. Refresh 2.13.25	CAST 2.14.25	65.76
W1	02005989	03/13/2025	CASH, PETTY	1104111	4312500	City Clerk SR Training Refresh	CAST 1.30.25	115.97
W1	02005989	03/13/2025	CASH, PETTY	1104111	4312500	City Clerk SR Training Refresh	CAST 3.4.25	115.97
W1	02005990	03/13/2025	CHARTER COMMUNICATIONS	1104190	4365000	3/01-3/31 CITY HALL INTERNET	189329401030125	121.03
W1	02005991	03/13/2025	Chheng, Danielle	1100000	3188330	STR2024-0173 TOT OP TAX	D.CHHENG-STRREF	136.57
W1	02005991	03/13/2025	Chheng, Danielle	6100000	2286500	STR2024-0173 TBID OP TAX	D.CHHENG-STRREF	12.41
W1	02005992	03/13/2025	CLIENTFIRST TECHNOLOGY	1104190	4309000	Telecom Consulting Jan 25	17891	205.00
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	1104330	4351000	1052 CORPORATION YARD	315177847704FB25	792.46
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	1104340	4351000	44911 CABRILLO AVENUE	712257390932FB25	63.42
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	1104611	4351000	10364 HOVLEY SOCCER PARK	316695849222FB25	1,274.10
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	1104614	4351000	1051 ST MEDIANS "4"	315175847702FB25	2,872.06
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2734682	4351000	13 1050 PRIMROSE II	315173847700FB25	46.79
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754643	4351000	1 1050 DIAMONDBACK	315173847700FB25	263.31
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754680	4351000	18 1050 MONTEREY MEADOWS	315173847700FB25	224.85
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754681	4351000	17 1050 THE GLEN	315173847700FB25	40.29
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754682	4351000	2 1050 HOVLEY ESTATES	315173847700FB25	29.89
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754682	4351000	15 1050 HOVLEY ESTATES	315173847700FB25	32.49
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754683	4351000	22 1050 SONATA I	315173847700FB25	32.49
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754684	4351000	20 1050 SONATA II	315173847700FB25	86.33
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754685	4351000	16 1050 HOVLEY COLLECTION	315173847700FB25	32.49
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754685	4351000	21 1050 HOVLEY COLLECTION	315173847700FB25	31.19

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W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754686	4351000	5 1050 LA PALOMA I	315173847700FB25	31.19
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754686	4351000	19 1050 LA PALOMA I	315173847700FB25	33.79
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754687	4351000	6 1050 LA PALOMA II	315173847700FB25	68.88
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754693	4351000	3 1050 LA PALOMA III	315173847700FB25	29.89
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754694	4351000	7 1050 SANDPIPER	315173847700FB25	79.28
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754695	4351000	8 1050 SANDPIPER	315173847700FB25	67.58
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754696	4351000	4 1050 HOVLEY COURT WEST	315173847700FB25	33.79
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2754697	4351000	14 1050 PALM COURT	315173847700FB25	53.53
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2794374	4351000	12 1050 WARING COURT	315173847700FB25	35.09
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2804374	4351000	11 1050 PALM GATE	315173847700FB25	33.79
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2864374	4351000	10 1050 CANYON CREST	315173847700FB25	38.99
W1	02005993	03/13/2025	COACHELLA VALLEY WATER DIST.	2994374	4351000	9 1050 PDCC	315173847700FB25	181.35
W1	02005994	03/13/2025	CSMFO	1104150	4363000	CSMFO Membrshp Sarah C.	300017651	60.00
W1	02005995	03/13/2025	DESERT AIR CONDITIONING INC.	1104340	4331000	R/M HVAC SRVS - CITY HALL	258184	1,089.00
W1	02005995	03/13/2025	DESERT AIR CONDITIONING INC.	1104340	4331000	R/M HVAC SRVS - CITY HALL	258186	1,268.50
W1	02005996	03/13/2025	DESERT ARC	1104111	4309000	FB 25 SHREDDING SCS	15667	227.50
W1	02005997	03/13/2025	DESERT DISCOUNT CLEANERS LLC	1104211	4306001	COPS Uniform Cleaners	2.12.25	133.60
W1	02005998	03/13/2025	DESERT RECYCLING INC	1104310	4332000	JN25 DUMP FEES	18953	640.00
W1	02005999	03/13/2025	DESERT VALLEYS BUILDERS	1104430	4312500	DVBA Luncheon VM 3/19	1122074	45.00
W1	02006000	03/13/2025	FULTON DISTRIBUTING	1104610	4219000	TRASHCAN LINERS - CC PARK	661185	1,891.66
W1	02006001	03/13/2025	GAME TIME	4004674	4400100	ADA DRNKNG FOUNTAINS-CC DOG PK	PJI-0262641	9,333.32
W1	02006001	03/13/2025	GAME TIME	4004674	4400100	DEPUTY INSP - CC DOG PARK IMPR	PJI-0261310	3,216.34
W1	02006002	03/13/2025	GRANITE CONSTRUCTION CO INC.	2130000	2060000	RTNT 24251414 / C47830	4-RTNT	-15,852.99
W1	02006002	03/13/2025	GRANITE CONSTRUCTION CO INC.	2134670	5000202	Final Inv for PD Link Phase 2	4	317,059.73
W1	02006003	03/13/2025	GREATER COACHELLA VALLEY	1104110	4312500	GCVCC Leg. Bfast Nestande	28635	25.00
W1	02006003	03/13/2025	GREATER COACHELLA VALLEY	1104110	4312500	GCVCC Leg. Bfast Quintanilla	28652	25.00
W1	02006003	03/13/2025	GREATER COACHELLA VALLEY	1104110	4312500	JH GCVCC Leg. Breakfast	28633	25.00

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W1	02006004	03/13/2025	HAMMER PLUMBING AND PUMPING	1104611	4331000	CAHUILLA RESTROOM PUMP SRV	33751-1	395.00
W1	02006005	03/13/2025	HARNIK, JAN C.	1104110	4311500	Harnik Mileage 02.2025	MILE 02.2025	97.16
W1	02006006	03/13/2025	HOOTBOARD LLC	1100000	1430100	HootBoard License FY 25/26	400D2BA3-0001	245.00
W1	02006006	03/13/2025	HOOTBOARD LLC	1104417	4362000	HootBoard License FY 24/25	400D2BA3-0001	175.00
W1	02006007	03/13/2025	HORIZON LIGHTING INC.	1104800	4388500	R/M ELECT/LIGHT - ARTIST CTR	INV4993	5,998.01
W1	02006008	03/13/2025	HYDRATE HQ	5104195	4369500	JN25 WTR DISPENSER - SHERIFF	CASD4539	74.35
W1	02006009	03/13/2025	IMPERIAL IRRIGATION DISTRICT	1104250	4351400	S/W COR CC WSH	50155642-FB25	127.16
W1	02006009	03/13/2025	IMPERIAL IRRIGATION DISTRICT	1104250	4351400	S/W COR CC WSH	50155645-FB25	27.77
W1	02006009	03/13/2025	IMPERIAL IRRIGATION DISTRICT	1104250	4351400	40996 WASH ST TRF SIGNAL	50524526-FB25	129.25
W1	02006010	03/13/2025	JOHN F. KENNEDY MEMORIAL	1104800	4388000	JFK OA FY24/25	OA PYMT FY24/25	1,346.00
W1	02006011	03/13/2025	KINCAID INDUSTRIES INC	1104610	4331000	R/M PLUMBING - CC PARK	5703	357.13
W1	02006011	03/13/2025	KINCAID INDUSTRIES INC	5104195	4369500	R/M PLUMBING - SHERIFF CTR	5705	300.00
W1	02006012	03/13/2025	LOCK SHOP INC.	1104340	4219000	KEYS - CITY HALL	BB10562770	19.07
W1	02006012	03/13/2025	LOCK SHOP INC.	5104195	4369601	R/M LOCKS - PARKVIEW	E630248-1	426.66
W1	02006013	03/13/2025	LSL CPAs	1104151	4302000	2024 Single Audit	67232	3,317.00
W1	02006014	03/13/2025	MAGER, VANESSA	1104417	4312500	Rmb Refresh - Coffee w/Mayor	V.M REIM 3.4.25	23.96
W1	02006014	03/13/2025	MAGER, VANESSA	1104417	4312500	Rmb Refresh - Coffee w/Mayor	V.M REIM 3.4.25	20.98
W1	02006015	03/13/2025	MAXWELL SECURITY SERVICES	1104340	4309000	AFTER-HOURS ALARM RESPONSE	2502181	400.00
W1	02006016	03/13/2025	MERCHANTS BUILDING	1104330	4331000	JN25 JANITORIAL SRVS - CY	854338	4,008.23
W1	02006016	03/13/2025	MERCHANTS BUILDING	1104340	4332600	JN25 JANITORIAL SRVS - CH	854338	8,882.56
W1	02006016	03/13/2025	MERCHANTS BUILDING	1104344	4331000	JN25 JANITORIAL SRVS - PORTOLA	854338	1,399.93
W1	02006016	03/13/2025	MERCHANTS BUILDING	2424549	4331101	JN25 JANITORIAL SRVS - PDAC	854338	5,250.56
W1	02006016	03/13/2025	MERCHANTS BUILDING	2524662	4332600	JN25 JANITORIAL SRVS - LIBRARY	854338	7,712.83
W1	02006016	03/13/2025	MERCHANTS BUILDING	4254430	4395000	JN25 JANITORIAL SRVS - iHUB	854338	2,118.49
W1	02006016	03/13/2025	MERCHANTS BUILDING	5104195	4369500	JN25 JANITORIAL SRVS - SHERIFF	854338	6,861.68
W1	02006016	03/13/2025	MERCHANTS BUILDING	5104195	4369601	JN25 JANITORIAL SRVS -PARKVIEW	854338	8,205.76
W1	02006016	03/13/2025	MERCHANTS BUILDING	5104195	4369601	JN25 JANITORIAL SRVS -PARKVIEW	854339	2,596.63

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W1	02006016	03/13/2025	MERCHANTS BUILDING	5104195	4369601	JN25 JANITORIAL SRVS - STE 120	854340	381.22
W1	02006016	03/13/2025	MERCHANTS BUILDING	5104195	4369602	JN25 JANITORIAL SRVS - STATE	854338	6,258.53
W1	02006016	03/13/2025	MERCHANTS BUILDING	5104195	4369800	JN25 JANITORIAL SRVS-HENDERSON	854338	1,040.42
W1	02006016	03/13/2025	MERCHANTS BUILDING	2424549	4331101	R/M JANITORIAL SRVCS PDAC	856881	450.00
W1	02006017	03/13/2025	ORTEGA, CRISTAL	1104150	4311500	2025 CSMFO CONF2/18-21 MILE CO	2025CSMFOMILE	19.11
W1	02006017	03/13/2025	ORTEGA, CRISTAL	1104150	4312000	2025 CSMFO CONF 2/18-21 LDG AY	2025CSMFOLDGAY	847.89
W1	02006017	03/13/2025	ORTEGA, CRISTAL	1104150	4312000	2025 CSMFO CONF 2/18-21 LDG CO	2025CSMFOLDGCO	996.77
W1	02006017	03/13/2025	ORTEGA, CRISTAL	1104150	4312000	2025 CSMFO CONF 2/18-2 MI&E CO	2025CSMFOMIE	322.00
W1	02006017	03/13/2025	ORTEGA, CRISTAL	1104150	4312000	2025 CSMFO CONF 2/18-21 PRK CO	2025CSMFOPRK	80.00
W1	02006017	03/13/2025	ORTEGA, CRISTAL	1104150	4312000	2025 CSMFO CONF 2/18-21 UBR CO	2025CSMFauber	37.86
W1	02006018	03/13/2025	PALM DESERT ACE HARDWARE	1104340	4219000	BLDG SUPPLIES - NYLON ROPE	249501	45.22
W1	02006018	03/13/2025	PALM DESERT ACE HARDWARE	1104340	4219000	BLDG SUPPLIES - CITY HALL	249547	31.42
W1	02006018	03/13/2025	PALM DESERT ACE HARDWARE	1104611	4219000	R/M PARK SUPPLIES-FREEDOM PK	249315	42.30
W1	02006019	03/13/2025	PALMER ELECTRIC	1104610	4332100	R/M ELECT/LIGHTS - CC PARK	6237	3,834.61
W1	02006019	03/13/2025	PALMER ELECTRIC	1104610	4332100	R/M ELECT - CIVIC CENTER PARK	6303	3,870.97
W1	02006019	03/13/2025	PALMER ELECTRIC	1104610	4332100	R/M ELECT/LIGHTS - CC PARK	6305	511.00
W1	02006019	03/13/2025	PALMER ELECTRIC	2424549	4331101	R/M ELECT/LIGHTS - PDAC	5843	3,685.26
W1	02006019	03/13/2025	PALMER ELECTRIC	2424549	4331101	R/M ELECT/LIGHTS - PDAC	6131	629.55
W1	02006020	03/13/2025	PEAC SOLUTIONS	1104190	4342000	1/29-2/27 XEROX LEASE	40178241	3,242.54
W1	02006020	03/13/2025	PEAC SOLUTIONS	1104190	4342000	1/30-2/27 XEROX LEASE	40178242	225.95
W1	02006020	03/13/2025	PEAC SOLUTIONS	1104190	4342000	2/20-3/19 XEROX LEASE	40254454	204.97
W1	02006021	03/13/2025	PENTA, RYLAND	1104417	4312500	Rmb Refresh - Coffee w/Mayor	RPENT REIM3.5.25	88.00
W1	02006021	03/13/2025	PENTA, RYLAND	1104417	4312500	Rmb Refresh - Coffee w/Mayor	RPENT REIM3.5.25	4.30
W1	02006022	03/13/2025	PLAZA TOWING	1104210	4304200	Sheriff Towing-T250080118	25-0109-35569	420.00
W1	02006023	03/13/2025	PORTOLA PALMS HOMEOWNERS	8734195	4337000	FEB25 HOA FEES PPMHP 129	MAR25 1922585	330.00
W1	02006024	03/13/2025	PORTOLA PALMS HOMEOWNERS	8734195	4337000	FEB25 HOA FEES PPMHP 73	MAR25 1922815	330.00
W1	02006025	03/13/2025	PROFORMA SOCIAL	1104154	4219000	Name Badges	BH49005083A	251.14

City of Palm Desert

Check Register

3/13/2025 - 3/13/2025

Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	02006025	03/13/2025	PROFORMA SOCIAL	1104154	4219000	Business Cards	BH49005110A	149.94
W1	02006026	03/13/2025	PROPER SOLUTIONS INC.	1104111	4300300	TEMP EMP J BELTRAN 2/28/25	16921	1,446.80
W1	02006027	03/13/2025	QUADIENT LEASING USA INC	1104159	4342000	3/20/25-6/19/25 Quadient Lease	Q1738425	1,173.36
W1	02006028	03/13/2025	QUINN COMPANY	2304220	4331000	R/M GENERATORS - FS #67	WOG00022090	1,409.01
W1	02006029	03/13/2025	QUINTANILLA, KARINA	1104110	4311500	Quintanilla Mileage 02.2025	MILE 02.2025	44.94
W1	02006030	03/13/2025	RANCHO MIRAGE CHAMBER	1100000	1430100	SPEAKER SERIES AL 8/20/25	114209	55.00
W1	02006030	03/13/2025	RANCHO MIRAGE CHAMBER	1104430	4312500	SPEAKER SERIES AL 5/21/25	114210	55.00
W1	02006031	03/13/2025	RETAIL COACH LLC	1104430	4309000	Retail Mkt Analysis Svc 3/25	5598	3,333.33
W1	02006032	03/13/2025	RIVERSIDE COUNTY OFFICE OF	1104110	4312500	JK & KQ GCVCC Student of Month	2025/1585	60.00
W1	02006033	03/13/2025	RIVERSIDE COUNTY SHERIFF-PSEC	1104210	4304200	JA25 COP RADIO OPERATIONS SVC	PE0000002402	126.99
W1	02006033	03/13/2025	RIVERSIDE COUNTY SHERIFF-PSEC	1104211	4306001	JA25 Radio Operations Citizens	PE0000002401	736.56
W1	02006034	03/13/2025	SOUTHERN CALIFORNIA EDISON	4254430	4395000	MR25 iHUB/ERC SCE UTIL	700423102627MR25	1,097.34
W1	02006035	03/13/2025	SOUTHERN PACIFIC CONSTRUCTION	2300000	2060000	RTNT- FS 67 RESTROOM RENO	RTNT-PP002	-6,135.12
W1	02006035	03/13/2025	SOUTHERN PACIFIC CONSTRUCTION	2304220	4400100	FS #67 - RESTROOM RENOVATION	PP002	122,702.31
W1	02006036	03/13/2025	SOUTHLAND EVENTS LLC	1104800	4306201	PD Half Marathon & 5K Sponsor	PD25-1	12,500.00
W1	02006037	03/13/2025	SOUTHWEST BOULDER & STONE	1104310	4219000	SAND STORM PREP - SAND BAGS	717267	85.17
W1	02006037	03/13/2025	SOUTHWEST BOULDER & STONE	1104310	4219000	SAND STORM PREP - SAND BAGS	717247	93.59
W1	02006037	03/13/2025	SOUTHWEST BOULDER & STONE	1104310	4219000	SAND STORM PREP - SAND BAGS	717245	122.11
W1	02006037	03/13/2025	SOUTHWEST BOULDER & STONE	1104310	4219000	SAND STORM PREP - SAND BAGS	717265	99.54
W1	02006038	03/13/2025	STAR RETAIL ADVISORS	1104159	4309300	PROFESSIONAL SVCS DC24- FB25	PD 2025-02	6,066.66
W1	02006039	03/13/2025	STATEWIDE EMERGENCY SERVICES INC	1104310	4332000	EM HAZ CLEANUP - COOK&42ND 1/8	3309	56,087.08
W1	02006040	03/13/2025	SUPERIOR READY MIX CONCRETE	1104310	4332000	R/M CONCRETE - MAG FALLS	476413	469.80
W1	02006041	03/13/2025	SUSTAINOVATION LLC	1104154	4309000	2nd Taining&Developmnt 3/4	20250304	1,840.00
W1	02006042	03/13/2025	T-MOBILE USA INC	1104210	4304200	Sheriff GPS Locate-T243510033	9592442897	165.00
W1	02006043	03/13/2025	TAG/AMS INC.	1104154	4305600	DOT Annual Renewal	1705	175.00
W1	02006044	03/13/2025	TEK TIME SYSTEMS	1104111	4211000	Clerk Stamp Ink Ribbon	2063319	48.65
W1	02006044	03/13/2025	TEK TIME SYSTEMS	1104111	4211000	City Clerk Time Stamp Ribbon	2063314	48.65

City of Palm Desert

Check Register

3/13/2025 - 3/13/2025

Bank ID	Check Number	Check Date	Vendor Name	Account Number		Transaction Desc	Invoice	Amount Paid
W1	02006045	03/13/2025	Templo, Maria Victoria	1100000	3188330	STR2022-0108 TOT DUP PAYMENT	M.TEMPLO-STRREF	585.42
W1	02006045	03/13/2025	Templo, Maria Victoria	1100000	3188330	STR2021-0199 TOT DUP PAYMENT	M.TEMPLO-STRREF	269.17
W1	02006045	03/13/2025	Templo, Maria Victoria	6100000	2286500	STR2022-0108 TBID DUP PAYMENT	M.TEMPLO-STRREF	53.22
W1	02006045	03/13/2025	Templo, Maria Victoria	6100000	2286500	STR2021-0199 TBID DUP PAYMENT	M.TEMPLO-STRREF	29.42
W1	02006045	03/13/2025	Templo, Maria Victoria	6100000	2286500	STR2023-0199 TBID DUP PAYMENT	M.TEMPLO-STRREF	20.69
W1	02006046	03/13/2025	TPX COMMUNICATIONS	1104190	4365000	FEB25 Internet/Phone Services	184415388-0	8,983.76
W1	02006047	03/13/2025	VARIETY-THE CHILDREN'S	1104800	4388600	Variety at Bighorn Trubee 4/16	VARIETY BIGHORN	250.00
W1	02006048	03/13/2025	VISIT GREATER PALM SPRINGS	1104800	4306201	Restaurant Week Sponsorship	51171	5,000.00
W1	02006049	03/13/2025	WHITE CAP LP	1104310	4332000	R/M STREET SUPPLIES	50030147975	1,165.76
W1	02006049	03/13/2025	WHITE CAP LP	1104310	4332000	R/M SIDEWALK SUPPLIES	50030151988	256.37
W1	02006050	03/13/2025	WITTMAN ENTERPRISES LLC	2304220	4309000	FB25 EMS BILLING SERV	25020547	19,080.00
W1	02006051	03/13/2025	XPRESS GRAPHICS	1104417	4361000	Palm Desert Resident Guides	25-68897	330.91
W1	02006051	03/13/2025	XPRESS GRAPHICS	1104417	4361000	City Manager Farewell Poster	24-68973	78.79
W1	02006051	03/13/2025	XPRESS GRAPHICS	2524662	4219000	Envelopes	25-68527	466.15
W1	02006051	03/13/2025	XPRESS GRAPHICS	2524662	4361000	One-book-one PD stickers	25-69048	86.24
W1	02006051	03/13/2025	XPRESS GRAPHICS	1104417	4322301	Poster- PDAC Dive in Movies	24-62549	364.40
W1	02006051	03/13/2025	XPRESS GRAPHICS	1104417	4361000	Banner - City of PD Pride	24-65327	349.51
W1	02006051	03/13/2025	XPRESS GRAPHICS	1104417	4361000	Decals	24-62016	198.34
W1	02006051	03/13/2025	XPRESS GRAPHICS	1104417	4361000	Foamboard print-NewVenueLocatn	25-69088	78.79
W1	02006051	03/13/2025	XPRESS GRAPHICS	1104417	4322301	Postcard - Coffee with Mayor	25-69113	101.69

City of Palm Desert
Check Register
3/13/2025 - 3/13/2025

Bank ID	Check Number	Check Date	Vendor Name	Account Number	Transaction Desc	Invoice	Amount Paid
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<div>Reviewed and Found Correct</div> <div><div>BE46E4E325A44A2</div><div>Veronica Chavez</div><div>Director of Finance</div></div>	<div>Examined and Approved</div> <div><div>DC37D0D20CC74D4</div><div>Jen Charvik</div><div>Mayor or Mayor Pro-Tem</div></div>	<div>Examined and Approved</div> <div><div>437BBF789E4E43B</div><div>Chris Escobedo</div><div>City Manager</div></div>	<div>Total For Bank ID - W1</div> <div>976,433.35</div>
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CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Anthony J. Mejia, City Clerk

SUBJECT: APPOINTMENT OF AN AD HOC CITY COUNCIL SUBCOMMITTEE FOR
THE CITY SEAL REDESIGN

RECOMMENDATION:

Confirm the appointment of Mayor Harnik and Councilmember Pradetto to an ad hoc City Council Subcommittee for the City Seal redesign.

BACKGROUND/ANALYSIS:

On March 27, 2025, the City Council held a Study Session to receive an update on the City Seal redesign process. During the session, staff recommended a comprehensive approach to ensure the new design effectively represents the community. To support this effort, staff proposed forming an ad hoc City Council Subcommittee to provide guidance throughout the process. The subcommittee will collaborate with staff to review design concepts and facilitate public engagement. Mayor Harnik has nominated Councilmember Pradetto and herself to serve on the subcommittee.

Legal Review:

This report has been reviewed by the City Attorney's Office.

FINANCIAL IMPACT:

There is no financial impact associated with this action.

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Thomas Soule, Public Affairs Manager

SUBJECT: EL PASEO DELIVERY TRUCK CONCERNS

RECOMMENDATION:

Receive and file an update on El Paseo delivery truck concerns.

BACKGROUND/ANALYSIS:

In response to a City Council request that staff follow up on issues with delivery trucks on El Paseo, the El Paseo Parking & Business Improvement District Board discussed the matter at its meeting on February 20, 2025.

Board members acknowledged ongoing challenges with certain delivery trucks parking for extended periods in front of businesses. However, they unanimously opposed the idea of closing the street to delivery vehicles, noting that some businesses lack alternative delivery access from the rear parking lot. Additionally, members emphasized that while many businesses do not receive frequent shipments, they occasionally require front-door access for large deliveries—for example, art galleries receiving new exhibit installations.

The Board expressed a willingness to collaborate with the City to explore potential solutions should further discussion be warranted.

Legal Review:

This report has been reviewed by the City Attorney's Office.

FINANCIAL IMPACT:

There is no financial impact with this action.

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Amy Lawrence, Deputy Director of Economic Development

SUBJECT: AUTISM CERTIFIED CITY SIGNAGE

RECOMMENDATION:

Receive and file an update on Autism Certified City signage.

BACKGROUND/ANALYSIS:

In response to a City Council request to explore the possibility of installing "Autism Certified City" signage at the city limits, similar to the "Purple Heart City" designation signage, staff has determined that this proposal is not feasible at this time for the following reasons:

- Palm Desert was the first municipality in California whose employees completed the training to become a Certified Autism Center (CAC) through the International Board of Credentialing and Continuing Education Standards (IBCCES).
- Currently, the only other CACs in Palm Desert are The Living Desert Zoo and Gardens, the JW Marriott Resort and Spa, and the Joslyn Center.
- The City offers an Autism Certification Reimbursement Program to Palm Desert hospitality and tourist attraction businesses. To date, two businesses have applied for reimbursement (i.e. Variety of the Desert and Hampton Inn and Suites).

Finally, it's important to note that Palm Desert as a whole is not certified as an "Autism Certified City" by IBCCES, as no such designation exists. Staff will continue to highlight the City's CAC designation on the City website.

Legal Review:

This report has been reviewed by the City Attorney's Office.

FINANCIAL IMPACT:

There is no financial impact associated with this request.

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Amy Lawrence, Deputy Director of Economic Development

SUBJECT: AUTHORIZE OUT-OF-STATE TRAVEL FOR THE DEPUTY DIRECTOR
OF ECONOMIC DEVELOPMENT TO ATTEND THE INTERNATIONAL
COUNCIL OF SHOPPING CENTERS (ICSC) ANNUAL CONFERENCE IN
LAS VEGAS, NEVADA

RECOMMENDATION:

Authorize out-of-state travel for the Deputy Director of Economic Development to attend the International Council of Shopping Centers (ICSC) Annual Conference from May 18 through May 20, 2025, in Las Vegas, Nevada.

BACKGROUND/ANALYSIS:

On June 27, 2024, the City Council approved FY 2024-25 out-of-state travel requests which did not include authorization for the Deputy Director of Economic Development to attend the International Council of Shopping Centers (ICSC) Annual Conference from May 18 through May 20, 2024, in Las Vegas, Nevada.

Staff hereby requests City Council authorization for out-of-state travel to attend this conference.

Legal Review:

This report has been reviewed by the City Attorney's Office.

FINANCIAL IMPACT:

Funds are available in the Economic Development Account No. 1104430-4312000 to cover the \$2,500 estimated expenditures.

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Veronica Chavez, Director of Finance

SUBJECT: AUTHORIZE SUBSTITUTE OUT-OF-STATE TRAVEL FOR SENIOR
MANAGEMENT ANALYST TO ATTEND THE U.S. HOUSING AND
COMMUNITY DEVELOPMENT CONFERENCE IN DALLAS, TEXAS

RECOMMENDATION:

Authorize substitute out-of-state travel for the Senior Management Analyst to attend the U.S. Housing and Community Development Conference on March 31 through April 3, 2025, in Dallas, Texas.

BACKGROUND/ANALYSIS:

On January 9, 2025, the City Council approved the out-of-state travel request for the Housing Manager and Senior Administrative Assistant to attend the U.S. Housing and Community Development Conference in Dallas, Texas from March 31 through April 3, 2025. Unfortunately, the Housing Manager is unable to attend the conference this year. Therefore, staff requests that the Housing Senior Management Analyst be permitted to attend as a substitute.

With a primarily new housing team on staff, the comprehensive nature of this conference, which mixes private and public housing experts, provides an opportunity for staff to be exposed to new concepts and ideas, while gaining insight from diverse viewpoints. Previously, this type of comprehensive training would have been provided by the now-obsolete California Redevelopment Association and attended by staff annually.

Legal Review:

This report has been reviewed by the City Attorney's Office.

FINANCIAL IMPACT:

Total costs for both participants are estimated not to exceed \$5,000. Funds are available in the FY 2024-25 budget in Account Number 8704195-4312000. There are no additional impacts associated with this action.

ATTACHMENTS:

1. January 9, 2025, Staff Report
2. Conference Materials

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: January 9, 2025

PREPARED BY: Daniel Mora, Senior Administrative Assistant
Veronica Chavez, Director of Finance

SUBJECT: AUTHORIZE OUT-OF-STATE TRAVEL FOR SENIOR ADMINISTRATIVE ASSISTANT AND HOUSING MANAGER TO ATTEND THE U.S. HOUSING AND COMMUNITY DEVELOPMENT CONFERENCE IN DALLAS, TEXAS

RECOMMENDATION:

Authorize out-of-state travel for the Senior Administrative Assistant and Housing Manager to attend the U.S. Housing and Community Development Conference on March 31 through April 3, 2025, in Dallas, Texas.

BACKGROUND/ANALYSIS:

On June 27, 2024, the City Council approved the out-of-state travel requests which did not include authorization of the Housing Division's attendance at the U.S. Housing and Community Development Conference on March 31 through April 3, 2025, in Dallas, Texas. The City Council is requested to approve out-of-state travel for the Housing Division to attend the U.S. Housing and Community Development Conference.

The U.S. Housing and Community Development Conference is a premier annual event that gathers housing professionals, community development experts, and municipal leaders nationwide to discuss trends, share best practices, and explore innovative solutions for affordable housing and community development challenges. The comprehensive conference includes workshops, networking opportunities, and strategies for improving affordable housing programs.

The dissolution of Redevelopment and consequently the loss of dedicated 20% set-aside funding for affordable housing, created a gap between needs and resources, which requires innovative and creative solutions. The Conference sessions will not only showcase the challenges faced in affordable housing but also inspired solutions and partnerships that have led to successful project completions.

With a primarily new housing team on staff, the comprehensive nature of this conference, which mixes private and public housing experts, provides an opportunity for staff to be exposed to new concepts and ideas, while gaining insight from diverse viewpoints. Previously this type of comprehensive training would have been provided by the now obsolete California Redevelopment Association and attended by staff annually.

Legal Review:

This report has been reviewed by the City Attorney's Office.

FINANCIAL IMPACT:

The estimated cost for the conference, airfare, lodging, per diem meals, and transportation from the airport to the hotel and back is \$5,000. However, two conference registrations may be eligible for reimbursement through a scholarship program offered by the conference organizers, potentially reducing the total cost to \$3,810. Funds are available in the FY 2024-25 budget in Account Number 8704195-4312000.



2025 PROGRAM OVERVIEW

Engage in insightful panel discussions, intimate roundtable dialogues, and interactive Q&A sessions with the nation’s foremost housing and community development experts. These industry leaders will unpack complex challenges, spotlight groundbreaking projects nationwide, and share their experiences from project inception to completion. Our program emphasizes partnerships between state, local, and private sectors, as well as non-profit champions. We spotlight inventive strategies in development and financing aimed at preserving and broadening access to affordable, attainable, workforce, and off-campus residences. Join us for unmatched growth opportunities, networking potential, and a rich exchange of knowledge.

FOCUS, TRACKS, & THEMES



Affordable Housing



Workforce Housing



Attainable Housing



Homelessness Housing

LEARNING FORMAT & NETWORKING ACTIVITIES



Keynote Addresses

Renowned industry leaders will share key success factors that go into delivering high quality attainable and workforce housing.



Educational Sessions

The 40+ sessions offered at the conference gives you the opportunity to delve deep into key topics. You'll find fresh perspectives and actionable insights to inform your decision-making.



Roundtable Discussions

Peer to peer learning through real-life case studies and best practices to help housing officers maximize project success that meets the long term needs of its communities.



Project Forum

Public representatives from across the country come together at the conference to share their development visions and connect with future development partners.



Networking Events

Daily receptions and networking breaks bring you together with distinguished professionals from across the industry. Make connections that will help you set your sights on new horizons.



Exhibit Hall

Featuring the latest technology and solutions, the exhibit hall provides valuable opportunities to explore new partnerships to further your agencies mission and conduct business with the exhibiting companies.

DISCUSSION TOPICS

- Procurement Preparation and Go-To-Market Strategies
- Early-Stage Project Development Considerations
- Local Procurement Considerations
- Stakeholder Risk and Incentive Alignment
- Internal Governance for Planning, Procurement, and Politics Oversight
- Effective Leadership for Advancing Housing Projects
- A Guide to Developing a Community Outreach Plan
- Ensuring Value for Money: Building Agency Confidence in Procurement
- Impact of Local Socio-Economic Environment on Housing Project Decisions
- Early Stakeholder Involvement for Successful Community Engagement in Public Planning
- Policy Changes: Hot Topics and the Latest Developments in Housing Policy

- Filling the Gap: Mezz Debt and Preferred Equity
- Beyond LIHTC: exploring 501c3 bond strategies.
- Unlocking the Potential of Federal, State, and Local Programs
- Analyzing the Impact of Financing Structures on Projects and Sponsors
- Evaluating Project Impact on Public Entity Credit Ratings
- Evaluating Funding Sources: Best Practices and Considerations
- Unveiling Non-Traditional Subsidies: A Closer Look
- Exploring Alternative Project Delivery Approaches
- Determining the Optimal Delivery Model: Agency Actions for Community Needs
- Analyzing Risk Allocation between Public and Private Partners

- Building Success From Pre Construction to Post-Project Actions
- Navigating Pre-Construction Early-Stage Considerations
- Design Tools for Seamless Community Integration
- Illustrating How Sustainability Integration Enhances Public Benefit Promotion
- Exploring Risk Management in Construction and Design Teams During the Building Process
- Performance Measurement in Agencies: Evaluating Success and Impact
- Unpacking the Challenges of Contract Management
- Extracting Insights from Recent Projects
- Post-Project Completion Actions and Considerations

PALM DESERT HOUSING AUTHORITY STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Celina Cabrera, Senior Management Analyst

SUBJECT: REJECT PROPOSALS SUBMITTED FOR CAMERA PROCUREMENT,
INSTALLATION, AND OFF-SITE MONITORING SERVICE FOR HOUSING
AUTHORITY PROPERTIES

RECOMMENDATION:

Reject all proposals submitted in response to a published RFP titled Camera Procurement, Installation and Off-Site Monitoring Service for Housing Authority Residential Properties

BACKGROUND/ANALYSIS:

The Palm Desert Housing Authority previously utilized a courtesy patrol service, which provided a combination of foot and vehicle patrols of the 15 Housing Authority properties (Properties). This service was established through a formal bid process in 2018 and expired on September 24, 2024.

In March 2024, staff solicited a formal RFP for courtesy patrol services; however, the proposals received were three times the previous annual contract cost. As a result, the Housing Commission recommended rejecting all proposals and the Housing Authority Board approved in September 2024 and directed staff to explore alternatives, including the procurement and installation of security cameras with off-site monitoring services.

A formal RFP process for camera procurement and installation was initiated and advertised in the Desert Sun on October 9, 2024. Proposals were due November 12, 2024. Interested vendors were asked to determine and propose the number of cameras sufficient for each property. The five qualified proposals received are summarized below:

Proposer	Procurement and Installation Cost	Annual Off-Site Monitoring Cost
Am Tec Total Security	\$446,257.12	\$11,100.00
Best Alarm	\$1,130,304.60	\$144,972.00
Blue Violet	\$368,911.36	\$67,354.56
Desert Alarm	\$637,905.00	\$146,400.00
Foothill Lock and Key	\$2,450,197.40	\$53,550.00

The proposed costs represent a broad spectrum, reflecting various options for the procurement and installation of the camera system. Different proposals offered a range of solutions for camera coverage at the Properties, which accounts for the variation in costs. Given the disparity in proposals staff recommends all proposals be rejected.

An ad hoc subcommittee of the Housing Commission has been formed to discuss the necessity for monitoring services, explore options available for the properties, examine records of incidents and issues initiating patrol costs, and determine the best path forward to be presented for approval and bring their findings back to the Housing Commission.

Legal Review:

This report has been reviewed by the City Attorney's Office.

FINANCIAL IMPACT:

This action has no direct fiscal impact and has no impact to the general fund.

ATTACHMENTS:

1. HA SR September 26, 2024
2. HC SR March 12, 2025, to propose a subcommittee

ALL ACTIONS ARE DRAFT PENDING APPROVAL OF THE FINAL MINUTES

Minute Action Summary
Palm Desert City Council - Regular Meeting

Agenda Number: 9.n.
Title: REJECT ALL PROPOSALS SUBMITTED FOR COURTESY PATROL SERVICES
AT HOUSING AUTHORITY PROPERTIES
Date: Thursday, September 26, 2024

Motion by: Councilmember Kelly
Seconded by: Mayor Pro Tem Harnik

1. Reject all proposals submitted for Courtesy Patrol Services at Palm Desert Housing Authority owned properties.
2. Authorize staff's request to solicit proposals for camera system installation and off-site monitoring services.

YES: 5

NO: 0

ABSTAIN: 0

CONFLICT: 0

ABSENT: 0

YES: 5

Mayor Pro Tem Harnik	Councilmember Kelly	Councilmember	Councilmember Trubee
Mayor Quintanilla		Nestande	

NO: 0

ABSTAIN: 0

CONFLICT: 0

ABSENT: 0

PALM DESERT HOUSING AUTHORITY STAFF REPORT

MEETING DATE: September 26, 2024

PREPARED BY: Celina Cabrera, Management Analyst

SUBJECT: REJECT ALL PROPOSALS SUBMITTED FOR COURTESY PATROL SERVICES AT HOUSING AUTHORITY PROPERTIES

RECOMMENDATION:

1. Reject all proposals submitted for Courtesy Patrol Services at Palm Desert Housing Authority owned properties.
2. Authorize staff's request to solicit proposals for camera system installation and off-site monitoring services.

BACKGROUND/ANALYSIS:

The Palm Desert Housing Authority currently has a Courtesy Patrol Services Agreement with Southwest Protective Service, Inc., for annual cost of \$135,000. The agreement expires on September 24, 2024.

Staff released a request for proposal for Courtesy Patrol Services on March 12, 2024, on the City of Palm Desert's online bid management provider, OpenGov. Responses were due on April 12, 2024, and three proposals were received.

Proposer	Annual Amount
General Security Service, Inc.	\$839,192.80
Securitas Security Services USA, Inc.	\$396,789.00
Alltech Industries, Inc.	\$147,101.76

Following an initial review of proposals by staff, two of the proposals were three times the current annual contract amount (\$145,517.20), making them unfeasible, and the third proposal did not demonstrate the ability to fulfill the needs of the Housing Authority properties. Southwest Protective Service, the current provider, did not submit a proposal and has expressed that the security industry is experiencing difficulties securing required insurance when working with housing authorities. Consequently, staff is recommending all proposals be rejected.

The Housing Authority's property management company, Falkenberg Gilliam & Associates ("FGA") have communicated that they have experienced successes with the transition from onsite courtesy patrol services to surveillance cameras with live-offsite monitoring at other properties they manage in San Diego and Los Angeles Counties. Staff have briefly explored the subject and are requesting approval to continue pursuing the options for a surveillance camera system and monitoring services at the Housing Authority properties, including solicitation of proposals.

Legal Review:

This report has been reviewed by the City Attorney's office.

Appointed Body Recommendation:

The Housing Commission will review this recommendation at its regular meeting on September 11, 2024. Upon request, a verbal report will be provided at the Authority's regular meeting on September 26, 2024.

FINANCIAL IMPACT:

There is no direct fiscal impact related to this action.

**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 12, 2025

PREPARED BY: CELINA CABRERA, SENIOR MANAGEMENT ANALYST

SUBJECT: CONSIDER ESTABLISHING OF A SUBCOMMITTEE TO EVALUATE
FUTURE MONITORING SERVICES AT HOUSING AUTHORITY
PROPERTIES

RECOMMENDATION:

1. Establish an ad hoc subcommittee to evaluate future monitoring services for the fifteen Palm Desert Housing Authority properties (Properties).
2. Appoint two Housing Commission members to serve as liaisons to the Subcommittee.

BACKGROUND/ANALYSIS:

Attempts to issue a Request for Proposal (RFP) for courtesy patrol service and for camera procurement, installation, and monitoring have returned unfeasible results. The fifteen properties have been without courtesy patrol since September 24, 2024. It is the intent to establish a subcommittee tasked to discuss and evaluate monitoring services and options at the Properties to determine the next steps.

In 2018, after a formal bid process, a contract was awarded to Southwest Protective Service Inc., for a maximum period of 5 years. It expired on September 24, 2024, at an annual cost of \$135,000. Knowing that the maximum term was being met, Staff issued a Request for Proposal (RFP) on March 12, 2024, for courtesy patrol services that would include a combination of foot and vehicle patrol at the Properties. Three companies responded but were determined to be unfeasible. The responses are as follows:

Proposer	Annual Amount
General Security Service, Inc.	\$839,192.80
Securitas Security Services USA, Inc.	\$396,789.00
Alltech Industries, Inc.	\$147,101.76

The proposals were rejected by the Housing Authority Board, with the Housing Commission's recommendation, at the September 26, 2024, meeting with direction to issue an RFP for camera procurement, installation, and off-site monitoring.

The RFP for camera procurement was issued on October 9, 2024, and was due November 12, 2024. Respondents were asked to determine and propose the number of cameras sufficient for each of the properties. Five qualified proposals were received and are detailed below:

Proposer	Procurement and Installation	Annual Off-Site Monitoring
Am Tec Total Security	\$446,257.12	\$11,100.00
Best Alarm	\$1,130,304.60	\$144,972.00
Blue Violet	\$368,911.36	\$67,354.56
Desert Alarm	\$637,905.00	\$146,400.00
Foothill Lock and Key	\$2,450,197.40	\$53,550.00

The proposed ad hoc subcommittee would serve for the following purposes:

1. Discuss monitoring services and options at the Properties.
2. Explore and analyze other monitoring options available at other affordable apartment housing complexes in the Coachella Valley.
3. Examine existing records of non-criminal incidents (e.g., noise complaints, loitering, parking issues, maintenance concerns) to determine if patrols could help address them.
4. Develop a set of actionable recommendations for the Housing Authority Board based on findings and include estimated costs where possible.

FINANCIAL IMPACT:

Establishing the Subcommittee does not have a fiscal impact outside of staff time to conduct the meetings, staff time to research as requested, and the cost of a survey to residents.

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Nick Melloni, AICP, Principal Planner

SUBJECT: REVIEW THE 2024 CALENDAR YEAR GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND AUTHORIZE SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATION:

1. Receive and file the 2024 General Plan and Housing Element Annual Progress Report.
2. Authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

BACKGROUND/ANALYSIS:

General Plan Annual Progress Report

California state law requires all cities and counties to adopt a general plan, generally in the form of a long-range planning document “for the physical development of the county, or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (Gov. Code §65300). The City Council adopted the 2040 Palm Desert General Plan on November 10, 2016, via Resolution No. 2016-87. The General Plan contains nine (9) elements and implements the mandatory elements required by the California Government Code (GC) Section 65302 as summarized below:

Table 1: Palm Desert General Plan Elements

Palm Desert General Plan Chapter	Implementation of Mandatory Element
Land Use & Community Character	Land Use Element (GC § 65302(a))
Mobility	Circulation Element (GC § 65302(b))
Health & Wellness	
Environmental Resources	Conservation Element (GC § 65302(d)) Open Space Element (GC § 65302(e))
Noise	Noise Element (GC § 65302(f)(1))
Safety	Safety Element (GC § 65302(g)(1))
Public Utilities & Services	Conservation Element (GC § 65302(d))
City Center Area Plan	
Housing	Housing Element (GC § 65302(c))

The General Plan Annual Progress Report (APR) monitors progress in implementing and updating the Palm Desert General Plan each calendar year. The report is prepared in compliance with Government Code Section 65400, which requires that local jurisdictions submit an annual report to their legislative bodies, the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st. This report is provided to assist citizens and City officials with gauging progress towards achieving the City’s stated goals and objectives.

This will be the City’s first report of the General Plan APR. The attached report outlines compliance with all General Plan goals, policies, and programs during the 2024 calendar year.

Housing Element Annual Progress Report

Preparing and submitting the Housing APR to HCD and OPR is required for all cities pursuant to SB 35 and AB 879, enacted in 2017. Codified as Government Code 65400, this legislation requires cities to prepare a Housing APR that outlines annual building activity, housing development applications received, and progress towards achieving a city’s Regional Housing Needs Allocation (RHNA). This report is due to OPR and HCD by April 1st of each year. The City has consistently filed this report.

The City’s RHNA numbers assigned for the current planning cycle (6th Cycle), and current progress are summarized below:

Table 2: City of Palm Desert Progress Towards 6th Cycle RHNA Goal

Total Progress Towards 2021-2029 RHNA Allocation													
New Housing Units permitted by Income Category and Year													
Income	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Issued	Total Remaining	% Complete
Very Low	675	-	21	406	-	-	-	-	-	-	427	249	63%
Low	460	-	3	204	-	-	-	-	-	-	207	253	45%
Mod.	461	-		60	-	-	-	-	-	-	60	401	13%
Above Mod.	1,194	113*	428	417	117	-	-	-	-	-	1,075	119	90%
Total	2,790	113*	452	1,087	117	-	-	-	-	-	1,769	1,021	63%

*Includes units permitted during the 2021 Projection Period (6/30/2021 – 10/14/2021)

As summarized in Table 2, the city has made substantial progress towards each of the income categories. The city has approved additional affordable housing developments which are in the process of obtaining building permits and will contribute to the City’s RHNA progress.

In addition to the 117 units permitted during 2024, the City issued entitlements for 517 new residential units with the approval of Vesta Apartments, Arc Village, and Toll Brothers at Shadow Ridge. The City also conducted final inspections and issued certificates for approximately 268 units.

Public Input:

This item is not public hearing. No public input has been received.

Environmental Review:

The General Plan APR and Housing APR are not subject to CEQA as the reports are not considered a project as defined in CEQA Guidelines Section 15378(b)(2).

Appointed Body Recommendation:

The Planning Commission reviewed the report at the regular meeting of March 18, 2025, and recommended the City Council authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State.

Legal Review:

This report has been reviewed by the City Attorney's office.

FINANCIAL IMPACT:

There is no financial impact associated with this action.

ATTACHMENTS:

1. General Plan and Housing Element Annual Progress Report



PALM DESERT
CALIFORNIA



GENERAL PLAN & HOUSING ELEMENT

Annual Progress Report

2024

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General Plan Overview

The Palm Desert General Plan charts the path for Palm Desert’s future and is the principal tool for guiding the physical form and development of the city. At the same time, it is a visionary document that lays out the community’s long-term goals and objectives for the future. The Palm Desert General Plan provides long-term policy direction on land use and community design, mobility, housing, infrastructure, economics, health, public facilities, and services of the City through 2040.

In 2013, more than 100 interested residents, business owners, and policy makers worked together to develop a 20-year strategic plan for the City. The yearlong process and resulting document, the 2013-2033 Strategic Plan, Envision Palm Desert - Forward Together (“Envision Palm Desert”), laid the groundwork and direction for this General Plan Update. The community members developed an overall community vision, priorities, strategies, action steps, and measures of success. Envision Palm Desert identified the City’s Vision and several important strategies that pertain to planning, land use and transportation, including:

- Expand economic competitiveness
- Build on tourism, education, arts, and business successes
- Enhance quality of life
- Attract new employers
- Leverage universities
- Create an authentic downtown
- Anticipate new demographics and market trends
- Capitalize on the city’s outstanding climate and geography
- Expand access throughout the City

Given the connections to planning, land use, and transportation, the Strategic Plan recommended that the City prepare a General Plan Update.

On November 10, 2016, the Palm Desert City Council adopted Resolution No. 2016-86 certifying a Program Environmental Impact Report (EIR) (SCH No. 2015081020) for the 2016 Palm Desert General Plan Update, and Resolution No. 2016-87 approving the 2016 General Plan Update with a 2040 horizon year. The update generally focused on:

- Creating updated policies for achieving the priorities set forth in the Strategic Plan for: Arts & Culture; Economic Development; Education; Energy & Sustainability; Land Use, Housing & Open Space; Parks & Recreation; Public Safety & Emergency Services; Tourism & Marketing, and Transportation.

- Creating policies and framework to foster the development of a true city center/downtown.
- Creating policies and implementation actions to further enhance the city's leading sustainability and energy efficiency efforts.

The General Plan contains nine (9) elements and implements the mandatory elements required by California Government Code (GC) Section 65302 as follows:

Table 1: Palm Desert General Plan Elements

Palm Desert General Plan Chapter	Implementation of Mandatory Element
Land Use & Community Character	Land Use Element (GC § 65302(a))
Mobility	Circulation Element (GC § 65302(b))
Health & Wellness	
Environmental Resources	Conservation Element (GC § 65302(d)) Open Space Element (GC § 65302(e))
Noise	Noise Element (GC § 65302(f)(1))
Safety	Safety Element (GC § 65302(g)(1))
Public Utilities & Services	Conservation Element (GC § 65302(d))
City Center Area Plan	
Housing	Housing Element (GC § 65302(c))

Senate Bill 1000 (Leyva, 2016) introduced the requirement for local agencies containing disadvantaged communities (as defined in Gov. Code § 65302, subd. (h)(4)(A)) to prepare an Environmental Justice Element. The Environmental Justice element is optional for the City of Palm Desert as the City planning area does not contain any census tracts which qualify as disadvantaged communities pursuant to Health and Safety Code Section 39711.

Since its adoption in 2016, the Palm Desert General Plan has been amended four (4) times as summarized below in table 2.

Table 2: Palm Desert General Plan Amendments

	Case No.	Approval	Date	Description
1	GPA19-0001	Resolution No. 2019-76A	September 26, 2019	Amendment to the Mobility Element reclassify Painters Path from a "Local Street" to an "Enhanced Secondary Roadway"
2	GPA21-0001	Ordinance No. 1368	June 24, 2021	Amendment to the Land Use & Community Charter Element, to amend Figure 3.1 to change designation of 23.4 acres at the intersection of Julie Drive and Shepherd Lane from "Town Center Neighborhood" to "Conventional Suburban Neighborhood"

3	GPA21-0002	Resolution No. 2022-20	March 10, 2022	Amendment to the Housing Element adopt the 6 th Cycle Housing Element Update for 2021-2029 and amendment to the Safety Element related to the 6 th Cycle Housing Element pursuant to Senate Bill 1035 (2018).
4	GPA21-0002	Resolution No. 2022-80	September 29, 2022	Amendment to the Housing Element re-adopt the 6 th Cycle Housing Element Update for 2021-2029 in response to comments by Housing and Community Development.

General Plan Annual Progress Report

The General Plan Annual Progress Report (APR) monitors progress in implementing and updating the Palm Desert General Plan each year. This report is in compliance with Government Code Section 65400, which requires that local jurisdictions submit an annual report to their legislative bodies, the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st. This report is provided to help citizens and City officials gauge progress towards achieving the City’s stated goals and objectives.

The City did not previously submit General Plan APRs based on an exemption for charter cities per Government code Section 65700. The adoption of SB 1333 in 2019 however, removed the exemption and required all jurisdictions to prepare General Plan APRs. This General Plan APR satisfies that requirement by providing an overview of General Plan implementation in calendar year 2024 and comparing it to State guidance and the General Plan. This is the City’s first reporting of the General Plan APR to the state.

This report will highlight some of the major accomplishments made during the 2024 reporting period and provide a summary of work completed toward the implementation actions and policies of the General Plan in Attachment A. The Housing Element Annual Progress Report is also included as Attachment B and contains the state mandated reporting information and is presented in the state mandated format.

Highlight Summary

Housing Development

The Housing Element works hand in hand with the Land Use Element to balance the land uses available in the city to accommodate future growth. Land use designations are designed to accommodate all types of housing, to allow for the development of single family and multi-family units to meet the needs of the City's residents, now and in the future. The Housing Element includes a description of existing housing types, condition of existing units, overcrowding, overpayment, special housing needs, and the demand for affordable housing in the City. This section highlights various efforts completed in 2024 towards implementing the programs and policies of the Housing Element. The complete Housing Element Annual Progress Report is provided as a separate document, Attachment B, with the required data and in the format mandated by state law.

Regional Housing Needs Allocation

The City's regional housing needs allocation (RHNA) determined by the Southern California Association of Governments (SCAG) is 2,790 housing units for the 6th Cycle 2021– 2029 Planning Period. Within this allocation, the city is required to plan for four income and affordability categories: very-low income, low income, moderate income, and above-moderate income. The City's RHNA by affordability levels is 675 units of very-low-income households, 460 low-income households, 461 moderate income households, and 1,194 above-moderate income households.

Building Permits Issued

In 2024, the City of Palm Desert issued building permits for the development of 111 new housing units. The table below shows the City's progress towards the overall RHNA for the 6th Cycle Planning Period

Table 3: Total Progress Towards 2021-2029 RHNA Goal

Total Progress Towards 2021-2029 RHNA Allocation													
New Housing Units permitted by Income Category and Year													
Income	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Issued	Total Remaining	% Complete
Very Low	675	-	21	406	-	-	-	-	-	-	427	248	63%
Low	460	-	3	204	-	-	-	-	-	-	207	253	45%
Mod.	461	-		60	-	-	-	-	-	-	60	401	13%
Above Mod.	1,194	113*	428	417	117	-	-	-	-	-	1075	119	90%
Total	2,790	113	452	1,087	117	=	=	=	=	=	1,769	1,021	63%

*Includes units permitted during the 2021 Projection Period (6/30/2021 – 10/14/2021)

Housing Development Projects

This section provides three projects that were entitled or are close to completion in 2024 that assist in meeting the housing goals of the City's General Plan.

Vesta Apartments

On March 19, 2024, the Palm Desert Planning Commission approved Vesta Apartments. The project will develop a 384-unit market-rate apartment community comprised of fifteen (15) two- and three-story residential buildings on a 17.44-acre parcel at the southwest corner of Gateway Avenue and Dick Kelly Drive. The community will include 146,800 square feet (sf) of common open space, inclusive of pool and spa, fire pit, BBQ areas, dog park, playground, pickleball courts, and will also include a clubhouse and maintenance building area.

Figure 1: A rendering of the Vesta Apartments approval



Arc Village

On May 21, 2024, the Palm Desert Planning Commission approved the Arc Village Apartments to develop forty (40) apartment dwellings, thirty-nine (39) of which will be restricted as affordable units for lower-income households. The multifamily building will be two-stories, with an approximate floor area of 39,453 square-feet. The apartment building will include a mix of twenty (20) one-bedroom, ten (10) two-bedroom, and ten (10) three-bedroom units, and an approximately 1,543-square-foot community lounge room on the ground-floor. An outdoor playground area and courtyard will be provided along the eastern side of the building. The development is located directly south the Desert Arc campus. Desert Arc is a nonprofit human services organization headquartered in Palm Desert serving

adults with intellectual and developmental disabilities living throughout Riverside County and the Morongo Basin of San Bernardino County. Approximately 700 people, ages 18 and older, with diagnoses such as Autism, Cerebral Palsy, Down Syndrome, and Epilepsy are enrolled in Desert Arc's programs which encompass Adult Day Centers, Behavioral Programs, For Your Independence & Independent Living Skills supportive living services, Pathways to Employment, Cafeteria Services and Transportation to and from the campuses. The Arc Village development is intended to provide affordable housing to special needs households in close proximity to the Desert Arc campus. The City of Palm Desert Housing Authority partnered with the developers of the project by donating the vacant property on which the site will be developed and providing a loan in the amount of \$3,000,000 for the project. The project developer, Chelsea Investments Corporation, successfully received funding from the California Tax Credit Allocation Committee ("TCAC") for an allocation of 9% Federal Tax Credits. The developer will work with the City secure required permitting by Spring 2025 and is expected break ground soon thereafter.

Figure 2: A rendering of the Arc Village development



Agate Apartments

On June 7, 2022, the Palm Desert Planning Commission approved the Agate Apartment community (formerly known as the “Spanish Walk Apartments”). The community consists of 150 total multifamily units comprised of 149 deed-restricted units for qualifying low income households and one on-site manager’s unit. The development is under construction and expected to be completed in late 2024.

Figure 3: A rendering of the Agate Apartments approval



Land Use

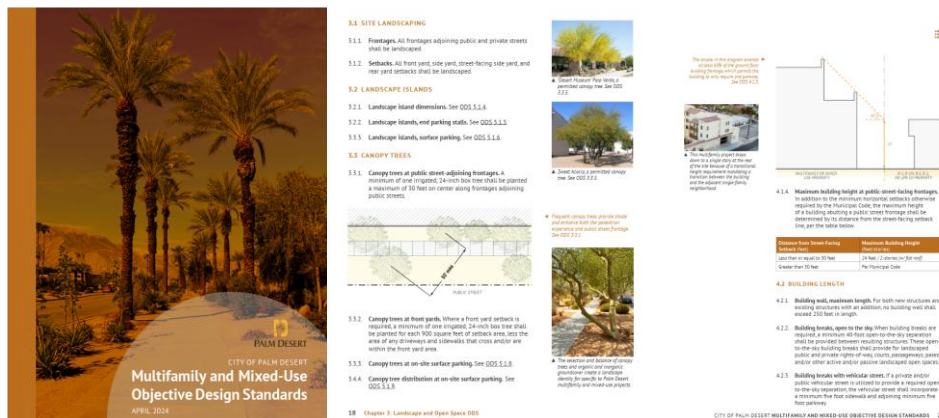
The development, use, and distribution of land are critical to achieving the city's vision and adhering to its core values. The City's general plan envisions land uses that emphasize the connectivity between housing, jobs, and services as well as the City's desire to enhance resident mobility through high-quality transit, and transit-supportive development. Additionally, through the opportunity created by the development of the California State University and University of California campuses, the General Plan also envisions development of interconnected neighborhoods in the vicinity of the universities to accommodate new students, faculty, and university supportive businesses. As the city continues to grow, its focus is shifting towards infill development and higher density residential housing which will allow the city to continue to grow and allow the city to continue to protect and preserve its hillsides and natural environment.

Residential Objective Design Standards

The City of Palm Desert, utilizing LEAP Grant funding began working with John Kaliski Architects, Inc. ("JKA") to develop Objective Design Standards for multifamily and mixed-use residential development in May 2023 in order address recent changes in State law that intend to streamline and increase housing production.

In order to respond to this recent legislation, the City focused on creating a comprehensive set of objective design standards ("ODS") with the intent that new, qualifying housing developments are designed with high quality architecture and site planning that implements the goals and objectives of the Palm Desert General Plan, and the context of the site, and surrounding areas. The Palm Desert City Council adopted Ordinance 1411 to establish the Palm Desert Multifamily and Mixed-Use Objective Design Standards, also known as the Palm Desert ODS. The Palm Desert ODS was adopted on April 25, 2024 and become effective May 25, 2024. Beginning May 25, 2024, these guidelines will apply to any multifamily housing, residential mixed-use developments located in all zoning districts except for the Downtown (D), Downtown Edge (DE), Downtown Edge Transition Overlay (DE-O) and Downtown Core Overlay (D-O).

Figure 4: City of Palm Desert Multifamily and Mixed-Use Objective Design Standards



Comprehensive Unified Development Code Update

Palm Desert's development regulations are codified through Title 25 (Zoning), Title 26 (Subdivisions) and Title 27 (Grading) of the Palm Desert Municipal Code together with chapters of Title 24 (Environment and Conservation) and Title 28 (Flood Damage Prevention). Together, these ordinances work to regulate the development, use, and subdivision of land and are critical to achieving the city's vision for development. The foundation of these ordinances date back to the late 1970s and while many amendments have been made over the years in order to address land use trends, and ever evolving State mandates, there is a severe need to update them in terms of structure and content. To implement the goals and vision of the General Plan, and keep pace with contemporary needs, the development ordinances must be comprehensively amended.

In July 2024, the City entered into an agreement with Clarion Associates to assist with a comprehensive update, and modernization of the City's development codes to create a Unified Development Code. This update will examine local development practice with the goal of reorganizing them for clarity and consistency, and implementation of the General Plan.

A kick-off meeting and session with the City Council occurred in September 2024. Initial stakeholder interview meetings were held with the Architectural Review Commission, Planning Commission, and City staff. Additional meetings and community surveys were conducted in November 2024. The City will present an issue identification and zoning code analysis to the City Council in Spring 2025. Code drafting will continue through June 2026. With final hearings, and workshops planned in Late 2026.

Figure 5: City of Palm Desert Unified Development Code Logo



PALM DESERT
UNIFIED DEVELOPMENT CODE

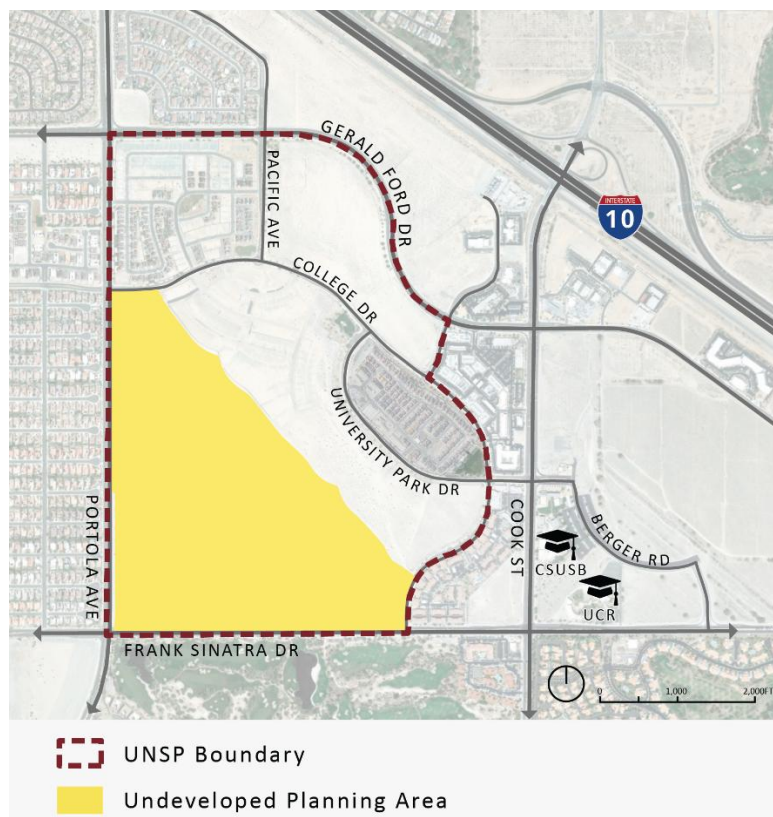
University Neighborhood Specific Plan Amendment

The University Neighborhood Specific Plan (UNSP) outlines land use and development standards for approximately 400 acres proximate to the California State University, San Bernardino, and University of California, Riverside Palm Desert campuses.

The original plan was adopted in 2016 and envisioned a mixed-use, walkable community with various housing options, commercial opportunities, and open spaces. Since the plan was adopted, substantial development activity has occurred, and approvals have been issued for more than half of the planning area. The City has just launched a plan update effort, with the main focus being reimagining and planning for the remaining 170 acres of undeveloped land.

In November 2023, the City entered into an agreement with Interwest Consulting Group to assist in the amendment of the UNSP.

Figure 6: University Neighborhood Specific Plan Boundary and Focus Area



The amendment will focus on land planning for the 170-acre vacant area and ensure development review processes are consistent with the development code. The amendment will also focus on:

1. **A new regional sports park will be situated within the planning area.** The regional sports park had not been anticipated in the current plan. The regional sports park will be a significant community asset and provide amenities to both residents who will live in the UNSP area and to residents of the City at large. A public library and a community building are also being considered.
2. **Housing that is required by State law, including affordable housing, needs to be accommodated within the planning area.** The City's Housing Element was updated in 2022 after the current plan was adopted. The Housing Element allocates approximately 1,500 housing units within the planning area.

In March 2024, the City held an open house for feedback from community residents on a preferred land use plan. The City is working to continue refining the land use plan.

Update of the Palm Desert Circulation Element

Since the 2016 General Plan Update adoption, several state policies and regulations have been implemented addressing roadway safety (Senate Bill or "SB" 932), vehicle miles traveled or "VMT" (SB 743), and other requirements pertaining to housing (SB 330 / SB 35) and safety related to truck routes (AB 98). Additionally, the element requires content updates to ensure it is clear, objective, internally consistent, and consistent with area plans and recommendations found in the City's Active Transportation Plan.

In July 2024, the City entered into an agreement with Fehr & Peers to prepare an amendment to the City's Circulation Element of the General Plan with the overall goals of:

- Implementing SB 743 and adopting local Vehicle Miles Traveled metrics and policies
- Implementing local level of service policies that align with local context and values
- Updating roadway design standards with maximum desired cross section widths and design standards for alternative transportation routes
- Incorporate goals on safety that addresses Vision Zero and Safe Systems Approach

Figure 7: Roadway Design Considerations – Circulation Element Update

Public Park Planning

The City's General Plan provides goals and policies to explore ways to provide parkland at a ratio of five acres per 1,000 residents citywide and convenient access for residents by striving to provide a park or recreation amenity within 1/2 mile walking distance of most neighborhoods. As the City continues to see increased residential development in the northern areas of the city, it continues to plan for the design and construction of new public parks.

Community Park

In late 2022, the City's Public Works Department began the process of designing a 27-acre community park north of Dinah Shore Drive and Gerald Ford. Community Open House meetings were held on December 3, 2022, January 14, 2023, and August 5, 2023. In 2023, A conceptual design for a community park on Dinah Shore Drive was developed and presented to the Parks & Recreation Committee, Planning Commission, Architectural Review Commission, Resource Preservation and Enhancement Committee, Cultural Arts Committee, and HOAs in the North Sphere, as well as the City Council. Initial feedback was incorporated into the design.

Following the initial approval of a conceptual plan for the Community Park, staff engaged a construction management team to assist with plan review and cost validation. Capital Improvements staff were included in biweekly discussions, leading to improvements in park accessibility and traffic flow. Additionally, construction of the Section 29 retention basin was completed, and survey data was collected to serve as the basis for future construction plans. The City will continue working with the community on appropriate design options.

Figure 8: Draft Design Options for Community Park



Figure 9: Design Renderings for the Community Park looking northeast from the intersection of Dinah Shore Drive and Gerald Ford Drive



Figure 10: Design Renderings for the Community Park as viewed looking east from Dinah Shore Drive



Regional Sports Park

Public Works is analyzing potential locations for a regional sports park in conjunction with the University Neighborhood Specific Plan.

GENERAL PLAN IMPLEMENTATION ACTION



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LAND USE & COMMUNITY CHARACTER

Goals/Policies	Description	Status	Responsibility
Goal 1	Quality Spaces. A beautiful city with a balance of high quality open spaces and high quality urban areas.		
Policy 1.1	Scale of development. Require new development along the city's corridors use design techniques to moderate height and use and ensure compatible fit with surrounding development.	Ongoing. City completed objective design standards for multifamily and residential development to implement objective standards related to this policy. City initiated City-wide unified development code to establish objective standards pertaining to all development.	Planning
Policy 1.2	Open space preservation. Balance the development of the city with the provision of open space, and especially the hillsides surrounding the City, so as to create both high quality urban areas and high quality open space.	Ongoing. City maintains areas dedicated for opens space and conservation with the Open Space land use and zoning designation. City's Hillside Ordinance includes policies limiting development within Hillside Planned Residential zones. Open space requirement within new development projects.	Planning
Policy1.3	Traffic generation. Balance medium and high intensity/density development with pedestrian-oriented and bicycle friendly design features so as to maximize trip and VMT reduction	Ongoing. Development reviewed on a case by case basis to ensure pedestrian-oriented and bicycle friendly design features are incorporated. Trip reduction demand ordinance in place.	Planning
Policy 1.4	Phasing of public facilities. Require new parks, open spaces and public facilities be constructed concurrent with, or prior to, the development of each Neighborhood. All required parks, open spaces and public facilities should be constructed before 75 percent of the dwelling units are constructed.	Ongoing. Requirement for all new development.	Public Works/Planning
Policy 1.5	Hillside Development. Limit development and grading in areas with slopes greater than 20 percent and limit the density and intensity of development in areas with slopes of between 10 and 19 percent.	Ongoing. City Hillside Planned Residential zoning designation establishes policies limiting development in areas with slopes. Reviewed on a case by case basis through Hillside Development Plan when applicable.	Planning
Policy 1.6	Community Amenities. Balance the impacts of new development, density, and urbanization through the provision of a high-level of neighborhood and community amenities and design features.	Ongoing. City reviews projects on a case by case basis to ensure high quality neighborhood and community amenities are included. Multifamily and mixed use development is subject to the residential objective design standards which require amenities.	Planning
Goal 2	Human-Scaled Design. A city designed for people, fostering interaction,activity, and safety.		
Policy 2.1	Pedestrian focus. Design the streetscape of high volume corridors to balance regional traffic flow with pedestrian movement and safety and the unique physical environment of the area.	Ongoing. City in process of adopting updated ordinances for requirements to off-site improvements and street cross sections which include these details. Development is reviewed on a case-by-case basis.	Public Works/Planning/CIP

Policy 2.2	Parking frontages. Require parking strategies and designs that ensure parking areas do not dominate street frontages and are screened from public views whenever possible.	Ongoing. City in process of adopting updated unified development code which will incorporate additional objective standards for strategies to screen parking such as building placement, site planning or screening achieved by walls and landscaping.	Planning
Policy 2.3	Landscaping. Require development projects to incorporate high quality landscaping in order to extend and enhance the green space network of the city.	Ongoing. New development requires submittal and review of landscaping plans by staff or Architectural Review Commission. Landscape retrofits require approval of design by City on case-by-case basis.	Planning
Policy 2.4	Tree planting. Encourage the planting of trees that appropriately shade the sidewalk and improve the pedestrian experience throughout the city.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Public Works/Planning
Policy 2.5	Streetscape. Enhance the pedestrian experience through streetscape improvements that could include new street lighting, tree planting, and easement dedications to increase the size of the sidewalks and pedestrian amenities.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Public Works/Planning
Policy 2.6	Lighting. Require all new street lights in commercial areas to be pedestrian-oriented and scaled, attractively designed, compatible in design with other street furniture, and to provide adequate visibility and security in accordance with best practices for night sky protection.	Ongoing. All new development is subject to the City's Outdoor lighting ordinance (Chapter 24.16 of the Palm Desert Municipal Code).	Public Works/Planning
Policy 2.7	Public gathering spaces. Improve existing and create new gathering spaces throughout the city to provide beautiful, comfortable, and inviting public and pedestrian spaces, encouraging walking and public gathering spaces.	Ongoing. New development reviewed on a case-by-case basis.	Public Works
Policy 2.8	Public plazas. Encourage new development to incorporate public plazas, seating, drinking fountains, and gathering places, especially in prominent locations and areas of pedestrian activity.	Ongoing. New development reviewed on a case-by-case basis.	Planning
Policy 2.9	<p>Commercial requirements. Require development projects in non residential and mixed use areas to provide for enhanced pedestrian activity through the following techniques:</p> <ul style="list-style-type: none"> • Requiring that the ground floor frontage be oriented to and accessible from the sidewalk. • Locating the majority of a building's frontages in close proximity to the sidewalk edge; • Requiring that the first level of the building occupy a majority of the lot's frontage, with exceptions for vehicle access; • Requiring that the majority of the linear ground floor retail frontage (where it occurs) be visually and physically "penetrable," incorporating windows and other design treatments to create an attractive street frontage; • Requiring that the first level of building where retail uses are allowed have a minimum 15 feet floor to floor height for non residential uses; • Minimizing vehicle intrusions across the sidewalk; • Allowing for the development of outdoor plazas and dining areas; • Discouraging new surface parking lots; and • Locating parking (surface or structured) behind buildings, wherever feasible. • Address parking on a regional basis to maximize efficiency. 	Ongoing. New development reviewed on a case-by-case basis.	Development Services

Policy 2.10	Auto-oriented uses. Consider allowing uses that serve occupants of the vehicle (such as car washes and service stations), in places that are clearly automobile oriented, ensuring that such uses do not disrupt pedestrian flow, are not concentrated, do not break up the building mass of the streetscape, and are compatible with the planned uses of the area. vehicles (such as drive-through windows) and discourage uses that serve	Completed. Zoning ordinance restricts siting of new land uses by requiring conditional use permit. Freeway Commercial Overlay zone allows drive-through restaurants in areas near Interstate 10 with approval of master plan and conditional use permit.	Planning
Policy 2.11	Roadway scale. In pedestrian prioritized areas of the city, limit roadway size and design techniques that emphasize and/or prioritize automobile operation at the expense of pedestrian and bicycle operation.	Ongoing. City evaluates existing conditions and makes improvements as needed. Areas within downtown development code such as El Paseo incorporate design which prioritize pedestrian operations such as the development of midblock crossings.	Public Works/Planning
Policy 2.12	Destination Accessibility. Direct the development of new centers, parks, schools, and similar destinations so as to provide all residences within town ¼ mile to at least two amenities.	Ongoing. New development encouraged in areas with existing amenities. City actively works to attract or develop amenities where possible.	Public Works/Planning
Goal 3	Neighborhoods. Neighborhoods that provide a variety of housing types, densities, designs and mix of uses and services that support healthy and active lifestyles.		
Policy 3.1	Complete neighborhoods. Through the development entitlement process, ensure that all new Neighborhoods (areas with a “Neighborhood” General Plan Designation) are complete and well structured such that the physical layout and land use mix promote walking to services, biking and transit use, are family friendly and address the needs of multiple ages and physical abilities. New neighborhoods should have the following characteristics: <ul style="list-style-type: none"> • Contain short, walkable block lengths. • Contain a high level of connectivity for pedestrians, bicycles and vehicles where practicable. • Are organized around a central focal point such as a park, school, civic building or neighborhood retail such that most homes are no more than one quarter-mile from this focal point. • Have goods and services within a short walking distance. • Contain a diversity of housing types, where possible. • Have homes with entries and windows facing the street. • Have a grid or modified grid street network (except where topography necessitates another street network layout). • Provide a diversity of architectural styles. 	Ongoing. Development reviewed on a case by case basis. Unified Development Code will update objective development standards to encourage these policies.	Planning
Policy 3.2	Conventional neighborhood design. Discourage the construction of new residential neighborhoods that are characterized by cul-de-sacs, soundwalls, long block lengths, single building and housing types and lack of access to goods and services.	Ongoing. New development reviewed on a case-by-case basis.	Planning
Policy 3.3	Variety of types of neighborhoods. Promote a variety of neighborhoods within the City and ensure that neighborhood types are dispersed throughout the City.	Ongoing. New development reviewed on a case-by-case basis.	Planning
Policy 3.4	Balanced neighborhoods. Within the allowed densities and housing types, promote a range of housing and price levels within each neighborhood in order to accommodate diverse ages and incomes. For development projects larger than five acres, require that a diversity of housing types be provided and that these housing types be mixed rather than segregated by unit type.	Ongoing. New development reviewed on a case-by-case basis. Zoning encourages mix of housing types and densities.	Planning
Policy 3.5	Housing affordability. Ensure affordable housing is distributed throughout the City to avoid concentrations of poverty and to be accessible to jobs.	Ongoing. New development reviewed on a case-by-case basis. Housing element considered locations in vacant sites inventory.	Planning (lead)/Housing

Policy 3.6	Senior housing. Encourage the development of senior housing only in neighborhoods that are accessible to public transit, commercial services and health and community facilities.	Ongoing. New development reviewed on a case-by-case basis.	Planning (lead)/Housing
Policy 3.7	Walkable neighborhoods. Require that all new neighborhoods be designed and constructed to be pedestrian friendly and include features such as short blocks, wide sidewalks, tree-shaded streets, buildings that define and are oriented to streets or public spaces, traffic-calming features, convenient pedestrian street crossings, and safe streets that are designed for pedestrians, cyclists and vehicles. <ul style="list-style-type: none"> • Provision of sidewalks. Except within designated rural areas, require sidewalks of at least six feet in width on both sides of streets in neighborhoods and prohibit obstructions that would impede use of the sidewalk. • Block size. Require new neighborhoods to be designed with blocks no longer than 600 to 800 feet. Exceptions can be made if mid-block pedestrian and bicycle connections are provided 	Ongoing. New development reviewed on a case-by-case basis. Unified development code will further solidify these policies into development regulations and subdivision standards.	Planning
Policy 3.8	Neighborhood intersection density. Require new neighborhoods to provide high levels of intersection density. Town Center and Small Town Neighborhoods should strive for 400 intersections per square mile. Conventional Suburban Neighborhoods should strive for at least 200 intersections per square mile.	Ongoing. New development reviewed on a case-by-case basis. Unified development code will further solidify these policies into development regulations and subdivision standards.	Public Works/Planning
Policy 3.9	Street layout. Design streets and lot layouts to provide a majority of lots within 20 degrees of a north-south orientation for increased energy conservation.	Ongoing. New development reviewed on a case-by-case basis. Unified development code will further solidify these policies into development regulations and subdivision standards.	Public Works/Planning
Policy 3.10	Shared driveways. Allow and encourage new commercial and residential developments to have common driveways serving multiple units, to minimize the number of curb cuts along any given block to improve pedestrian safety.	Ongoing. New development reviewed on a case-by-case basis for consistency with this requirement.	Planning
Policy 3.11	Connections to key destinations. Require direct pedestrian connections between residential areas and nearby commercial and public/institutional areas.	Ongoing. New development reviewed on a case-by-case basis for consistency with this requirement. Staff encourages implementation of this standard.	Public Works/Planning
Policy 3.12	Tree-lined streets. Require trees on both sides of at least 60 percent of new and existing streets within the project and on the project's side of bordering streets, between the vehicle travel way and walkway at intervals averaging no more than 50-100 feet (excluding driveways and utility vaults). This standard shall apply whenever new streets are constructed or when existing streets and sidewalks are significantly rehabilitated with existing neighborhoods. Ensuring the appropriate revenue stream to provide long term maintenance.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Planning
Policy 3.13	Shaded sidewalks. Require shade over at least 30 percent of the length of sidewalks on streets within a project. Trees must provide shade within 10 years of landscape installation and should be as water efficient as possible.	Ongoing. City in process of updating city standard street details to include shade trees. City Residential Objective Design Standards require shade trees along street frontages.	Planning
Policy 3.14	Access to daily activities. Require development patterns such that the majority of residents are within one-half mile walking distance to a variety of neighborhood goods and services, such as supermarkets, restaurants, churches, cafes, dry cleaners, laundromats, farmers markets, banks, hair care, pharmacies and similar uses.	Ongoing. New development reviewed on a case by case basis.	Planning
Policy 3.15	Access to parks and open spaces. Require the design of new neighborhoods and, where feasible, retrofit existing neighborhoods, so that 60 percent of dwelling units are within a ¼ mile walking distance of a usable open space such as a tot-lot, neighborhood park, community park or plaza/green.	Ongoing. New development reviewed on a case by case basis.	Planning
Policy 3.16	Neighborhood transitions. Require that new neighborhoods provide appropriate transitions in scale, building type and density between different General Plan designations.	Ongoing. New development reviewed on a case by case basis. Residential objective design standards implements sensitive height transition standard where there is change in land use or zoning designation.	Planning

Policy 3.17	Gated communities. Strongly discourage the construction of new gated communities except in the Rural or Resort General Plan Designations.	Ongoing. Staff actively enforces this program where applicable on a case-by-case basis.	Planning
Policy 3.18	Soundwalls. Allow the use of soundwalls to buffer new Neighborhoods from existing sources of noise pollution such as railroads and limited access roadways. Prohibit the use of soundwalls to buffer residential areas from arterial or collector streets. Instead design approaches such as building setbacks, landscaping and other techniques shall be used. In the case where soundwalls might be acceptable, require pedestrian access points to improve access from the Neighborhoods.	Complete and ongoing. Development reviewed on a case-by-case basis for compliance with this standard.	Development Services
Policy 3.19	Subdivision gateways. Discourage the use of signs to distinguish one residential project from another. Strive for neighborhoods to blend seamlessly into one another.	No ordinance in place. City reviews on case by case basis.	Planning
Policy 3.20	Neighborhood preservation. Preserve and enhance the character of existing residential neighborhoods	Ongoing. New development reviewed and considers existing context. City is preparing Historic Context Statement to identify potential locations of historical resources and district.	Planning
Policy 3.21	Infill neighborhoods. In existing developed areas of the city, encourage development that repairs connectivity, adds destinations, and encourages complete neighborhoods. This can be achieved by increasing intersection density, reducing block size, providing new community amenities and destinations	Ongoing. Development is reviewed on a case by case basis to assess opportunities and needs to add connectivity.	Planning
Policy 3.22	University Neighborhood. Facilitate the development of a University oriented neighborhood west of Cook Street, north of Frank Sinatra Street, and west of Portola Avenue. Specify and require the neighborhood be walkable, highly connected to the surrounding areas, and exemplify the best ideals of Palm Desert and complete neighborhoods	Complete and ongoing. City has adopted University Neighborhood Specific Plan at the approximately 400 acres at Frank Sinatra and Portola. Contains design standards and guidelines for walkability and connected neighborhoods. Development is reviewed on a case-by-case basis for consistency with the requirements of the specific plan. City is amending specific plan to master plan for the remaining undeveloped 170-acres controlled by the Successor Agency of the Palm Desert Redevelopment Agency.	Public Works/Development Services/ Planning
Goal 4	Districts. A series of unique, destination-oriented districts that provide space for large-format retail, industrial and resort uses in order to increase access to jobs, provide amenities for residents, and enhance the fiscal stability of the city.		
Policy 4.1	Resorts. Encourage the development of unique resort complexes. Locate resorts in areas of the city where citywide connectivity will not be negatively affected by the design of the project.	Ongoing. City has long established the Desert Willow area north of Country Club Drive as an area to support the development of resorts. The City has approved unique resorts and specific plans such as the DSRT Surf Specific plan and continues to seek development opportunities for additional resorts.	Planning
Policy 4.2	Resort design and connectivity. Allow resorts to be designed as isolated and gated developments as long as through traffic and external connectivity occurs at distances of no greater than 1,300 feet. Exceptions to this may be made where external connection is not possible because of steep slopes, or natural or man-made barriers.	Ongoing. New development is reviewed on a case-by-case basis to assess this potential.	Planning
Policy 4.3	Regional retail districts. Facilitate major regional serving commercial centers that provide a mix of uses in a pedestrian oriented format and become vibrant destinations for people to live, work, shop and congregate. Allow a wide variety of uses to locate in Regional Retail Districts including destination retail centers, mixed-use town centers, and hotels, among other uses.	Ongoing. City working to actively encourage development of mixed-use and town center areas at existing regional centers such as the Palm Desert Mall (Shops of Palm Desert) located north of Highway 111 at Town Center Way.	Planning

Policy 4.4	Regional retail district design. Allow for significant flexibility in the design of Regional Retail Districts so long as city-wide and project-level connectivity standards are met, the uses do not adversely affect adjacent uses and accommodations are made for pedestrians, bicycle and transit users. Design internal streets and parking into blocks and require sidewalks along both sides of these streets.	Ongoing. Development and re-development reviewed on a case-by-case basis for compliance with this policy.	Public Works/Planning
Policy 4.5	Suburban retail design. Design new suburban retail to be pedestrian friendly with buildings that front internal streets and public sidewalks and with buildings facing major roadways. No more than 50 percent of the frontage on streets may be parking lots	Ongoing. Development and re-development reviewed on a case-by-case basis for compliance with this policy.	Planning
Policy 4.6	Industrial compatibility. Where industrial uses are near existing and planned residential development, require that industrial projects be designed to limit the impact of truck traffic on residential areas.	Ongoing. City is working to amend the circulation element to identify truck routes that balance needs for truck connectivity, and avoid sensitive receptors such as residential neighborhoods in accordance with Assembly Bill 98.	Planning
Policy 4.7	Impact of industrial development. Require new development within the city's industrial areas be designed for compatibility with surrounding uses to minimize impact and cultivate connectivity with each district.	Ongoing. City has existing standards for compatibility. City is working to prepare an updated Unified Development Code which will include specific standards for industrial compatibility as required by Assembly Bill 98 which will include standards such as locating truck access points on commercial oriented roadways, and orienting loading bays away from sensitive receptors.	Planning
Policy 4.8	Design of employment districts. Design Employment Districts to be urban in character with compact buildings sited at or near front lot lines, a high percentage of lot coverage, and building facades and entrances directly addressing the street and with a high degree of transparency. Parking lots and large setbacks shall not dominate the frontage of the Employment Districts.	Ongoing. Development is reviewed on a case by case basis to assess consistency with this standard.	Planning
Policy 4.9	School location and design. Encourage school districts to size, design and locate schools to better enable students to walk or bicycle to them.	Ongoing. Existing school sites within the City have been established. One site located at the north corner of Dolce Avenue and Gateway Drive is within the Palm Springs Unified School District (PSUSD) and planned for a future Kindergarten through Grade Eight school. The site is surrounded by residential developments which are interconnected by pedestrian connections, public sidewalks, and bicycle lanes. A safe routes to school program is underway to assess repairing connectivity in areas where existing schools are located.	Public Works/Planning
Policy 4.10	Civic identity. Encourage civic buildings and public gathering places to be designed to provide locations that reinforce community identity and support self-government.	Ongoing. City has not established formal design guidelines for civic buildings. Reviewed on	Public Works/CIP
Policy 4.11	Role of civic buildings. Require that civic buildings be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.	Ongoing. New civic buildings such as the Palm Desert Library and North Sphere Fire Station consider this in their design.	Public Works/CIP
Goal 5	Centers. A variety of mixed use, urban centers throughout the city that provide opportunities for shopping, recreation, commerce, employment and arts and culture.		
Policy 5.1	Downtown. Facilitate the development of the Downtown as a vibrant, active downtown that is the civic and cultural heart of the community.	Complete and ongoing. City has adopted the One Eleven Development Code to facilitate the development of a vibrant and pedestrian oriented downtown.	Public Works/Planning

Policy 5.2	San Pablo. Prioritize the development of San Pablo Street at 111 into a local-serving, vibrant Main Street environment.	Complete and ongoing. In 2021 and 2022 the City completed a traffic calming project which included the widening of public sidewalks, additional on-street parking, bike lanes, and shade trees to enhance the public realm. In 2022 the City also passed the San Pablo Overlay which limited the ability for formula based businesses to locate on San Pablo with the intent to encourage unique, local small businesses to locate along the street. New development and re-development will be reviewed on a case-by-case basis.	Public Works
Policy 5.3	Diverse centers. Encourage the development of local and city-wide centers that address different community needs and market sectors. The centers shall complement and be integrated with surrounding neighborhoods.	Ongoing. New development is reviewed on a case by case basis. Economic development actively seeks development opportunities. The University Neighborhood Specific Plan Amendment plans to address feedback from residents in area by planning for the development of neighborhood and university oriented shopping center which will include restaurants and small grocery store.	Public Works/Planning
Policy 5.4	Access to transit. Encourage the development of commercial and mixed use centers that are located on existing or planned transit stops in order to facilitate and take advantage of transit service, reduce vehicle trips and allow residents without private vehicles to access services.	Ongoing. City actively works with sunline transit agency, the local transit provider to assess potential locations for service lines. The General Plan allows the development of mixed-use centers throughout the City. The Unified Development Code will establish clearer development standards and processes for development of these centers.	Public Works
Policy 5.5	Changing retail format. Provide incentives to transform existing, auto-oriented suburban centers into neighborhood destinations by adding a diversity of uses, providing new pedestrian connections to adjacent residential areas, reducing the visual prominence of parking lots, making the centers more pedestrian-friendly and enhance the definition and character of street frontage and associated streetscapes.	Ongoing. City is working to prepare a unified development code which will implement these policies as development standards.	Public Works/Planning
Policy 5.6	Neighborhood center design. Design new neighborhood centers to be walkable and pedestrian-friendly with buildings that front internal streets and public sidewalks and with buildings facing major roadways. No more than 50 percent of the frontage on streets may be parking lots.	Ongoing. City is working to prepare a unified development code which will implement these policies as development standards.	Planning
Goal 6	Corridors and Connectivity. A network of transportation and open space corridors throughout the city that provides a high level of connectivity for vehicles, bicyclists, and pedestrians.		
Policy 6.1	Citywide connectivity. Establish and preserve a citywide street network throughout the city where through roads occur approximately every one quarter mile, except where connections cannot be made because of previous large development projects or physical constraints such as railroads, waterways, steep slopes, limited access roadways and similar natural and man-made barriers.	Ongoing. Existing street network in place. City reviews new development for compliance with these standards on a case-by-case basis. Unified development code will amend the subdivision standards to establish this as a flexible development standard.	Public Works
Policy 6.2	Subarea connectivity. Ensure a high-level of connectivity in all Neighborhoods, Centers and Districts throughout the city. The connectivity shall be measured as block perimeter and in external connectivity on the perimeter of a new development project.	Ongoing. Existing street network in place. City reviews new development for compliance with these standards on a case-by-case basis. Unified development code will amend the subdivision standards to establish this as a flexible development standard.	Public Works/Planning

Policy 6.3	Connections between development projects. Require the continuation of the street network between adjacent development projects and discourage the use of cul-de-sacs except where necessary because connections cannot be made due to existing development, topographic conditions or limited access to transportation systems.	Ongoing. City reviews new development for compliance with these standards on a case-by-case basis. Unified development code will amend the subdivision and site development standards to establish this as a development standard. City will work to secure easements or right-of-way to ensure connections for future infill developments.	Planning
Policy 6.4	Cook Street. Facilitate the development of Cook Street into a multimodal street that serves as community amenity, connecting both east and west sides of the street, as well as the north and south ends of the city.	Ongoing. City Public Works department assesses level of service for vehicles and other modes of transportation. In 2023 the City completed a maintenance project to repave Cook Street which included restriping and addition of Class II bike and golf cart lane.	Public Works
Policy 6.5	Unbundled Parking. Allow and encourage strategies that unbundle parking, reducing or eliminating requirements for on-site parking.	The city has not adopted a policy or ordinance for this. This will be considered as a component of the unified development code.	Planning
Goal 7	The Arts. A high quality of life and strong community identity enhanced by rich arts and culture programs.		
Policy 7.1	Performing arts. Encourage the development of facilities and venues for arts and entertainment.	Ongoing.	Planning
Policy 7.2	Higher education. Increase coordinated marketing of arts and cultural events at Palm Desert's higher education institutions.	Ongoing. Economic Development Department releases regular newsletters, and advertising for local cultural events through various mediums including social media, and print ad.	Economic Development
Policy 7.3	Artists' colony. Encourage the establishment of an artist's colony near the downtown, supporting live-work studios as a form of mixed-use.	No formal policy or ordinance in place.	Economic Development/Planning
Policy 7.4	Artists live/work studios. Consider incentives for the inclusion of live/work studio space in new developments.	No ordinance or policy in place.	Economic Development/Planning
Policy 7.5	Arts and culture district. Consider the establishment of an arts and culture district.	No district has been formed. Discussion has not occurred	Economic Development
Policy 7.6	Arts and culture funding. Consider innovative funding mechanisms to support funding for arts and culture.	Ongoing. City has a long established arts in public places ordinance which requires new development to provide public art or an in-lieu fee for public art. The City's Public Arts Division regularly works with supporting, with City Council sponsorship, of local programs. One example is the Palm Springs Art Museum which operates a gallery at a City owned facility at Entrada Del Paseo at 72567 Entrada Del Paseo	Economic Development
Goal 8	Economic Development. A diverse, growing and resilient local economy.		
Policy 8.1	Long-term economic development. Support the development and implementation of long-term economic development strategies that seek to establish and keep new businesses.	Completed and ongoing - staff continue to work on strategies for long-term.	Economic Development
Policy 8.2	Regional jobs center. Encourage economic development strategies, especially those that leverage the College of the Desert, California State University, and University of California, which will expand the number of living-wage paying jobs within the city.		Economic Development
Policy 8.3	Jobs-housing balance. Strive to improve the jobs-housing balance in the city by actively pursuing new employment generating uses for the city	Joint effort between Planning and ED.	Economic Development

Policy 8.4	University housing. Encourage the development of affordable housing to ensure an adequate supply of dedicated housing for students and university and college faculty.	Completed and Ongoing. City has adopted the University Neighborhood Specific Plan which encourages a mix of residential housing types and densities within a 400 acre area. City is working to amend the University Neighborhood Specific Plan to accomodate an additional 1,500 units including affordable housing sites within the remaining 170-acres of the UNSP. Development is reviewed on a case-by-case basis.	Planning
Policy 8.5	Development Incentives. Consider incentives for new development that provides a substantial economic benefit to the community such as retail sales taxes, transient occupancy taxes or higher-paying jobs. Prohibit the provision of incentives that outweigh the direct benefits from the use.	Development incentives have been provided and are considered when merited.	Economic Development
Policy 8.6	Joint-use. Promote joint use of public and private facilities for community use, tourism, conference, convention and cultural uses.	Ongoing. City will explore these opportunities on a case by case basis.	Planning/Economic Development
Policy 8.7	Natural environment. Maintain and enhance the natural environment as critical to the attraction of tourists and ensure that new development does not adversely affect the natural environment as a tourist draw.	Completed and ongoing. City has established open space land use designations in general plan and zoning ordinance.	Planning
Policy 8.8	Recreational amenities. Strategically utilize City recreational investments to create and enhance development opportunities.	Ongoing. City is working with the California State University San Bernardino Palm Desert Campus to explore the potential of developing a joint use regional sports park on a vacant property which is intended to support the needs of City residents and CSU collegiate sports activities.	Public Works
Policy 8.9	Convention/retreat center. Pursue the development of a regional scale conference center adjacent to the university campuses	No formal plan has been established to develop a conference center at this time. City has regular discussion with the California State University San Bernardino Palm Desert Campus to explore opportunities for this sort of development.	Planning/City Manager
Policy 8.10	Adaptive reuse of golf courses. Support the conversion of struggling golf courses into new, complementary uses. Changes of use will be considered based on their merits and benefits to the surrounding community and city at large and must demonstrate excellence in design and connectivity. The City will consider uses such as: <ul style="list-style-type: none"> • Active recreational space, • Natural habitat restoration, • Passive open space and trails, • Community scale agriculture, • Neighborhood supportive commercial and service uses, • High quality neighborhoods. 	Complete and ongoing. City has established an ordinance for the conversions of golf courses to residential land uses which involve a change of zone and requires the preservation of open space.	Planning
Goal 9	Fiscal Stability. A Fiscally sound and sustainable city		
Policy 9.1	Fiscal impact assessment. For all major development projects, including but not limited to specific plans, annexations and changes in General Plan designations for areas over 5 acres in size, require a fiscal impact assessment to determine possible fiscal impact of the development project and use the information to formulate conditions of approval for the project.	Complete and ongoing. City requires this as projects are proposed.	Planning/Finance

Policy 9.2	Efficient growth. Manage growth in a manner that is fiscally sustainable and protects and/or enhances community value.	Ongoing.	Planning (lead)/Housing
Policy 9.3	Diverse tax base. Guide development and public investments to maintain a fiscally sound city with a sustainable tax base and user fees including property tax, sales tax, transient occupancy tax, utilities user tax and user fees that pay for cost of services.	Ongoing.	Finance

MOBILITY

Goals/Policies	Description	Status	Responsibility
Goal 1 Livable Streets. A balanced transportation system that accommodates all modes of travel safely and efficiently.			
Policy 1.1	Complete Streets. Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists and public transit users of all ages and capabilities.	Complete and ongoing. Capital Improvement Program projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network. New development reviewed on case by case basis.	Public Works/Development Service
Policy 1.2	Transportation System Impacts. Evaluate transportation and development projects in a manner that addresses the impacts of all travel modes on all other travel modes through the best available practices.	Ongoing. Evaluation of transportation system during design and following construction of projects. Supplemental studies.	Public Works/Development Service
Policy 1.3	Facility Service Levels. Determine appropriate service levels for all modes of transportation and develop guidelines to evaluate impacts to these modes for all related public and private projects.	Guidelines are in place for vehicle level of service. Guidelines have not been developed for other modes of transportation. City will consider adopting level of service guidelines for other modes of transportation with the planned Circulation Element update.	Public Works/Development Services
Policy 1.4	Transportation Improvements. Consider improvements that add roadway or intersection capacity for vehicles only after considering improvements to other modes of travel.	Ongoing. Evaluation of transportation system during design and following construction of projects. Supplemental studies.	Public Works
Policy 1.5	Transportation Network Consistency. Perform a formal evaluation of any transportation projects to verify consistency with the goals and policies in the General Plan prior to approving funding for those projects.	Ongoing. Informal evaluations are completed prior to project construction and during budget process.	Public Works/Capital Projects
Policy 1.6	Emergency Vehicle Access. Evaluate the impacts of transportation network changes on emergency vehicle access and response time.	Ongoing. Traffic improvement plans submitted to police and fire as part of the approval process. Emergency services are a part of Development Services plan check.	Public Works
Policy 1.7	System Efficiency. Prioritize transportation systems management (TSM) strategies such as signal coordination, signal retiming, and other applicable techniques to limit unnecessary delay and congestion for vehicles.	Ongoing. Replacement of the City's Traffic Management System to be designed in 2026 and construct in 2027.	Public Works
Goal 2 Parking. An actively managed system of public and private parking facilities that supports future development.			
Policy 2.1	Public Parking Facilities. Provide new public parking facilities only after applying appropriate techniques to manage parking demand and ensure efficient use of all public and private parking facilities.	Ongoing. City continues to maintain and reevaluate existing parking facilities.	Public Works
Policy 2.2	Parking Management. Actively manage public parking facilities to ensure that all potential users are benefitting from this civic resource.	Ongoing. City continues to manage public parking facilities and property-based improvement district parking facilities free of charge and with adequate wayfinding signage to promote public use.	Public Works
Policy 2.3	Parking Cost Effectiveness. Continue to evaluate supply and demand and implement appropriate strategies to maximize use and cost effectiveness of public parking facilities.	City has not established an evaluation system for parking cost effectiveness.	Public Works
Policy 2.4	Public/Private Partnerships. Promote the use of joint public and private approaches to parking which might include leasing of private parking lots for short-term use, using public parking for temporary private functions, or the construction of joint-use facilities.	Ongoing. City participates in various partnerships (e.g., Farmer's Market at Entrada, Parking at Church for Greek festival, event-based parking).	Public Works

Policy 2.5	Innovative Parking Approaches. Allow the use of innovative parking supply and demand strategies such as shared parking, unbundling parking, and other related items within privately owned parking facilities to allow an appropriate level of flexibility for these private land owners.	Ongoing. Evaluating on-street parking on El Paseo, potentially placing painted spaces.	Public Works/Planning
Policy 2.6	Formal Parking Evaluations. Perform formal evaluations of parking capacity on a biannual basis to identify areas where parking is under-or over-utilized.	Ongoing. Public Works will plan to implement a year-over-year traffic study to understand utilization of parking.	Public Works/Development Services
Policy 2.7	Pick-up and Drop-off Zones. Encourage parking lots to be designed with pick-up and drop-off zones to accommodate the trend towards increased use of autonomous vehicles and shared vehicle services.	Ongoing. Evaluated on a case-by-case basis as development is proposed.	Development Services
Goal 3 Pedestrian Facilities. Integrated pedestrian pathways that connect residences, business, and educational and community uses.			
Policy 3.1	Pedestrian Network. Provide a safe and convenient circulation system for pedestrians that include sidewalks, crosswalks, places to sit and gather, appropriate street lighting, buffers from moving vehicles, shading, and amenities for people of all ages.	Complete and Ongoing. A Vision Zero Strategy, including Safe Routes to Schools and Safe Routes for Older Adults Plans, will be completed in Fiscal Year 2025-26. Projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network.	Public Works
Policy 3.2	Prioritized Improvements. Prioritize pedestrian improvements in areas of the city with community and/or education facilities, supportive land use patterns, expressed community interest in better pedestrian infrastructure, and non-automotive connections such as multi-use trails and transit stops.	Ongoing. Bike and walk trail connecting trails in south Palm Desert. Landscape and educational signage updates at Baja Parkway.	Public Works
Policy 3.3	Roadway Sidewalks. Where feasible, provide adequate sidewalks along all public roadways.	Ongoing. City budgets and constructs sidewalk improvements annually through an on-call maintenance agreement.	Public Works
Policy 3.4	Access to Development. Require that all new development projects of redevelopment projects provide connections from the site to the external pedestrian network.	Ongoing. Coordinating with Public Works and presenting items during community focus meetings.	Planning Division
Policy 3.5	Pedestrian Educations and Awareness. Support regional efforts to encourage walking and also to reduce vehicular/pedestrian collisions.	Complete and Ongoing. A Vision Zero Strategy, including an outreach and engagement campaign (Very Important Pedestrian), will be completed in Fiscal Year 2025-26. Projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network.	Public Works/CIP
Policy 3.6	Safe Pedestrian Routes to School. Consider school access as a priority over vehicular movements when any such conflicts occur.	Complete and Ongoing. A Vision Zero Strategy, including Safe Routes to Schools and Safe Routes for Older Adults Plans, will be completed in Fiscal Year 2025-26. Projects such as "Walk n' Roll" actively evaluate and expand the existing active transportation network.	Public Works/CIP
Goal 4 Bicycle Networks. Well-connected bicycle network that facilitates bicycles for commuting, school, shopping, and recreational trips.			
Policy 4.1	Bicycle Networks. Provide bicycle facilities where shown on Figure 4.2 along all roadways to implement the proposed network of facilities outlined in the General Plan.	Ongoing. The City continues to maintain its infrastructure and reevaluate its bicycle networks.	Public Works/Capital Projects
Policy 4.2	Prioritized Improvements. Prioritize and capitalize on opportunities to provide bicycle facilities that connect community facilities, supportive land use patterns, pedestrian routes, and transit stations.	Ongoing. The City is developing an Investment Strategy through its Vision Zero Strategy that prioritizes bicycle networks.	Public Works
Policy 4.3	Bicycle Parking. Require public and private development to provide sufficient bicycle parking.	Ongoing. Staff requires that bicycle racks be installed for new development projects and businesses.	Planning

Policy 4.4	Bicycle Education. Develop educational programs that educate bicyclists on lawful.	Ongoing. Meetings with Riverside County Sheriff Department, coordination on educational programs.	Public Works
Policy 4.5	Regional Bicycle Safety. Support regional efforts to educate all travelers on measures to improve safety for bicyclists.	Complete and ongoing. The City participates in the development of the regional Active Transportation Plan developed by CVAG. This plan outlines various non-infrastructure improvements, including efforts to educate travelers and improve safety.	Public Works/ Development Services/Economic Development
Goal 5 Transit Facilities. An integrated transportation system that supports opportunities to use public and private transit systems.			
Policy 5.1	Transit Service. Promote public transit service in areas of the City with appropriate levels of density, mix of residential and employment uses, and connections to bicycle and pedestrian networks.	Ongoing. The City supports public transit through SunLine, including maintenance efforts to provide a clean and safe transit areas.	Public Works/ Development Services/Economic Development
Policy 5.2	Bus Stop Location. Regularly review bus stop locations in conjunction with Sunline Transit to ensure that bus stop reflect current land use and transportation networks.	Ongoing. Council liaison meets regularly with Sunline Transit. Sunline communicates with staff on any new issues.	Public Works
Policy 5.3	Private Transit. Encourage the implementation of private transit services in a manner which minimizes negative impacts on public transportation facilities.	Ongoing. The City supports private transit services through ensuring adequate maintenance of the transportation network and public right of way.	Public Works
Policy 5.4	Senior Transit. Encourage existing para services in the City to provide transit access for seniors and persons with disabilities.	Ongoing. The City supports Sunline, which provides para services through different types of transit options.	Public Works
Policy 5.5	Private Development Access to Transit. Review development proposals to limit impacts on existing or proposed transit facilities.	Ongoing. The City reviews new development on a case-by-case basis as it is proposed.	Development Services
Policy 5.6	Safe Routes to Transit. Regularly review transit stop locations to maintain safe access for pedestrians and bicyclists.	Ongoing. The City supports SunLine, which is contracted to continually maintain clean and safe access for pedestrians and bicyclists at bus stops.	Public Works
Goal 6 Sustainable Transportation. A transportation network that can be built, operated, and maintained within the City's resource limitations.			
Policy 6.1	Fair Share Costs. Require that new development pay for its fair share of construction costs related to new and/or upgraded infrastructure needed to accommodate the development.	Completed and ongoing. City Council adopted Resolution No. 2022-74 which adopted Transportation analysis guidelines for level of service (LOS) and vehicle miles traveled (VMT). These guidelines included methodology for fair share construction costs related to new and /or upgraded infrastructure for new development.	Development Services
Policy 6.2	Multi-Modal Impacts. Develop and apply funding mechanisms that require fair share contributions for impacts to all modes of transportation associated with development or redevelopment.	Not completed. No program is currently in place. There can be future consideration for regional program or local program for contribution or mitigation fee.	Development Services
Policy 6.3	Operations and Maintenance Costs. Evaluate potential changes in Citywide operations and maintenance costs for transportation facilities prior to the construction of any new facilities.	Ongoing. The City evaluates operational and maintenance costs for each facility on a project-by-project basis.	Public Works
Policy 6.4	Development Contribution to Operations and Maintenance Costs. Consider funding strategies that require private development to contribute to the ongoing operations and maintenance of transportation infrastructure within the City.	Not completed. No program in place for local mitigation fees related to local projects. City participates in the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee Program (TUMF)	Development Services

Policy 6.5	Cap-and Trade Funds. Take advantage of funds from the State's cap-and trade program to apply to projects and programs in the City, when possible.	The City has not utilized Cap and Trade funds.	Public Works
Goal 7 Monitoring. A process to regularly monitor the performance of City transportation facilities.			
Policy 7.1	Ongoing Monitoring. Regularly monitor the performance of all major transportation facilities within the City including major roadways, pedestrian facilities, bicycle lane, and transit stops.	Ongoing. The City regularly monitors it's performance of major transportation facilities on a continual basis, but at minimum an annual basis for budgetary purposes.	Public Works
Policy 7.2	Safety Review. Continue to coordinate with law enforcement agencies to identify major accident locations including those affecting vehicles, bicyclists, and pedestrians. Regularly publish reports regarding traffic safety conditions in the city.	Ongoing. The City meets monthly with law enforcement agencies to identify major accident locations and other traffic-related matters.	Public Works
Goal 8 Transportation innovation. A transportation system that leverages emerging technologies to improve mobility for residents, employees, and visitors.			
Policy 8.1	Alternative Fueled City Owned Vehicles. Encourage the purchase of City vehicles which use fuel sources other than fossil fuels while considering factors such as cost effectiveness, environmental impacts, and the availability of local maintenance.	Ongoing. The City completed a Fleet Vehicle Study and has begun conversation toward an electric fleet to meet State guidelines. Six EV hybrid vehicles are pending delivery.	Finance/Public Works
Policy 8.2	Innovative Vehicle Technologies. Regularly monitor and evaluate new vehicle technologies such as autonomous and connected vehicles for use by City Staff.	Ongoing. The City is continually attending conferences and identifying best practices on new vehicle technologies.	Public Works
Policy 8.3	Emerging Mobility Strategies. Encourage the deployment of emerging transportation approaches such as transportation network companies, mobility hubs and comprehensive mobility providers by private vendors.	Ongoing. The City is continually encouraging the deployment of emerging transportation approaches, such as working with CVAG on deploying video detection at major intersections.	Public Works
Policy 8.4	Big Data. Regularly evaluate new data source including but not limited to real time traffic and parking information for use by City Staff and residents.	Ongoing. The City evaluates new data sources with law enforcement agencies, the City's contracted Traffic Engineer, and various on-call consultants.	Public Works
Policy 8.5	Analysis Tools. Regularly evaluate state of the practice transportation analysis tools and procedures to determine their utility in the analysis of existing and future transportation conditions.	Ongoing. The City regularly evaluates transportation analysis tools with law enforcement agencies, the City's contracted Traffic Engineer, and various on-call consultants.	Public Works
Policy 8.6	Electric Vehicles. Encourage the use of electric vehicles (EV), including golf carts and Neighborhood Electric Vehicles (NEV) by supporting the use of EVs and encouraging NEV charging stations to be powered with renewable resources.	Ongoing. The City encourages electric vehicles through its transportation network (e.g. bike lanes) and supports charging stations at various City facilities citywide.	Public Works
Goal 9 Regional Coordination. The City transportation system operates as an integral element of the larger regional system.			
Policy 9.1	Regional Vehicular Traffic. Be mindful of local impacts from regional "through" traffic. Consider but don't prioritize the movement of through vehicles through Palm Desert roadways.	Ongoing. The City is mindful of local impacts on a project-by-project basis and conducts extensive outreach accordingly. If local impacts are identified through change of regional patterns, the City works with the community to identify solutions.	Public Works
Policy 9.2	Regional Roadways. Coordinate with Caltrans, RCTC, CVAG, and other agencies on the planning, design, and construction of regional roadways to provide an appropriate level of regional connectivity.	Ongoing. The City Coordinate with Caltrans, RCTC, CVAG, and other agencies on the planning, design, and construction of regional roadways to provide an appropriate level of regional connectivity.	Public Works
Policy 9.3	Regional Bicycle and Pedestrian Facilities. Coordinate with CVAG and other agencies on the planning, design, and construction of regional non-motorized routes such as CV link.	Ongoing. The City coordinates with CVAG and other agencies (e.g., Indian Wells and La Quinta) on the planning, design, and construction of regional non-motorized routes such as CV link.	Public Works

Policy 9.4	Regional Transit. Collaborate with RCTC, CVAG, and Sunline Transit in the planning, design, and construction of regional transportation facilities, emphasizing the construction of a Metrolink station in Palm Desert.	Ongoing. City is participating in the San Geronimo Corridor regional study to consider the siting of a new metrolink stop in Palm Desert.	Economic Development
Policy 9.5	Regional Priorities. Identify and prioritize desired regional roadway, transit, and non-motorized improvements to focus the City's outreach with agencies such as Caltrans, CVAG, RCTC, and elected officials.	Ongoing. The City continually coordinates with these agencies to identify and prioritize improvements that are ideal to the transportation network. Many improvements are examined on a project-by-project basis with the respective agencies.	Public Works

HEALTH & WELLNESS

Goals/Policies	Description	Status	Responsibility
Goal 1	Public Park facilities. A network of parks with safe and convenient access and resources for everyone.		
Policy 1.1	Park Amenities. In the design of parks or open spaces, provide paths, running tracks, playgorunds, sport courts, and drinking fountains.	Ongoing. Currently designing community park and regional park in north section of the City.	Public Works
Policy 1.2	Multiple users. Encourage active play structures and /or passive amenities to be designed to accommodate a range of ages and abilities, especially seniors.	Multi-generational opportunities for recreation are incorporated into park design.	Public Works
Policy 1.3	Partnerships. Create partnerships with organizations to sponsor and maintain green spaces and gardens on building sites.	Desert Recreation District partners with the City to provide recreational programming at parks.	Public Works
Policy 1.4	Joint-use. Promote joint use of public and private recreational facilities for community uses.	Palm Desert Community Center and Portola Community Center are operated by Desert Recreation District. Each provide opportunities for community use such as groups and events.	Public Works
Policy 1.5	Increase park space. Require 5 acres of park space for every 1,000 residents, striving to have a park or recreation amenity within 1/2 mile of most neighborhoods. Provide an increase focus on neighborhood parks, mini parks and neighborhood plaza to serve residensts.	Ongoing. Projects are reviewed for consistency with this requirement.	Planning Division
Policy 1.6	Design for heat. Consider extreme heat in the design of parks and playgrounds to facilitate activity in different weather conditions by including shade structures, shade trees, water fountains, splash pads, lighing for night play, and otherdesign features that mitigate heat.	Ongoing. Heat and design strategies to mitigate the heat island effect is considered in design of new parks, and renovation of existing parks.	Public Works
Policy 1.7	Design for safety. Utilize CPTED design techniques such as providing clear lines of sight, adequate lighting, and wayfinding signs, to ensure parks are safe.	Ongoing. Police and Fire are included as stakeholders during park design process to ensure CPTED principles and emergency accessibility is incorporated.	Public Works
Policy 1.8	New development. Ensure that new residential developments provide adequate on-site recreational and open space amenities consistent with the values and standards of the community and the needs of new development.	Ongoing. Staff recommends approval for recreational and open space amenities, and developers are advised to provide sufficient landcaping.	Planning Division
Policy 1.9	Open Space trails. Develop and enhance existing open space and trails that provide City residents and visitors access to undisturbed desert and mountain evironments, while preserving these resources, including sensitive plant and animal species, in their natural environments.	Ongoing. Active maintenance of current trails and trailheads. MOU with Friends of the Desert Mountains for trail maintenance.	Public Works
Policy 1.10	Accessibility to parks. Seek new park locations that will serve residential areas that are more than a quarter mile from an existing or planned park or seperated from an existing or planned park by a street that consists of four or more travel lanes. Where possible, parks shall be associated with and connected to the trail network.	Ongoing. Development Services and Public Works coordinate locations of future parks. Currently planning for the location of a 20 to 30 acre regionnal park in the northern area of the City within the Palm Desert University Neighborhood Specific Plan.	Public Works/Planning
Policy 1.11	Parks classification systems. Adopt and utilize the parks classification system identified in Table 5-1 to help guide maintenance and planning workin the city.	Ongoing. Parks and Recreation Committee KPIs. Need access to Table 5-1 for further detail.	Public Works/Planning
Policy 1.12	Economic Opportunities. Utilize parks to maximize new and existing economic development opportunities through recruitment of new enterainment uses and by coordinating park development to support commercial development.	Staff is open to programming parks with new entertainment uses as opportunities arise.	Economic Development

Goal 2 Economic opportunity. A city that attracts and supports new businesses, industries, and living wage jobs.			
Policy 2.1	Lifelong learning and professional development. Work with the school district, Cal State, and Riverside County Regional Occupational Center/Program to support mentorship, professional development, and continuing education programs, so working adults can expand their skills and embrace lifelong learning.	No program in place at this time.	Economic Development
Policy 2.2	Affordable housing. Encourage qualified employees to live in Palm Desert through homebuyer and rental assistance and other programs as recommended in the Housing Element.	Ongoing. No formal program has been established, however this requirement is negotiated on a case-by-case basis as new developments are proposed. The City Council adopted Resolution No. 2024-073 which required a set aside of five affordable units within the Bravo Garden Apartments (Project No. PP/CUP16-394) for persons who work within Palm Desert city limits.	Housing Division
Policy 2.3	Employee programs. Encourage employers to adopt healthy employee programs and practices such as healthy work environments, healthy food choices, or health challenges including weight loss, smoking cessation, or physical activity.	No program in place at this time.	Economic Development
Goal 3 Community Agriculture. Private and public community garden space and programs that supply healthy, local, affordable food.			
Policy 3.1	Community gardens. Encourage community gardens, especially in new affordable housing developments, multifamily development and schools.	Robust community garden program ongoing. Capital improvements over the past 3 years and continuing. Planning for community gardens in new parks.	Public Works
Policy 3.2	Public gardens. Allow the development of community gardens in park, public right-of-ways, alleys, parkways, vacant land and utility easements, and encourage edible landscaping.	Robust community garden program ongoing. Capital improvements over the past 3 years and continuing. Planning for community gardens in new parks.	Public Works
Policy 3.3	Private gardens. Allow for gardens on rooftops, residential front and back yards, and indoor spaces.	Ongoing. Staff recommends approval for private garden projects and advises developers to provide sufficient landscaping.	Planning Division
Policy 3.4	Livestock. Allow the raising of animals such as bees, chickens, goats, etc. in certain designated, low residential areas.	Ongoing. Staff will recommend approval provided that all zoning and other requirements are met.	Planning Division
Goal 4 Healthy Food. A city with a variety of accessible and affordable healthy food options.			
Policy 4.1	Healthy food outlets. Utilize available incentives, and /or programs to encourage small grocery or convenience stores to sell basic healthy fresh food items so as to expand the availability of healthy food within the City.	No program in place at this time.	Economic Development
Policy 4.2	Farmers' markets. Encourage farmers' markets in a wide variety of formats and venues.	Staff will continue to encourage Farmers Market operators to host markets throughout the city.	Economic Development
Policy 4.3	Healthy Food environments. Limit fast food retailers density throughout the city, either by restricting the number of fast food retailers or increasing the number of healthy food retailers.	Ongoing. Staff recommends approval for local, healthier restaurants.	Planning Division
Policy 4.4	Innovation. Support the development of food cooperatives as alternative means of increasing access to healthy and fresh foods.	No program in place at this time.	Economic Development
Goal 5 Healthcare and Social Services. Affordable accessible and high-quality health care and social services for all residents.			
Policy 5.1	Health care service levels. Work with local health care providers to ensure the availability of adequate levels of health care services and facilities and to attract more primary care physicians.	No program in place at this time.	Economic Development

Policy 5.2	Healthcare training and education. Commensurate with population growth, and responsive to the demographics of the city and the region, work with the UC Riverside School of Medicine to encourage the development of additional research, education and health care service to enhance access to health care training and educational opportunities, urgent care, in-home care and other medical treatment.	No program in place at this time.	Economic Development
Policy 5.3	Innovative health services. Continue to encourage innovative health services that cater to Palm Desert's unique community and needs.	No program in place at this time.	Economic Development
Policy 5.4	Accessible health and social services facilities. Ensure health and social services facilities are accessible to residents and well served by transit.	Ongoing. Case by case basis as new development is proposed they are reviewed for accessibility. City coordinates with Sunline transit agency as new development is proposed.	Economic Development
Policy 5.5	Homegrown medical professionals. Aspire to cultivate "homegrown" medical professionals by supporting programs that create education pipelines to health careers and providing lease assistance, tenant improvements and capital contributions to new practices.	No program in place at this time.	Economic Development/Development Services
Policy 5.6	Healthcare accessibility. Consider and plan for individuals with disabilities when locating health services and health-promoting uses, including hospitals and medical centers, schools, grocery stores and markets, and governmental services.	Ongoing, considered as new facilities are planned and developed	Economic Development/Development Services
Policy 5.7	Temporary health centers. Allow and encourage temporary healthcare spaces and events such as mobile clinics, health fairs, church and school clinics.	Complete and Ongoing. Staff has approved several temporary setups for healthcare spaces and events and will continue to do so.	Planning Division
Policy 5.8	Aging in Place. Encourage Aging in Place design and policies in new development to ensure safe and easy access for seniors.	No formal plan in place.	Development Services
Goal 6	Air Quality. A city with clean , healthy air.		
Policy 6.1	Near-source air quality impacts. Avoid locating new air quality-sensitive uses (schools, child care centers, senior centers, medical facilities, and residences) in proximity to sources of localized air pollution(e.g.,interstate 10, high traffic roads, certain industrial facilities), and vice versa. Where such uses are located within 500 feet of each other, require preparation of a health impact assessment (HIA) or similarly effective health analysis as part of the CEQA environmental review process, to analyze the significance of the health impact on sensitive land uses and incorporate project-specific mitigation measures to reduce potential impacts.	Complete and Ongoing. CEQA mitigation measures when necessary for new developments.	Planning Division
	For sensitive land uses that cannot be avoided within 500 feet of sources of localized air pollution, potential design mitigation options include:		Development Services
	Provide residential units with individual HVAC systems in order to allow adequate ventilation with windows closed;		Development Services
	Locating air intake systems for heating, ventilation, and air conditioning (HVAC) systems as far away from existing air pollution sources as possible;		Development Services
	Using HEPA air filters in the HVAC system and developing a maintenance plan to ensure the filtering system is properly maintained; and		Development Services
	Utilizing only fixed windows next to any existing sources of pollution.		Development Services
	Using sound walls, berms, and vegetation as physical barriers.		Development Services
	Notifying new potential home buyers of risks from air pollution.		Development Services

Policy 6.2	Healthy buildings. Require new development to meet the State’s Green Building Code standards for indoor air quality performance, and promote green building practices that support “healthy buildings,” such as low VOC materials, environmental tobacco smoke control, and indoor air quality construction pollution prevention techniques.	Ongoing.	Development Services
Policy 6.3	Sensitive receptors. Avoid the siting of new projects and land uses that would produce localized air pollution in a way that would adversely impact existing air quality-sensitive receptors including schools, childcare centers, senior housing, and subsidized affordable housing. The recommended minimum distance separating these uses should be 500 feet. When a minimum distance of 500 feet cannot be avoided, a health impact assessment (HIA) shall be completed in compliance with Policy 6.1.	Ongoing. New development is reviewed for compliance with this policy. City may consider utilizing GIS to identify areas that are within proximity to sources of localized air pollution.	Development Services
Goal 7	Healthy Community Design . Development patterns and urban design comprised of complete, walkable, attractive, family-friendly neighborhoods, districts and corridors that support healthy and active lifestyles.		
Policy 7.1	Physical plan. Facilitate the construction of a built environment that supports a healthy physical and social environment for new and existing neighborhoods and strengthens community cohesion.	Ongoing. Staff recommends approval of projects that are pedestrian oriented and promote social interaction provided that all zoning and other requirements are met.	Public Works/Planning
Policy 7.2	Walkable streets. Regulate new development to ensure new blocks encourage walkability by maximizing connectivity and route choice, create reasonable block lengths to encourage more walking and physical activity and improve the walkability of existing neighborhood streets.	Ongoing. Staff recommends approval of projects that are pedestrian oriented projects provided that all zoning and other requirements are met.	Public Works/Planning
Policy 7.3	Pedestrian barriers. Discourage physical barriers to walking and bicycling between and within neighborhoods and neighborhood centers. If physical barriers are unavoidable, provide safe and comfortable crossings for pedestrians and cyclists. Physical barriers may include arterial streets with speed limits above 35 mph, transit or utility rights-of-way, very long blocks without through-streets, and sound walls, amongst others	Ongoing. Projects reviewed on a case-by-case basis.	Public Works/Planning
Policy 7.4	Health in new development. Evaluate the health impact and benefits of new development projects in the early planning phases to maximize its contribution to a healthier Palm Desert.	Ongoing. Projects reviewed on a case-by-case basis.	Planning Division

NOISE			
Goals/Policies	Description	Status	Responsibility
Goal 1	Land Use Planning and Design. A city where noise compatibility between differing types of land uses is ensured through the land use planning process and design strategies.		
Policy 1.1	Noise Compatibility. Apply the Noise Compatibility Matrix, shown in Figure 7.1, as a guide for planning and development decisions. The City will require projects involving new development or modifications to existing development to implement mitigation measures, where necessary, to reduce noise levels to at least the normally compatible range shown in the City's Noise Compatibility Matrix shown in Figure 7.1. Mitigation measures should focus on architectural features and building design and construction, rather than site design features such as excessive setbacks, berms and sound walls, to maintain compatibility with adjacent and surrounding uses.	Complete and ongoing. New development is reviewed on a case-by-case basis. The new unified development code will assess the potential of incorporating these policies as development and design standards.	Planning
Policy 1.2	Noise Buffers. Require an open space or other noise buffer between new projects that are a source of excessive noise and nearby noise-sensitive receptors	Complete and on-going. New development reviewed on a case-by-case basis.	Planning
Policy 1.3	Mixed Use. Require that mixed-use structures and areas be designed to prevent transfer of noise from commercial uses to residential uses, and ensure a 45 dBA CNEL level or lower for all interior living spaces.	Development reviewed. The new unified development code will assess the potential of incorporating these policies as performance standards for new development.	Planning
Policy 1.4	County and Regional Plans. Periodically review County and regional plans for transportation facilities and airport operation, to identify and mitigate potential noise impacts on future development	Ongoing. City will coordinate with CVAG on regional transportation plans and City of Palm Springs Aviation Department for noise related to airport operation.	Planning
Policy 1.5	Airport Land Use Planning. Ensure that new development in the city complies with all applicable policies contained in the Riverside County General Plan Noise Element relating to airport noise, including those policies requiring compliance with the airport land use noise compatibility criteria contained in the airport land use compatibility plan for Bermuda Dunes Airport, which is located within the City's Sphere of Influence.	Complete and ongoing. City reviews development within Airport Influence Area adjacent to Bermuda Dunes Airport to comply with airport land use noise compatibility criteria contained in the land use compatibility plan.	Planning
Policy 1.6	Land Use and Community Design. Prioritize the building design and character policies in the Land Use and Community Character Element over those in the Noise Element to ensure that new development meets the design vision of the city. This policy will not apply when noise levels are clearly in the incompatible range as shown in the City's Noise Compatibility Matrix shown in Figure 7.1.	Ongoing. Projects are reviewed on a case-by-case basis for consistency with this policy.	Planning
Goal 2	Stationary Sources of Noise. A city with minimal noise from stationary sources.		
Policy 2.1	Noise Ordinance. Minimize noise conflicts between neighboring properties through enforcement of applicable regulations such as the City's Noise Control Ordinance	Completed and ongoing. City Code Compliance division works to enforce the standards of the noise control ordinance.	Planning

Policy 2.2	Noise Control. Ensure that noise impacts from stationary sources on noise-sensitive receptors and noise emanating from construction activities, private developments/residences, landscaping activities, night clubs and bars, and special events are minimized.	Completed and ongoing. City reviews noise emanating activities for potential impacts on noise-sensitive receptors and imposes conditions for mitigation such as limiting outdoor music, hours of operation, requiring minimum separation, or ensuring construction activities comply with Mitigation Measure (MM) NOI-1 of the General Plan EIR.	Planning
Policy 2.3	Entertainment Uses. Ensure that entertainment uses, restaurants, and bars engage in responsible management and operation to control the activities of their patrons on-site and within reasonable and legally justifiable proximity to minimize noise impacts on adjacent residences and other noise-sensitive receptors, and require mitigation as needed for development of entertainment uses near noise-sensitive receptors.	Complete and ongoing. City requires any land use proposing regular entertainment as a part of their operation to file an Entertainment Site Plan pursuant to Chapter 5.100 of the PDMC in order to review said entertainment for consistency with noise ordinance and general plan. Temporary events are reviewed through the Temporary Use Permit process pursuant to PDMC 25.34.080.	Planning
Policy 2.4	Industrial Uses. Ensure that industrial uses engage in responsible operational practices that minimize noise impacts on adjacent residences and other noise-sensitive receptors, and require mitigation as needed for development of industrial uses near noise-sensitive receptors	Complete and ongoing. City zoning map designates areas allowed for industrial land use. New development is considered on a case-by-case basis for site specific impacts. The unified development code will establish additional objective development design standards for industrial development as required by Assembly Bill 98 (2024).	Planning
Policy 2.5	Noise Barriers for Industrial/Commercial Sources. If necessary, and after implementation of measures utilizing architectural features and building design and construction consistent with Policy 1.2, require certain industrial and certain heavy commercial uses to use absorptive types of noise barriers or walls to reduce noise levels generated by these uses. To be considered effective, the noise barrier should provide at least a 5-dBA-CNEL noise reduction.	Ongoing reviewed with new development.	Planning
Goal 3 Mobile Sources of Noise. A city with minimal noise from mobile sources.			
Policy 3.1	Roadway Noise. Implement the policies listed under Goal 1 to reduce the impacts of roadway noise on noise-sensitive receptors where roadway noise exceeds the normally compatible range shown in the City's Noise Compatibility Matrix shown in Figure 7.1.	Ongoing. Reviewed as new development is proposed.	Planning
Policy 3.2	Traffic Calming. Implement traffic calming measures, such as reduced speed limits or roadway design features, to reduce noise levels through reduced vehicle speeds and/or diversion of vehicle traffic where roadway noise exceeds the normally compatible range shown in the City's Noise Compatibility Matrix shown in Figure 7.1.	Ongoing. Public Works and Capital Projects implement road calming projects as needed.	Planning
Policy 3.3	Synchronization of Traffic Lights. Ensure that all new traffic signals are appropriately timed and synchronized with adjacent lights, even if in neighboring cities, to the extent feasible in order to help promote a smooth flow of traffic and minimize excessive noise from acceleration and braking. Also periodically assess the timing of existing traffic signals and make any appropriate adjustments	Ongoing. City Public Works department regularly coordinates signal timing throughout year and with CVAG through the CV Sync project.	Planning
Policy 3.4	Railway Noise. Ensure that noise from rail lines is taken into account during the land use planning and site development processes.	Ongoing. New development is reviewed to implement site mitigation when proposed adjacent to the Union Pacific Railway corridor.	Planning

ENVIRONMENTAL RESOURCES

Goals/Policies	Description	Status	Responsibility
Goal 1	Water Resources. Protected and readily available water resources for community and environmetnal use		
Policy 1.1	Water conservation technologies. Promote indoor and outdoor water conservation and reuse practices including water recycling, grey water re-use and rainwater harvesting	Ongoing. City coordinates with Coachella Valley Water District as new developmetns are proposed.	Planning
Policy 1.2	Landscape design. Encourage the reduction of landscaping water consumption through plant selection and irrigation technology.	Complete and ongoing. Chapter 24.04 of the Palm Desert Municipal Code . City adopted Landscaping Palette which promotes the use of desert native landscaping in all new development and updates to existing landscaping.	Planning
Policy 1.3	Conservation performance targeted to new construction. Incentivize new construction to exceed the state’s Green Building Code for water conservation by an additional 10 percent	City does not have program providing incentives to exceed the state's Green Building Code at this time. In September 2015, the City Council adopted Resolution No. 2015-83 adopting a voluntary green building program as a part of the 2015 Sustainability Plan. The Green Building Program is a voluntary program to increase building efficiency 15% over current state requirements. It targets both newand existing construction. It offers ideas for residential and commercial property owners to cut their energy use and improve the comfort of their homes and businesses, and save money.	Planning
Policy 1.4	Greywater. Allow the use of greywater and establish criteria and standards to permit its safe and effective use (also known as on-site water recycling).	Complete.	Planning
Policy 1.5	Waterways as amenities. When considering development applications and infrastructure improvements, treat waterways as amenities, not hazards, and encourage designs that embrace the waterways.	Ongoing. There are limited opportunities for application of this policy, through new proposals for development of infrastucture updates are evaluated on a case-by-case basis. The City participates in CVAG's regional alternative transportation route which includes segments which run along the Whitewater River in Palm Desert.	Planning
Goal 2	Visual Resources. A city with stunning views of the hillsides and mountains surrounding the Coachella Valley.		

Policy 2.1	View corridor preservation. Protect and preserve existing, signature views of the hills and mountains from the city.	Ongoing. Development is reviewed on a case-by-case basis. City will implement objective zoning, development and design standards along identified local scenic corridors as a part of the Unified Development Code Update: Highway 111, Cook Street, Portola Avenue, Fred Waring Drive, Washington Street, Frank Sinatra Drive, Gerald Ford Drive, Country Club Drive. These roadways were identified in the 2004 General Plan and the 2016 General Plan Technical Background Report. The intent of the designation is to require "special setbacks and landscape requirements where applicable" Page 2-6 of the 2016 General Plan Technical Background Report.	Planning
Policy 2.2	Scenic roadways. Continue to minimize the impact on views by restricting new billboards along the City's roads and highways. Electronic and animated billboards should be prohibited except in rare and special circumstances.	Complete and ongoing. Billboards are prohibited in the City. One existing non-conforming billboard exists along Highway 111 which is not permitted to expand or modify in anyway, except for the change of signage copy.	Planning
Policy 2.3	Hillside grading. Continue to require the preparation of a grading analysis on hillside development to pre-determine where development should occur so as to minimize the impact of new development on views of the city's hillsides.	Complete and ongoing. The City has designated hillside areas of the City as Hillside Planned Residential (HPR) zoning district. The City requires the preparation of the Hillside Development Plan requiring discretionary review of new grading to ensure development blends into the existing hillside and avoid excessive cuts and fills. City plans to adopt further standards as a part of a future Hillside Objective Design Standards plan which will be adopted in 2025-2026.	Planning
Policy 2.4	Public facilities. Plan public facilities, roads, and private development to take advantage of the city's mountain and hillside views, especially as the City Center develops.	Ongoing: Roadway alignments and public spaces are strategically planned to preserve/enhance sightlines to ensuring that residents/visitors can enjoy the scenic surroundings. Work closely with developers and committees to integrate the priorities into new projects.	Planning/Public Works
Policy 2.5	Dark sky. Limit light pollution from outdoor sources, especially in rural, hillside and mountain areas, and open spaces, to maintain darkness for night sky viewing.	Complete and ongoing. New and existing development is subject to the City's outdoor lighting ordinance (Chapter 24.16 of the PDMC)	Planning
Goal 3	Passive Open Space. Preserved open space areas that represent significant aesthetic, cultural, environmental, economic and recreational resources for the community.		
Policy 3.1	Open space network. Require new development to comply with requirements of the CVMSHCP	Complete and ongoing. New development required to pay Coachella Valley Multiple Species Habitat Conservation Plan ("CVMSHCP" or "Plan") mitigation fees at time of permit issuance. The City, as a participant of the Plan fulfills the obligations of participates as required by Section 6.6 of the CVMSHCP.	Planning
Policy 3.2	Grading and vegetation removal. Limit grading and vegetation removal of new development activities to the minimum extent necessary to reduce erosion and sedimentation.	Ongoing.	Planning

Policy 3.3	Preservation of natural land features. Preserve significant natural features and incorporate into all developments. Such features may include ridges, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, important or landmark trees and views.	Ongoing. New development is required to identify significant natural features and incorporate them into all developments through the development review process.	Planning
Goal 4 Plant and Wildlife Habitat Areas. Plant and wildlife habitat areas that are protected, productive, viable natural resources and existing harmoniously with adjacent development.			
Policy 4.1	Buffers from new development. Require new developments adjacent to identified plant and wildlife habitat areas to maintain a protective buffer.	Ongoing. Determined at the time of development project review based on recommendations of project specific biological studies prepared by qualified biologists.	Planning
Policy 4.2	Wildlife corridors. Support the creation of local and regional conservation and preservation easements that protect habitat areas, serve as wildlife corridors and help protect sensitive biological resources		Planning
Policy 4.3	Landscape design. Continue to encourage new developments to incorporate native vegetation materials into landscape plans and prohibit the use of species known to be invasive according to the California Invasive Plant Inventory.	Ongoing. City participates in the CVMSHCP. As a part of the plan implementation, the participates in the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) in conjunction with the Join Project Review Process in portions of the Santa Rosa Conservation area located in the southwestern hillside areas of the City.	Planning
Goal 5 Climate Change.A rsilient community that reduce its contributions to a changing climate and is prepared for the health and safety risks of climate change.			
Policy 5.1	Municipal operations. Conduct city operations so as to continually reduce municipal greenhouse gas (GHG) emissions and lead the community in reducing GHG emissions.	Complete and ongoing: Evaluate energy-efficient initiatives, responsible resource management, and the integration of renewable energy, the City has been installing solar at several facilities to minimize its environmental impact. Overhaul of EC charging stations to replace with current technology.	Public Works
Policy 5.2	GHG reductions. Promote land use and development patterns that reduce the community's dependence on, and length of, automobile trips.	Ongoing. City adopted land use designations in order to promote more compact and infill development such as mixed-use development and higher density residential.	Planning
Policy 5.3	Existing GHG emissions. Work with community members and businesses to support their efforts to reduce greenhouse gas emissions.	City of Palm Desert adopted Voluntary Green Building Program in 2015 which aims to increase bulding efficiency 15% over current state requirements. No funding provided. City may consider raising awareness of the program and prvide checklists of green building measures in the future.	Economic Development
Policy 5.4	Monitoring progress. Monitor and update periodically the city's target to reduce greenhouse gas emissions.	City's Special Programs Division is coordinating with CVAG on a regional greenhouse gas inventory program and climate action plan. Planned to complete in late 2025.	Development Services
Policy 5.5	GHG Inventory. Periodically update the City's greenhouse gas inventory.	GHG Inventory with projections through 2030 and 2045 will be completed in Q3 2025.	Economic Development

Policy 5.6	Climate-appropriate building types. Seek out and promote alternative building types that are more sensitive to the arid environment found in the Coachella Valley. Consider the use of courtyard housing and commercial buildings to provide micro-climates that are usable year round, reducing the need for mechanically cooled spaces and reducing energy consumption .	Ongoing. No formal design guidelines in place. City's code and objective design standards include some standards for inclusion of passive shading in building design such as overhangs and shade structures. City may consider	Development Services
Policy 5.7	GHG reduction incentives. Support and incentivize projects that innovatively and aggressively reduce greenhouse gas emissions		Development Services
Policy 5.8	Climate change and health. Acknowledge the on-going and future impacts of climate change and extreme events on Palm Desert's residents, taking action to minimize the effects among vulnerable populations and help implement California's executive order (EO) S-13-08 and the 2009 California Climate Adaptation Strategy		Development Services
Policy 5.9	Adaptation strategy. Proactively develop strategies to reduce the community's vulnerability to climate change impacts.	Economic Development - Collaboration and coverage through CVAG Climate Action Plan. Participation in iREN energy reduction program.	Economic Development
Policy 5.10	Urban forest. Protect the city's healthy trees and plant new ones to provide shade, increase carbon sequestration and purify the air.		Planning
Policy 5.11	Reduced water supplies. When reviewing development proposals, consider the possibility of constrained future water supplies and require enhanced water conservation measures.		Development Services
Policy 5.12	Designing for warming temperatures. When reviewing development proposals, encourage applicants and designers to consider warming temperatures in the design of cooling systems.		Development Services
Policy 5.13	Designing for changing precipitation patterns. When reviewing development proposals, encourage applicants to consider stormwater control strategies and systems for sensitivity to changes in precipitation regimes and consider adjusting those strategies to accommodate future precipitation regimes.		Development Services
Policy 5.14	Heat island reductions. Require heat island reduction strategies in new developments such as light-colored paving, permeable paving, right-sized parking requirements, vegetative cover and planting, substantial tree canopy coverage, and south and west side tree planting.	parking requirements, and enhanced vegetative cover. Strategic tree planting to maximize cooling benefits. Parks that incorporate recreational turf areas. Limitation on use of artificial turf. Actively applies for grants to secure additional funding for tree planting	Planning/Public Works
Policy 5.15	Public realm shading. Strive to improve shading in public spaces, such as bus stops, sidewalks and public parks and plazas, through the use of trees, shelters, awnings, gazebos, fabric shading and other creative cooling strategies.	Ongoing: Maintenance of urban forest. Continuously assesses shade structures and proactively replaces fabric coverings as needed. Complete: Installation of new shade coverings at City parks and the Palm Desert Aquatic Center to further improve shaded areas. Purchased gazebos for rent at the Aquatic Center, providing more shaded gathering spaces. Misting systems have also been incorporated as an additional cooling strategy.	Planning/Public Works
Policy 5.16	Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions	Ongoing: Actively applies for grants to secure additional funding for tree planting initiatives, with a particular focus on enhancing greenery in City parks.	Development Services/Public Works
Policy 5.17	Efficiency incentives. Provide incentives for households to improve resource efficiency, such as rebate programs, and giveaways for items such as low-flow showerheads and electrical outlet insulation.	No program in place at this time.	Development Services
Goal 6 Energy. An energy efficient community that relies primarily on renewable and non-polluting energy sources.			

Policy 6.1	Passive solar design. Require new buildings to incorporate energy efficient building and site design strategies for the desert environment that include appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.	Ongoing. Design standards may be incorporated into municipal code as a part of the Unified Development Code.	Development Services
Policy 6.2	Alternative energy. Continue to promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.	Ongoing.	Development Services
Policy 6.3	Energy Efficient Buildings. Encourage new buildings and buildings undergoing major retrofits to exceed Title 24 energy efficiency standards.	Ongoing. City has volunteer green building program in place.	Economic Development
Policy 6.4	Community development–subdivisions. When reviewing applications for new subdivisions, require all residences be oriented along an east-west access, minimizing western sun exposure, to maximize energy efficiency.	Ongoing. Subdivision standards may be adopted as a part of the Unified Development Code.	Planning
Policy 6.5	Renewable energy–open space areas. Allow the installation of renewable energy systems in areas designated for open space.	Not completed. The City's zoning ordinance does not specifically allow the use of renewable energy system land uses in areas designated for open space.	Planning
Policy 6.6	Publicly funded buildings. Require energy conservation as the primary strategy to reduce energy demand in new and renovation projects using public funds	Ongoing. IREN program for City facilities.	Public Works/CIP
Policy 6.7	Solar access. Prohibit new development and renovations that impair adjacent buildings' solar access, unless it can be demonstrated that the shading benefits substantially offset the impacts of solar energy generation potential	Ongoing.	Development Services
Policy 6.8	Use of passive open space. Allow renewable energy projects in areas zoned for open space, where consistent with other uses and values.	Not completed. The City's zoning ordinance does not specifically allow the use of renewable energy system land uses in areas designated for open space.	Planning
Policy 6.9	Public buildings. Require that any new building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.	Ongoing. New building designs reviewed for solar features.	Public Works/CIP
Policy 6.10	Municipal building energy efficiency. Strive for high levels of energy efficiency in municipal facilities.	Ongoing. Upgrade infrastructure to reduce energy consumption. Installation of LED lighting retrofits, high-efficiency HVAC systems, solar panels.	Public Works
Policy 6.11	Energy-efficient infrastructure. Whenever possible, use energy-efficient models and technology when replacing or providing new city infrastructure such as streetlights, traffic signals, water conveyance pumps, or other public infrastructure.	Ongoing: Upgrade infrastructure. Installation of new advanced traffic management system (ATMS) to improve the efficiency and sustainability of our transportation network. Reduces traffic congestion, operational costs, energy consumption of equipment.	Public Works
Goal 7 Green Building. Community building stock that demonstrates high environmental performance through green design.			
Policy 7.1	Affordable housing – green design. Require affordable housing developments to prioritize green building design features that reduce monthly utility costs, enhance occupant health and lower the overall cost of housing.	No program in place at this time.	Planning
Policy 7.2	Education. Continue to provide technical support and information to educate the development community about green building	No program in place at this time.	Development Services/Economic Development
Policy 7.3	Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions	Ongoing.	Development Services

Policy 7.4	Heat island reductions. Require heat island reduction strategies in new developments such as light-colored cool roofs, light-colored paving, permeable paving, right-sized parking requirements, water efficient vegetative cover and planting, substantial tree canopy coverage, south and west side water-efficient tree planting, and shaded asphalt paving.	Complete and ongoing. New developments reviews case-by-case.	Planning
Policy 7.5	Public realm shading. Strive to improve shading in public spaces, such as bus stops, sidewalks and public parks and plazas, through the use of trees, shelters, awnings, gazebos, fabric shading and other creative cooling strategies.	Tropical Storm Hillary, completed tree replacement in areas that were impacted. Installation of solar panels over parking structures at PDAC and City Hall. Upgrading shade structures and fabric shading at City parks.	Public Works
Goal 8 Air Quality. A city with limited sources of air pollution.			
Policy 8.1	Sources of Pollutants. Minimize the creation of new sources of air pollutants within the city.	Ongoing. Development is subject to mitigation measures to decrease local sources of air pollution such as PM-10 by requiring fugitive dust control plans.	Development Services/Engineering
Policy 8.2	Land use patterns. Promote compact, mixed-use, energy efficient and transit-oriented development to reduce air pollutants associated with energy and vehicular use.	Ongoing. Reviewed as new development occurs.	Planning
Policy 8.3	Single-occupant vehicle trip reductions. Provide disincentives for single-occupant vehicle trips through parking supply and pricing controls in areas where parking supply is limited and alternative transportation modes are available.	Ongoing. No programs in place which restrict parking through pricing. Land use designations promotes compact development to reduce VMT.	Planning
Policy 8.4	Electric vehicles. Encourage the use of electric vehicles (EV), including golf carts and Neighborhood Electric Vehicles (NEV), by encouraging developments to provide EV and NEV charging stations, street systems, and other infrastructure that support the use of EVs. Similarly, encourage the use of renewable energy sources to power EV plug-in stations.	Ongoing. City adopted streamlined review for EV Charging States as required by state law. Additional design standards will be considered as part of the Unified Development Code.	Planning
Policy 8.5	Construction-related emissions. Require construction activities, including on-site building and the transport of materials, to limit emissions and dust.	Ongoing. City requires haul route plan, and fugitive dust control plans for new grading and construction.	Development Services
Policy 8.6	Traffic congestion. In the instance where a significant health hazard may be created, consider designs for new intersections to function in a manner that reduces air pollutant emissions from stop and start and idling traffic conditions	Ongoing. New ATMS will optimize traffic flow by using real-time data to adjust traffic signals and reduce unnecessary stops and starts. Alleviate congestion, minimize idling, and improve the overall efficiency of traffic movement, particularly during peak hours.	Public Works
Policy 8.7	Transportation demand management. Encourage employers to provide transit subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting, work-at-home programs, employee education and preferential parking for carpools/vanpools.	Ongoing. City adopted transportation demand management plan under Chapter 24.08 of the Palm Desert Municipal Code.	Planning
Policy 8.8	Transportation management associations. Encourage commercial, retail and residential developments to create and participate in transportation management associations.	Ongoing.	Planning
Policy 8.9	Deliveries. Encourage business owners to schedule deliveries at off-peak traffic periods.	No program in place at this time.	Economic Development
Goal 9 Cultural Resources and Sites. A city with preserved and protected cultural resources that provide the community with significant cultural, scientific, and educational value.			

Policy 9.1	Disturbance of human remains. In areas where there is a high chance that human remains may be present, the City will require proposed projects to conduct a survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.	Ongoing. Projects that involve excavation activity (e.g., clearing/grubbing, grading, trenching, or boring) into native soil and that have the potential to exhibit native ground surface within or in the immediate vicinity of the excavation footprint, are required to prepare an archaeological study (Phase I Assessment). Archaeological construction monitoring and construction personnel awareness training shall be conducted for development proposals that have a high potential to encounter construction previously unknown buried resources during construction. If resources are encountered during construction, appropriate treatment measures shall be developed to preserve the resource.	Planning
Policy 9.2	Discovery of human remains. Require that any human remains discovered during implementation of public and private projects within the City be treated with respect and dignity and fully comply with the California Native American Graves Protection and Repatriation Act and other appropriate laws.	Ongoing. Requirement of new development.	Planning
Policy 9.3	Tribal coordination. Require notification of California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources.	Ongoing. City coordinates with local tribes as a part of the AB 52 and SB 18 tribal consultation processes.	Planning
Policy 9.4	Protected sites. Require sites with significant cultural resources to be protected	Ongoing. City working with consultant Architectural Resources Group (ARG) to prepare first Local Context Statement and Citywide Resources Inventory for adoption in 2025/2026. This will serve as the foundation for future preservation efforts by identifying potentially significant resources that are eligible for historical designations as landmarks and/or districts. Designations are voluntary and require property owner consent.	Planning
Policy 9.5	Preservation of historic resources. Encourage the preservation of historic resources, when practical. When it is not practical to preserve a historic resource in its entirety, the City will require the architectural details and design elements of historic structures to be preserved during renovations and remodels as much as feasible.	Ongoing. City conducting city-wide survey to identify potentially significant resources that may require future evaluation.	Planning
Policy 9.6	Paleontological resources. Require any paleontological artifacts found within the City or its Sphere of Influence to be reported to the City and temporarily loaned to local museums like the Western Science Center for Archaeology and Paleontology in Hemet, CA.	No program in place at this time.	Planning
Policy 10	Mitigation and preservation of cultural resources. Require development to avoid archaeological and paleontological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate the impacts to the resource	Complete and ongoing. Requirement of new development per MM 4.6-2(a) through (c) of the 2016 General Plan EIR.	Planning

S A F E T Y

Goals/Policies	Description	Status	Responsibility
Goal 1	Leadership. City leadership that promotes collaboration within the region that sustains maximum resilience to emergencies and disasters.		
Policy 1.1	Hazards information. Establish and maintain a database containing maps and other information that identifies and describes the community's hazards.	Complete and ongoing. City has created database of local community hazards maps. City will need to prepare an open platform for sharing the information.	Emergency Services/Development Services
Policy 1.2	Local Hazard Mitigation Plan. Maintain and regularly update the City's Local Hazard Mitigation Plan (LHMP) as an integrated component of the General Plan, in coordination with Riverside County and other participating jurisdictions, to maintain eligibility for maximum grant funding.	Complete and ongoing. On June 27, 2024, the City Council adopted Resolution No. 2024-37 adopting the City of Palm Desert Local Hazard Mitigation Plan for the 2023-2027 period.	Planning
Policy 1.3	Hazards Education. Consult with agencies and partners to provide public education materials provide public education materials on safe locations and evacuation routes in case of emergency of hazardous event.	Ongoing.	Emergency Services
Policy 1.4	Critical Facilities. Prepare existing critical facilities for resilience to hazards and develop new facilities outside of hazard-prone areas.	Ongoing.	Emergency Services/Public Works
Policy 1.5	Emergency Plans and Processes. Consult with the Coachella Valley Emergency Managers Association and CVAG to maintain and update the City's Emergency Operations Plan, and maintain SEMS compliant disaster preparedness plans for evacuation and supply routes,communications networks, and critical facilities' capabilities.	Ongoing coordination with regional partners.	Emergency Services
Policy 1.6	Utility Reliability. Coordinate with providers and agencies including the CVWD and Southern California Edison for access to reliable utilities and water supply to minimize potential impacts of hazards and emergencies to pipelines and infrastructure.	Ongoing. City continues to coordinate with utility providers and agencies.	Public Works
Policy 1.7	Citizen Preparedness. Continue to promote citizen-based disaster preparedness and emergency response through Riverside County's Community Emergency Response Team (CERT) training and certifications.	Ongoing. City hosts regular CERT training for local citizens to obtain a CERT certification card upon successful completion of a federally certified course.	Emergency Services
Goal 2	Geologic hazards. A built environment that minimizes risks from seismic and geologic hazards, including hazards due to wind erosion.		
Policy 2.1	Seismic Standards. Consider exceeding minimum seismic safety standards for critical facilities that ensure building function and support continuity of critical services and emergency response after a seismic event.	No plan in place for exceeding minimum safety standards for critical facilities at this time.	Development Services
Policy 2.2	Structural Stability. Maintain development code standards to prohibit siting of new septic tanks, seepage pits, drainage facilities, and heavily irrigated areas away from structure foundations to reduce potential soil collapse.	Complete and ongoing.	Development Services
Policy 2.3	Seismic Retrofits to the Existing Building Stock. Create a phased program for seismic retrofits to existing public and private unreinforced buildings to meet current requirements.	Ongoing.	Development Services
Policy 2.4	Wind Hazards. Support integrated land management for site design and improvements that protect the natural and built environment, including both public and private structures, from hazardous wind events.	Ongoing.	Development Services

Goal 3 Flood hazards. A community where flooding and inundation hazards are contained within areas reserved for open space.			
Policy 3.1	Flood Risks in New Development. Require all new development to minimize flood risk with siting and design measures, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and minimization of structures located in floodplains.	Complete and ongoing. City has adopted Title 28 of the Palm Desert Municipal Code establishing a Flood Damage Prevention Ordinance. New development reviewed to ensure grading that prevents adverse impacts to adjacent properties, onsite retention of stormwater from a one-hundred year storm for a 24-hour period, and prohibition of structures within flood plains.	Development Services/Engineering
Policy 3.2	Flood Infrastructure. Require new development to contribute to funding regional flood control infrastructure improvements.	Complete and ongoing. City has established a local drainage fee for all new development at the time of grading permit issuance.	Development Services/Engineering
Policy 3.3	Stormwater Management. Monitor, update, and enforce stormwater management plans in coordination with regional agencies, utilities, and other jurisdictions.	Complete and ongoing. City of Palm Desert Public Works department audits and inspects existing stormwater management plans.	Public Works/Engineering
Policy 3.4	Open Space for Flood Control. Prioritize open space or uses that serve recreational purposes as a preferred land use within areas of high flood risk.	Complete and ongoing. Existing areas with flood risk are subject to Title 28 of the Palm Desert Municipal Code.	Planning/Engineering Services
Policy 3.5	Dam failure. Disseminate information on dam inundation areas subject to potential risks of flooding in the event of dam failure or seismic hazard, including preparation for seiche events, which can be caused by seismic events and consist of the occurrence of a standing wave that oscillates in a body of water, such as a dam.	Ongoing.	Development Services/Engineering
Policy 3.6	Special Flood Hazard Areas. Locate new essential public facilities out of the Special Flood Hazard Areas (SFHAs) as identified in Municipal Code Title 28. Assess the conditions of existing utilities, roads, and other structures within the SFHAs, and implement risk reduction measures, where necessary.	Ongoing. Public Works designing retention basins to mitigate flood risk in north Palm Desert.	Public Works/Engineering
Goal 4 Fire hazards. Existing and future development is protected from wildfire hazards, with decreased frequency and intensity of wildfire incidents despite increased density and urbanization within the community.			
Policy 4.1	Fire Preparation. Maintain optimal fire readiness and response service in coordination with Riverside County and other agencies. Review interjurisdictional fire response agreements and ensure that the agreements and firefighting resources, including water supply, can meet current and future needs, including increased demand from new development and changing fire regimes.	Ongoing. City is in process of developing a new fire station (Fire Station 102) in north palm desert to meet increasing anticipated . City will continue to monitor development as areas of north palm desert continue to develop, and infill development in southern areas of the city continues.	Fire Department
Policy 4.2	Fire Hazard Severity Zones. Adopt and implement fire mitigation standards for areas designated as High and Very High Fire Hazard Severity Zones per CalFire, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression	Completed and ongoing. City adopted amendment of Safety element in 2022 for housing element. City will adopt FHSZ as CalFire makes recommendations for updates. City should consider adopting requirements for structures in FHZA as required by state law.	Development Services
Policy 4.3	Brush Clearance. Require new development and homeowners associations to maintain brush clearance criteria that meets 120% of the current state requirement for fire hazard severity zones in the city.	Not completed. No Very High Fire Hazard Severity Zones currently exist within the City boundaries.	Development Services/Public Works
Policy 4.4	Inventory of Structures for Fire Risk. Prepare an inventory of all structures and ownership information for structures in each fire hazard severity zone in the city and the SOI.	Not completed. City must consider implementing this action.	Development Services

Policy 4.5	Fire Education. Disseminate information on fire risks and minimum standards, including guidance for new development in the wildland-urban interface and fire hazard severity zones.	Ongoing. City will continue coordinating with Riverside County Fire Department and Cal Fire to disseminate educational information.	Emergency Services
Policy 4.6	Future Emergency Service Needs. Require new developments and homeowners associations along the wildland urban interface to house the proper equipment and infrastructure to respond to wildland fire incidents.	Ongoing. City will review new developments on a case-by-case basis.	Development Services
Policy 4.7	Open Space Preservation. Consult with neighboring jurisdictions, private property owners, and other agencies to identify resource management activities that can both enhance open space areas and reduce wildland fire.	Ongoing. City will continue to coordinate with neighboring jurisdictions and property owners.	Planning
Policy 4.8	New Essential Public Facilities. When planning new essential public facilities for the SOI, avoid locations within any state responsibility area or very high fire hazard severity zone. If not possible, mandate construction methods of other measures to ensure minimal damage to the facilities.	Completed and ongoing.	Public Works
Policy 4.9	Existing development in Fire Hazard Zones. Direct the Planning Department Code Compliance Division to identify and track properties that are not in conformance with contemporary fire safe standards adopted by the City, especially of road standards and vegetative hazard. Reach out to these property owners during redevelopment or other permitting processes to work out a mitigation plan to achieve conformance.	Ongoing. City to coordinate with property owners which are not in conformance with current fire safety standards.	Development Services
Policy 4.10	Redevelopment in Fire Hazard Zones. Require all redevelopment in Very High Fire Hazard Severity Zones (VHFHSZ) to comply with the latest California Building Standards Code (Title 24), including the California Fire Code (Part 9). Coordinate with the Fire Department on evaluation of rebuilding after a large fire and require implementation of fire safe design and additional measures where necessary.	Ongoing, City will evaluate when appropriate.	Development Services
Policy 4.11	Long Term Fire Hazard Reduction. Coordinate with the Fire Department and consult with private property owners, homeowner associations and other organizations to identify roadside fuel reduction plan, otherwise provide for the long-term maintenance of defensible space clearances around structures, and include fire breaks in the VHFHSZ where appropriate.	Ongoing. City will continue to coordinate with Riverside County Fire Department.	Development Services
Goal 5	Extreme weather. Improved quality of life for residents, workers, and visitors during extreme heat events.		
Policy 5.1	Extreme Heat Vulnerabilities. Analyze and address groups with vulnerabilities to extreme heat, including youth, the elderly, nursing homes, or communities with older structures that lack adequate air conditioning.	Ongoing. City to consider implementation plan to address extreme heat in future amendment of the safety element.	Emergency Services
Policy 5.2	Education on Extreme Heat. Educate visitors and residents on the risks of extreme heat using brochures, public service announcements, and other methods.	Ongoing.	Emergency Services
Policy 5.3	Backup energy sources. Obtain and install backup power equipment for critical public facilities to ensure they are functional during a power failure that might result from extreme weather.	Ongoing.	Emergency Services/Public Works
Policy 5.4	Below ground utilities. Provide information and education to encourage private stakeholders with formation of assessment districts that would finance and replace overhead electric lines with subsurface lines that will not be affected by fallen trees and branches during windstorms.	Completed and Ongoing. In 2018, the City Council adopted a Utility Undergrounding Master plan which inventories the locations of existing overhead utility facilities and general costs and processes associated with undergrounding said facilities. The master plan includes a step-by-step guide for communities interested in forming assessment districts to finance undergrounding existing facilities.	Public Works Department
Policy 5.5	Tree trimming. Support utility companies in their enforcement of the national guidelines on tree trimming and vegetation management around electric transmission and communication lines to prevent or reduce the potential for felled branches or trees to cause power outages and disrupted communications.	Ongoing. City will continue to coordinate with utilities.	Development Services/Public Works
Policy 5.6	Wind barriers. Encourage the preservation and establishment of additional wind barriers in the form of hedges and tree lines to reduce the effects of dust and sand.	Ongoing.	Development Services/Public Works

Goal 6	Human-caused hazards and hazardous materials. A safe community with minimal risk from hazardous materials and human-caused hazards.		
Policy 6.1	Site Remediation. Encourage and facilitate the adequate and timely cleanup of existing and future contaminated sites and the compatibility of future land uses.	Ongoing.	Development Services/Public Works
Policy 6.2	Airport Hazards. Upon annexation of areas within the Bermuda Dunes Airport Land Use Compatibility Plan Area, adopt and implement airport compatibility zones for protection of people and property.	Completed and ongoing. City has adopted the Bermuda Dunes Airport Land Use Compatibility Plan by reference per PDMC 25.28.120.	Planning
Policy 6.3	Airport compatibility. Require new development in the vicinity of Bermuda Dunes Airport to conform to the County's airport land use and safety plans. Notwithstanding the allowable land use intensities and densities set forth by the Land Use and Community Character Element, there may be more restrictive density and intensity limitations on land use and development parameters, as set forth by the Airport Land Use and Compatibility Plan. Additionally, per the Airport Land Use Plan, there may be additional limits, restrictions, and requirements, such as aviation easements, height limits, occupancy limits, and deed restrictions, required of new developments within the vicinity of the airport.	Completed and ongoing. Development within the Bermuda Dunes Airport Land Use Compatibility plan areas are subject to restricted imposed by the document.	Planning
Policy 6.4	Wildlife Hazards Study. New developments proposing golf course or significant open space and/or water features shall prepare a wildlife hazard study if the site is within the Airport Influence Area.	Ongoing. New development within these areas is subject to review of the requirement.	Planning
Policy 6.5	Airport Land Use Commission Review. Before the adoption or amendment of this General Plan, any specific plan, the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of the airport land use compatibility plan, refer proposed actions for review, determination and processing by the Riverside County Airport land Use commission as provided by the Airport Land Use Law. Notify the Airport Land Use Commission office and send a Request for Agency Comments for all new projects, and projects proposing added floor area or change in building occupancy type located within the Bermuda Dunes Airport Influence Area.	Ongoing. Proposals for new development within the area will be transmitted to Riverside County Airport Land Use Commission for comment and review prior to City approval.	Planning
Policy 6.6	Federal Aviation Administration Review. Projects that require an FAA notice and review will be conditioned accordingly by the City to obtain an FAA Determination of No Hazard to Air Navigation prior to issuance of any building permits.	Ongoing. City will condition projects to obtain FAA clearance where necessary.	Planning
Policy 6.7	Residential Development near airport. New residential development within Airport Compatibility Zone D shall have a net density of at least five dwelling units per acre. New dwelling units should not be permitted as secondary uses of the Urban Employment Center General Plan Designation within Airport Compatibility Zone C.	Ongoing.	Planning
Policy 6.8	Nonresidential Development near airport. The land use intensity of nonresidential structures within Airport Compatibility Zones B1, C, and D shall be limited as set forth by Table 2A of the Airport Land Use Compatibility Plan.	Ongoing. City will ensure these standards are consistent with the Unified Development Code implementation.	Planning
Policy 6.9	Hospitals near airport. Prohibit hospitals within Airport Compatibility Zones B1 and C and discouraged in Airport Compatibility Zone D.	Ongoing. City will ensure these standards are consistent with the Unified Development Code implementation.	Planning
Policy 6.10	Stadiums and gathering spaces. Major spectator-oriented sports stadiums, amphitheaters, concert halls shall be discouraged beneath principal flight tracks.	Ongoing. City will ensure these standards are consistent with the Unified Development Code implementation.	Planning
Policy 6.11	Regional coordination. Promote coordinated long-range planning between the City, airport authorities, businesses and the public to meet the region's aviation needs.	Ongoing. City will continue to coordinate with CVAG and local airport authorities.	Planning
Policy 6.12	Railroad Safety. When considering development adjacent to the railroad right-of-way, work to minimize potential safety issues and land use conflicts associated with railroad adjacency	Ongoing. City will continue to coordinate with railroad when reviewing new development.	Planning

PUBLIC UTILITIES & SERVICES

Goals/Policies	Description	Status	Responsibility
Goal 1	Stormwater. Stormwater management system that leads to clean water, basin recharge and increased water retention.		
Policy 1.1	Stormwater infrastructure for new development. Require development projects pay for their share of new stormwater infrastructure or improvements necessitated by that development (regional shallow groundwater).	Ongoing. New development is subject to payment of local drainage mitigation fees.	Development/Engineering Services
Policy 1.2	On-site stormwater retention and infiltration. Whenever possible, stormwater shall be infiltrated, evapotranspired, reused or treated on-site in other ways that improve stormwater quality and reduce flows into the storm drain system.	Ongoing. New development and redevelopment of sites greater than one acre are required to retain stormwater associated with a 100-year storm event for 24-hours.	Engineering Services
Policy 1.3	Groundwater infiltration. Encourage the use of above-ground and natural stormwater facilities in new development and redevelopment, such as vegetated swales and permeable paving.	Ongoing.	Engineering Services
Policy 1.4	Stormwater re-use and recycling. Encourage innovative ways of capturing and reusing stormwater for non-drinking purposes to reduce the use of potable drinking water.	Ongoing. City will coordinate with Coachella Valley Water District.	Engineering Services
Policy 1.5	Recycled water. Work with the CVWD to encourage existing golf courses to connect to its recycled water system.	Ongoing. City will coordinate with Coachella Valley Water District.	Engineering Services
Policy 1.6	Collaborative stormwater management. Encourage collaborative, integrated stormwater management between multiple property owners and sites.	Ongoing.	Engineering Services
Policy 1.7	Low impact development. Require the use of low-impact development strategies to minimize urban run-off, increase site infiltration, manage stormwater and recharge groundwater supplies.	Ongoing.	Planning/Engineering Services
Policy 1.8	Green infrastructure in public rights-of-way. Encourage green streets with in-street bio-retention and other forms of stormwater retention and infiltration in streets and public rights-of-way.	City standard details for street sections and parkways do not incorporate this standard.	Public Works/Engineering Services
Policy 1.9	Regional and local collaboration. Collaborate with Thousand Palms, Rancho Mirage, Cahuilla Hills, Bermuda Dunes, and agencies in the watershed to reduce and remove contaminants from stormwater runoff.	Ongoing. City will continue to coordinate with neighboring jurisdictions.	Public Works
Policy 1.10	Stormwater in urban context. Development projects shall incorporate stormwater management into landscaping, except in downtown designations where catch basins shall be prohibited.	Ongoing. City will continue to review projects on a case-by-case basis. Catch basins will be permitted in downtown areas subject to design compatibility with downtown character, however the retention areas will be required to fit into the urban context and surface retention basins will be prohibited.	Planning/Engineering Services
Policy 1.11	Water quality detention basins. Require water detention basins to be aesthetically pleasing and to serve recreational purposes, such as in the form of a mini park. Detention basins designed for active uses are intended to supplement park and open space and should not be counted towards a developer's minimum park requirements, unless otherwise determined by the Planning Commission or City Council.	Ongoing. City will continue to review projects on a case-by-case basis and consider implementing objective site development standards into Unified Development Code.	Public Works/Engineering Services
Policy 1.12	Retention Basins. Encourage storm water retention basins, especially in the City Center Area, to be underground in future development so as to achieve the most efficient use of land and compact development and promote the urban character goals of the General Plan.	Ongoing. City will review projects on case by case basis.	Public Works/Engineering Services
Policy 1.13	Soil erosion. Require the prevention of water-born soil erosion from sites, especially those undergoing grading and mining activities.	Ongoing. City requires erosion control plans for grading activities.	Public Works/Engineering Services

Goal 2 Sewer. Sewer management and facility operations that allow for adequate disposal within the community.			
Policy 2.1	Sewer system maintenance. Work with the Coachella Valley Water District to ensure sewers are operational and in good working order.	Ongoing. City will continue to coordinate with CVWD.	Public Works
Policy 2.2	Sewer infrastructure for new development. Require development projects to pay for their share of new sewer infrastructure or improvements necessitated by that development	Ongoing. City will continue to coordinate with CVWD who will require improvements where necessary with new development.	Development/Engineering Services
Policy 2.3	Sewer connections. In the event that a sewer line exists in the right-of-way where a lateral line connection is required to serve a lot, require a sewer connection at the time the lot is developed.	Ongoing.	Development/Engineering Services
Goal 3 Water Supply. Ensure a sustainable, clean, long-term water supply.			
Policy 3.1	Agency coordination. Coordinate on an ongoing basis with the Coachella Valley Water District, and other agencies responsible for supplying water to the region.	Ongoing. City will continue to coordinate with CVWD.	Development Services/Public Works
Policy 3.2	Water Supply. Provide a clean, reliable citywide water supply sufficient to serve existing and planned development	Ongoing. City will continue to coordinate with CVWD.	Development Services/Public Works
Policy 3.3	Water infrastructure. Maintain existing water infrastructure to protect the supply, quality, and delivery of potable water.	Ongoing. City will continue to coordinate with CVWD.	Public Works
Policy 3.4	Water infrastructure for new development. Require development projects to pay for their share of new water infrastructure or improvements necessitated by that project.	Ongoing. City will continue to coordinate with CVWD.	Development/Engineering Services
Policy 3.5	Recycled Water. Expanded use of recycled water in existing and new development.	Ongoing. City will continue to coordinate with CVWD.	Development Services/Public Works
Policy 3.6	Citywide water conservation and efficiency. Encourage and promote community water conservation and efficiency efforts, including indoor and outdoor efforts that exceed CalGreen requirements	Ongoing. City has adopted voluntary green building program.	Development Services/Public Works
Policy 3.7	Priority infrastructure improvements. Prioritize water infrastructure improvements in areas with failing, insufficient or end of useful life infrastructure.	Ongoing. City will evaluate infrastructure on recurring basis. City currently working to repair damage to existing Haystack Channel located north of Haystack Road.	Public Works
Goal 4 Near zero waste. A highly efficient community that produces very little solid waste.			
Policy 4.1	Provide waste and recycling services. Provide solid waste, recycling, and green waste services to the community at a reasonable rate.	Ongoing - Palm Desert has the lowest refuse rates in the Coachella Valley.	Economic Development
Policy 4.2	Zero waste government operations. Strive for zero waste government operations, modeling best practices in solid waste management and Zero waste government operations. Strive for zero waste government operations, modeling best practices in solid waste management and	Ongoing.	City Manager
Policy 4.3	Waste reduction. Seek to continually reduce Palm Desert's rate of waste disposal per capita, and to increase the diversion rate of recycling and green waste.	Ongoing - Staff works with Burrtec on recycling and organics education and outreach campaigns.	Economic Development
Policy 4.4	Recycled building material. Encourage the use of recycled building and infrastructure materials in new public and private development.	Ongoing. City requires construction and demolition waste recycling plan with new development, additions, and alterations.	
Policy 4.5	Paper waste reduction. Reduce paper waste and encourage the use of recycled paper in City operations.	Ongoing - SB 1383 requires the City to use recycled paper products and report usage annually.	Economic Development
Policy 4.6	Community coordination. Confer and coordinate with utility and civic services providers in planning, designing and siting of distribution and supporting facilities to assure the timely expansion of facilities in a manner that minimizes environmental impacts and disturbance of existing improvements.	Ongoing. City will continue to coordinate with utility service providers.	Public Works
Goal 5 Telecommunications and Utilities. A city with high quality telecommunications service and utilities.			

Policy 5.1	Plan for Fiber. During construction of streets, pathways, etc., and when feasible, conduit for future fiber optic cable shall be installed.	Ongoing.	Public Works/Development Services
Policy 5.2	Quality telecommunication services. Support the creation of a broadband service throughout Palm Desert	Broadband Study has been completed and feasibility is being determined.	Economic Development
Policy 5.3	Telecommunication services. Power and other transmission towers, cellular communication towers, and other viewshed intrusions shall be designed and sited to minimize environmental and visual impacts and environmental hazards.	Ongoing. City has adopted a wireless communication facility ordinance requiring screening and citing of towers to minimize visual impacts. Projects are reviewed on a case-by-case basis.	Planning
Policy 5.4	Unobtrusive utility lines. Utility lines on streets and roadways shall be designed, sited, and retrofitted to assure minimal environmental and visual impacts and environmental hazards.	Ongoing. New development is required to underground existing overhead utility lines, or agree to annex into undergrounding district at future time. Master plan in place for undergrounding existing lines in developed areas.	Planning
Policy 5.5	Community Utility Undergrounding. Continue assistance in formation of assessment districts to facilitate complete community undergrounding of all utility distribution lines.	Ongoing. City has adopted undergrounding master plan for the City.	Planning
Goal 6 Education. A city with world-class educational opportunities.			
Policy 6.1	Future demand. Cooperate and coordinate with the Desert Sands and Palm Springs Unified School Districts and state agencies in identifying potential school sites needed to meet future demand, as well as the planning, site acquisition and development of educational facilities in the city.	Ongoing. City continues to coordinate with school district by transmitting new projects for review and comment. School districts have seldom commented on transmittals.	Planning
Policy 6.2	Higher education. Support and encourage well planned, higher educational facilities in Palm Desert including satellite university campuses and vocational training schools in medical research and technology, particularly in the Cook Street "education corridor."	Ongoing. City will continue to coordinate with the Universities as they plan for development of the campus sites.	Planning
Policy 6.3	Library space. Ensure adequate library space, services, books and other resources are available to residents and students.	Completed and Ongoing. A City-owned library was opened for residents in 2024.	City Manager/Library Services
Policy 6.4	Health services. Plan and encourage health care facilities and clinics located in close proximity to schools and public facilities	Ongoing.	Planning
Policy 6.5	Quality early education. Collaborate with the Desert Sands and Palm Springs Unified School Districts and local private schools to maximize educational quality.	No program at this time.	Economic Development
Policy 6.6	Prioritize higher education. Support new University endeavors within Palm Desert including the University of-California Riverside and San Bernardino, College of the Desert, and Brandman University.	Ongoing. City will continue to coordinate with higher education organizations.	City Manager
Goal 7 Emergency Services. Continue to provide excellent emergency services to the community.			
Policy 7.1	Quality of service. Provide courteous, responsive, and efficient police and fire services.	Ongoing. City continues to coordinate with Riverside County Sheriff and Riverside County Fire Department regarding service within the City.	Police/Fire Departments
Policy 7.2	Review of new development. Work with the Riverside County Sheriff's Department and the Riverside County Fire Department to review and modify development proposals to incorporate defensible space, Crime Prevention Through Environmental Design (CPTED), and other public safety design concepts into new development.	Ongoing. City transmits projects to the Sheriff and Fire department.	Planning
Policy 7.3	Serving new growth. Expand police and fire service coverage in conjunction with new growth to ensure quality of service does not diminish.	Ongoing. City continues to coordinate with Riverside County Sheriff and Riverside County Fire Department regarding service within the City.	City Manager

Policy 7.4	Water pressure. Ensure that sufficient water service and pressure is available throughout the city for use in firefighting.	Ongoing.	Public Works
Policy 7.5	Recycled water for fire Suppression. Consult with the CVWD to support efforts to expand reclaimed water supply from municipal wastewater for fire suppression needs.	No program in place at this time.	Public Works
Policy 7.6	Increasing fire hazards. Encourage Cal Fire and Riverside County Fire Department to explore the trends of increasing fire hazards associated with the drought and increasing temperatures and to develop new fire hazard mitigation strategies.	Ongoing.	Development Services
Policy 7.7	Emergency Preparedness. Work with Riverside County Fire Department, the Riverside County Sherriff's Department and the Palm Desert Police Department, along with residents to ensure that sufficient emergency plans and resources are established and known by all stakeholders.	Ongoing. City coordinates with these agencies on a regular basis.	Emergency Services
Policy 7.8	Fire and emergency services. Continue to coordinate with Riverside County Fire Department to ensure continued excellent fire and emergency services.	Ongoing.	City Manager/Emergency Services
Policy 7.9	Police services. Work with all available resources to ensure continued excellent and cost effective police services in Palm Desert.	Ongoing.	City Manager/Emergency Services

CITY CENTER AREA PLAN

Goals/Policies	Description	Status	Responsibility
Goal 1 A vibrant, regionally significant down town centered on the 111 corridor.			
Policy 1.1	Downtown. Facilitate the development of the City Center as a vibrant, active downtown that is the civic and cultural heart of the community.	Ongoing. City adopted One Eleven Development Code in 2016. City will consider zoning amendments to implement this plan in 2025/2026.	Planning
Policy 1.2	San Pablo. Prioritize the development of a local serving, Main Street environment at San Pablo Street and 111.	Completed and ongoing. City completed street improvements in 2021/2022. In 2022 City adopted a formula based business restriction in order to facilitate unique, local serving businesses.	Planning
Policy 1.3	El Paseo. Preserve El Paseo as a premier visitor and shopping destination.	Ongoing - Emphasis is placed on El Paseo as an economic driver for the city.	Planning/Economic Development
Policy 1.4	Phasing. Prioritize public investment and private development at key nodes, as shown in the City Center Area Plan, giving preference to investments at the intersection of San Pablo and 111.	Ongoing. Improvements made at San Pablo. No further improvements planned at other nodes along Highway 111 at this time.	Public Works
Policy 1.5	Mix of uses. Encourage a diverse mix of uses in the City Center to create a vibrant, downtown environment and strengthen the downtown presence for El Paseo.	Ongoing. City adopted El Paseo Overlay. Will consider future zoning updates to ensure land uses are consistent with market trends and downtown environment envisioned for El Paseo.	Planning
Policy 1.6	Compact, infill development. Require new infill development in the City Center to be compact in scale and flexible in design so as to maximize the pedestrian orientation of the area and to facilitate market responsive economic development.	Ongoing. City adopted One Elevent Development Code.	Planning
Policy 1.7	Mixed-use buildings. Allow buildings to contain a wide range of uses, giving preference to buildings with ground floor retail and upper floor residential.	Ongoing. Development reviewed on a case-by-case basis.	Planning
Policy 1.8	Moderate scale buildings. Moderate building heights in the City Center, allowing taller buildings at key intersections and gateways.	Ongoing.	Planning
Policy 1.9	Wide range of housing. Encourage a wide range of housing types in the City Center.	Ongoing. City allows various housing types in Downtown/City Center Land Use Designation.	Planning
Policy 1.10	Unique public realm. Encourage and facilitate streetscape and building designs that are unique to Palm Desert so as to create a distinctive City Center.	Ongoing.	Planning
Goal 2 A safe, multi-modal City Center boulevard that ties the north and south sides of the downtown together into one cohesive center.			
Policy 2.1	Streetscape. Facilitate a comprehensive streetscape improvement effort that helps define the street and the enhances the pedestrian experience in a manner consistent with the concepts presented here in the City Center Area Plan. Streetscape improvements should include tall, vertical elements along the boulevard, shade trees over sidewalks and parking areas, wide sidewalks, street furnishings, and pedestrian scale lighting.	Ongoing. Public Works maintains the City's urban forest. Median master plan in development.	Public Works
Policy 2.2	Landscaping. Require new development to incorporate landscaping consistent with the concepts presented here in the City Center Area Plan.	Ongoing. Reviewed on case-by-case basis as development is proposed.	Planning

Policy 2.3	Lighting. Require all new street lights to be pedestrian-oriented and scaled, attractively designed, compatible in design with other street furniture, and provide adequate visibility and security.	Ongoing. Pedestrian pathway lighting bollards are included and maintained as part of the parkway furnishings provided.	Public Works
Policy 2.4	Frontage roads. Redesign and facilitate the realignment of the frontage roads to take access off of 111, facilitate improved flow of traffic, and improved access to businesses on the frontage roads.	Not completed. No project in place to re-design the frontage roads.	Public Works
Policy 2.5	Pedestrian focus. Design 111, San Pablo, and other significant City Center roads to balance regional traffic flow with pedestrian movement and safety and the unique physical environment of the area.	Ongoing. San Pablo and El Paseo are designed to balance pedestrian movement and safety with the addition of wider sidewalks, mid-block cross walks, speed tables and other traffic calming measures.	Public Works
Policy 2.6	Pedestrian access. Prioritize pedestrian access in the design of public and private facilities within the City Center Area.	Ongoing. Capital projects in the last year have expanded mid-block crossings along El Paseo.	Public Works/Planning
Policy 2.7	Infill. Encourage investment and infill development through the provision of incentives, such as parking programs and density bonuses.	Ongoing. City utilizes state density bonus law for additional density. Parking program includes improvements for Presidents Plaza lots. No parking program to reduce parking requirements.	Development Services
Policy 2.8	Gateway elements. Direct new public investment into significant landscaping art, signage and streetscape improvements to key intersections, as identified by the City Center Area Plan, as a way of defining key intersections within the City Center.	Not completed.	Public Works/Economic Development
Policy 2.9	Shared roadways. Consider shared roadway design strategies such as woonerfs for low volume streets such as Alessandro.	Not completed.	Public Works
Goal 3 A vibrant district that fosters an active and interesting pedestrian environment.			
Policy 3.1	Pedestrian network. Ensure that new public and private projects in the City Center consider pedestrian connectivity and contribute to improving the pedestrian network through the application of strategies such as sidewalk improvements and pedestrian crossings.	Ongoing. Reviewed as development is proposed. City should consider implementing zoning standards with the future adoption of the UDC.	Planning/Public Works
Policy 3.2	Development requirements. Require development projects to be urban in character and to provide for enhanced pedestrian activity through the use of compact buildings sited at or near front lot lines, a high percentage of lot coverage, and building facades and entrances directly addressing the street and with a high degree of transparency.	Ongoing.	Planning
Policy 3.3	Ground floor retail. Require the first level of building where retail uses are allowed have a minimum 15 feet floor to floor height for non-residential uses.	Ongoing.	Planning
Policy 3.4	Auto-oriented uses. Prohibit uses that serve occupants of vehicles (such as drive-through windows) and discourage uses that serve the vehicle (such as car washes and service stations) within the City Center.	Complete and ongoing.	Planning
Policy 3.5	Parking frontages. Require both public and private parking lots and structures be designed so as to ensure parking areas do not dominate street frontages and are screened from public views whenever possible.	Ongoing. Reviewed on project by project basis.	Planning
Policy 3.6	Parking strategy. Encourage district-scale and shared parking strategies while discouraging new surface parking lots.	Ongoing. No plan or program in place for shared parking for new development.	Planning
Policy 3.7	Unbundled parking. Allow and encourage developers of residential, mixed-use and multi-tenant commercial projects to unbundle parking costs from unit sale and rental costs in denser, mixed-use areas to give tenants and owners the opportunity to save money by using fewer parking spaces.	Ongoing.	Planning
Policy 3.8	Street parking. Encourage and maintain street parking as a strategy to provide adequate parking and create buffers for sidewalks.	Ongoing.	Public Works/Planning
Policy 3.9	Tree planting. Encourage the planting of trees that shade the sidewalk and improve the pedestrian experience throughout the City Center.	No program in place.	Public Works/Planning

Policy 3.10	Public gathering spaces. Direct public investment in the City Center so as to improve existing and create new gathering spaces throughout the City to provide beautiful, comfortable, and inviting public and pedestrian spaces, encouraging walking and public gathering spaces.	Not completed. No project in place.	Public Works/City Manager
Policy 3.11	Public plazas. Incentivize private investment to incorporate public plazas seating, and gathering places, especially in prominent locations and areas of pedestrian activity.	Not completed. No program in place.	Development Services
Policy 3.12	Outdoor cafes. Allow for the development of outdoor plazas and dining areas; including the use of sidewalk areas for outdoor cafes.	Ongoing. Projects reviewed and approved on a case-by-case basis.	Planning
Policy 3.13	Artists live/work studios. Consider incentives for the inclusion of live/work studio space in the City Center.	Not completed.	Planning
Goal 4 An interconnected City Center that is easily accessible by the surrounding neighbors and the City at large.			
Policy 4.1	Bicycle network. Facilitate the development of bicycle facilities that connect the City Center with surrounding neighborhoods, districts, and centers.	In addition to CV Link, consistently working to complete projects that entail expanding sidewalks, implementing crosswalk enhancements, improving lighting, and integrating pedestrian-friendly design elements into new and existing developments.	Public Works
Policy 4.2	Pedestrian network. Facilitate the development of pedestrian facilities that connect the City Center with surrounding neighborhoods, districts and centers.	In addition to CV Link, consistently working to complete projects that entail expanding sidewalks, implementing crosswalk enhancements, improving lighting, and integrating pedestrian-friendly design elements into new and existing developments.	Public Works
Policy 4.3	Transit. Work with Sunline to improve transit access to and within the City Center.	The City of maintains ongoing communication with SunLine Transit to enhance transit access. Review cycles help us to identify opportunities for service improvements, address transit-related concerns, and ensure that public transportation remains a viable and convenient option for residents and visitors.	Public Works
Policy 4.4	City-wide connections. Develop transit, alternative transportation, and wayfinding strategies that facilitate easy navigation to and from the City Center, the University Area, and other important centers within Palm Desert.	City working to update wayfinding signage to provide direction between areas. City will continue to coordinate with transit providers such as Sunline Transit Agency.	Public Works
Policy 4.5	Traffic flow. Manage traffic flow and speeds through the use of signal synchronization to ensure safe speeds and minimal traffic congestion at intersections.	Ongoing.	Public Works

WORK PLAN

Action	Responsibility	Priority	Funding Source	Status
San Pablo Avenue: Introduce angled parking.	Public Works	Critical	City General Fund CIP, Assessment District	Completed in 2021-2022
San Pablo Avenue: Introduce bike lane improvements	Public Works	Critical	CDBG, Bicycle Transportation Account, Measure A, Special Fund	Completed in 2021-2022
San Pablo Avenue: South of San Gorgonio Way, introduce wide median with possible additional programming (small buildings, farmers market, etc.).	Public Works	Critical	Development Impact Fees, State Fund	Completed in 2021-2022
San Pablo Avenue: Introduce roundabout at intersection of San Pablo Avenue and San Gorgonio Way	Public Works	Critical	MAP-21, TUMF, City General Fund CIP, Development Impact Fee, Special Fun	Completed in 2021-2022
Alessandro Alley West of San Pablo: Introduce parking and landscaping per City Center Area plan	Public Works	Supportive	Development Impact Fees, Assessment Districts	Partially completed. Eastern portion of Alessandro Alley Project has been completed late 2020, and early 2021. Western portion has not been completed.
City Center Area: Implement pedestrian improvements including sidewalks, crosswalks, street furniture, and other amenities during the construction of new roadways or the reconstruction of existing roadways	Public Works	Critical	City General Fund CIP, State Fund, Special Fund, Grants	Ongoing. Amenities were added to San Pablo Ave. during street construction. Existing amenities on El Paseo. No other additions.
City Center Area: Implement the proposed bicycle network by building the proposed facilities concurrent with the construction of new roadways or the reconstruction of existing roadways.	Public Works	Critical	City General Fund CIP, State Fund, Special Fund, Grants	Ongoing. Bicycle network updated as maintenance of existing roadways occurs.
El Paseo/111 Parking Improvements: Parking Structure 1 - Block between Sage Lane and Lupine Lane	Public Works	Supportive	State Fund, Development Impact Fees, Special Funds, Assessment Districts	Not completed. City made improvements for surface parking lot in in Presidents Plaza which were completed in 2022.
El Paseo/111 Parking Improvements: Build Parking Structure 2 - Block between Lupine Lane and San Pablo Avenue	Public Works	Supportive	Development Impact Fees, Assessment Districts, State Fund, Special Fund	Not completed. City made improvements for surface parking lot in in Presidents Plaza which were completed in 2022.
El Paseo/111 Parking Improvements: Build Parking Structure 3 - Block between San Pablo Avenue and Larkspur Lane.	Public Works	Supportive	Development Impact Fees, Assessment Districts, State Fund, Special Fund	Not completed. City made improvements for surface parking lot in in Presidents Plaza which were completed in 2022.
El Paseo/111 Parking Improvements: Build Parking Lot between Larkspur Lane and San Luis Rey Avenue	Public Works	Supportive	Development Impact Fees, Assessment Districts, State Fund, Special Fund	Completed. Surface parking lot improvements made in 2022.
Highway 111: Reconfigure frontage roads so they are entered and exited directly from Highway 111 (instead of from cross streets). Introduce new landscaping in median between Highway 111 and frontage roads.	Public Works	Critical	MAP-21, Federal Fund, Measure A, TUMF, Development Impact Fees, Assessment Districts, Special Fund.	Not completed. No discussion has occurred regarding this project.
Highway 111: Reconfigure frontage road parking with street tree planters between parking spaces on the 111 side (on-street parking counts towards required parking of adjacent development).	Public Works	Critical	Measure A, TUMF, Development Impact Fees, Assessment Districts State Fund	Not completed. No discussion has occurred regarding this project.
Highway 111: Introduce new streetscape along building side of frontage roads	Public Works	Critical	Assessment District, State Fund	Not completed. No discussion has occurred regarding this project.
Highway 111: Introduce new gateway landscaping at key intersections	Public Works	Supportive	Assessment District,Special Fund	Not completed. No discussion has occurred regarding this project.
a. Monterey Avenue				Not completed. No discussion has occurred regarding this project.
b. San Pablo Avenue				Not completed. No discussion has occurred regarding this project.
c. San Luis Rey Avenue				Not completed. No discussion has occurred regarding this project.
d. Eastern end of El Paseo				Not completed. No discussion has occurred regarding this project.

Action	Responsibility	Priority	Funding Source	
Highway 111: Introduce gateway monuments/signage	Public Works	Supportive	CDBG, Assessment District	Not completed. No discussion has occurred regarding this project.
• Phase 1: Obtain funding				Not completed. No discussion has occurred regarding this project.
• Phase 2: Set-up competition for design of gateway monuments/signage				Not completed. No discussion has occurred regarding this project.
• Phase 3: install gateway monuments/signage				Not completed. No discussion has occurred regarding this project.
Highway 111: Introduce mid-block crosswalk at Sage Lane.	Public Works	Supportive	City General Fund CIP	Not completed. No discussion has occurred regarding this project.
Highway 111: Synchronize all traffic signals between eastern and western city boundaries	Public Works	Supportive	City General Fund, MAP-21, State Fund, Measure A, TUMF	Ongoing.
Highway 111: Introduce new landscaping in center median and restripe narrower traffic lanes to between 10 and 11 feet (keeping 3 travel lanes in each direction) and add buffered bike lane in surplus pavement area adjacent to curbs.				Not completed. No discussion has occurred regarding this project.
• Option 1: Phase 1: Repave roadway (optional), introduce median landscape, restripe traffic lanes and provide stiped bike lane and buffer. Phase 2: inctoduce cylce track and associated landscape.				Not completed. No discussion has occurred regarding this project.
• Option 2: Repave roadway (optional), introduce median landscape, restripe traffic lanes, and install cycle track and associated landscape.	Public Works	Critical	City General Fund CIP, State Fund	Not completed. No discussion has occurred regarding this project.
Action	Responsibility	Priority	Funding Source	
Periodically review fee structures for potential opportunities to provide financial and administrative incentives to support installation of renewable energy generators, energy efficiency measures, land use patterns, and other measures that reduce greenhouse gas emissions.	Economic Development	Supportive	City General Fund CIP	Not completed. No discussion has occurred regarding this project.
Proactively develop strategies to reduce the community's vulnerability to climate change impacts.	Special Programs	Supportive	City General Fund CIP, Grants	Not completed. No discussion has occurred regarding this project.
Work with nearby local and regional agencies to develop a community choice aggregation system in order to secure alternative energy supply contracts for the community.	Special Programs	Supportive	City General Fund CIP, Grants	Not completed. No discussion has occurred regarding this project.
Implement a program to install the latest energy-efficient technologies for street and parking lot lights to meet City and state standards.	Public Works	Supportive	City General Fund CIP, Special Funds, Grants	Not completed. No discussion has occurred regarding this project.
Replace City fleet vehicles with low emission vehicles, such as EVs and Plug-in EVs wherever possible	Public Works	Supportive	City General Fund CIP, Special Funds, Grants	Not completed. City exploring options.
Track and publically support legislation and regional, state, and federal efforts that improve air quality.	Planning	Supportive	City General Fund CIP	Ongoing.
Coordinate air quality planning efforts with other local, regional and state agencies, and encourage community participation in air quality planning.	Planning	Supportive	City General Fund CIP	Ongoing. City is engaged with CVAG in regional climate action plan.
Work with the South Coast Air Quality Management District (SCAQMD) to ensure the earliest practicable attainment of federal and State ambient air quality standards.	Planning	Supportive	City General Fund CIP	Ongoing.
Form partnerships with school districts and other educational institutions, non-profit organizations, and regional governmental agencies to foster and participate in efforts promoting prevention, healthy lifestyles and positive health outcomes.	Special Programs	Supportive	City General Fund CIP, Grants	Ongoing.

Develop a standardized citywide process to permit community gardens on vacant lots, rooftops, parkways and residential property.	Planning	Supportive	City General Fund CIP, Grants	Not completed. No program in place.
Work with Sunline to identify opportunities to improve access to medical centers, especially for communities in need such as those with physical or mental disability or seniors.	Planning	Supportive	City General Fund CIP, Grants	Ongoing. City continues to coordinte with Sunline.
Create a healthy development review checklist for use in review new development proposals	Planning	Supportive	City General Fund CIP, Grants	Not completed.
Commission a community economic impact study to assess the current cultural landscape of Palm Desert and its economic benefit to the community.	Economic Development	Supportive	City General Fund CIP, Grants	Not completed.
Study the benefit of an arts and culture district in Palm Desert	Economic Development	Supportive	City General Fund CIP, Grants	Ongoing.
Investigate funding methods for the arts and culture sector.	Economic Development	Supportive	City General Fund CIP, Grants	Ongoing.
Play an active role in the Coachella Valley Association of Governments, the Southern California Association of Governments and other regional agencies to protect and promote the interests of the City	Planning, Public Works, City Manager, City Council	Supportive	City General Fund CIP	Ongoing.
Regularly review and, as needed, update the impact fees to keep pace with changing economic conditions and community needs. Adopt and update the City 's authority for collection of development fees within the full extent allowed under state law.	Finance	Critical	City General Fund CIP	Ongoing. City Development Services department is examining fees.
Develop and provide incentives to assist developers in revitalization and rehabilitation of existing structures, uses and properties through improvement programs, innovative development programs, innovative development standards, specfic plans and assessment districts.	Planning Division, Economic Dept, Finance Dept	Critical	City Gernal Fund CIP	Ongoing. City explores options as new development is proposed.
Action	Responsibility	Priority	Funding Source	
Every five years, review and adjust, as needed, the General Plan's population and employment capacities to meet changes in economic and demographic conditions	Planning	Supportive	City General Fund CIP	Ongoing. Not completed.
Develop a plan to encourage businesses to relocate to Palm Desert to bridge the gap between June and September with year-round residents and jobs.	Economic Development	Supportive	City General Fund CIP	Ongoing.
Regularly review the City's permit processing for comparisons with other California cities	Bld & Safety Dpt, Public Works Dpt, Planning Division	Supportive	City General Fund CIP	Ongoing. Development Services established one-stop permit center and is working to implement new permitting software to increase efficiency of the development review process.
Promote campus development and campus life through participation in the University Planning Committee.	City Council, City Manager, Planning Division	Critical	City General Fund CIP	Ongoing.
Follow best practices for traffic study guidelines for development and transportation projects that address all modes of transportation.	Public Works	Critical	City Gernal Fund CIP	Ongoing. City adopted Riverside County traffic study guidelines. Planning Division is considering presenting local guidelines as a part of the Circulation Element amendment.

Identify and update transportation service levels for all modes of transportation including autos, transit, bicycles, and pedestrians which will be included in the traffic study guidelines	Public Works	Critical	City General Fund CIP	Ongoing.
Regularly meet with Sunline Transit to discuss new development proposals and any updates to transit routes to support projects with an appropriate levels of density, mix of uses, and connections to the bicycle/pedestrian networks	Public Works, Special Programs (lead), Planning	Critical	City General Fund CIP	Ongoing. City will continue coordinating with Sunline Transit Agency on projects.
Regularly review bicycle and pedestrian connections to existing bus stops to maintain safe access for all users	Public Works	Critical	City General Fund CIP	Ongoing. Public Works examines this.
Regularly update transportation impact fees to include both capital costs related to all modes of travel including automobiles, transit, bicycles, and pedestrians	Finance (Lead) Public Works	Critical	City General Fund CIP	Ongoing.
Regularly collect data on the performance of all transportation modes	Public Works	Critical	City General Fund CIP	Ongoing.
Regularly evaluate traffic signal operations along coordinated corridors to ensure that signal coordination and operations reflect changes in transportation conditions	Public Works	Supportive	City General Fund CIP	Ongoing.
Develop and regularly update parking management plans for all applicable areas along the 111 Corridor.	Planning	Supportive	City General Fund CIP, Assessment District	Not completed. No parking management plans in place.
Regularly meet with Sunline Transit to review bus stop locations and amenities	Public Works/Planning	Supportive	City General Fund CIP	Ongoing.
Regularly evaluate new data collection, analysis techniques, and tools including real time Big Data sources for use by City Staff and residents.	Public Works	Supportive	City General Fund CIP	Ongoing.
Regularly coordinate with Caltrans, RCTC, and CVAG for the planning, design, and construction of new transportation facilities including both roadways and non-motorized routes.	Public Works (Lead)/Planning	Supportive	City General Fund CIP	Ongoing.
Regularly coordinate with CVAG for the siting of a Metrolink stop in Palm Desert.	Planning	Supportive	City General Fund CIP	Ongoing. City coordinating and participating in the Gorgonio Corridor study.
Facilitate community policing and neighborhood watch organizations aimed at increasing awareness and decreasing opportunities for crime activity.	Police Department	Supportive	City General Fund CIP	Ongoing.
Continue to confer and coordinate with the solid waste franchisee to fully meet and if possible exceed the provisions from AB 939 by expanding recycling programs that divert valuable resources from the waste stream and returning these materials to productive use.	Public Works	Supportive	City General Fund CIP	Ongoing.
Investigate the feasibility of broadband service throughout Palm Desert as an economic development strategy.	Economic Development	Supportive	City General Fund CIP	Ongoing.
Update the City's public GIS database with information on the extent and potential impact of seismic, geotechnical, fire, and flood hazards occurring in the city and the SOI. All future developments will be required to submit their data for incorporation into this database	Planning Division	Supportive	City General Fund CIP	Ongoing. City working to expand GIS implementation.
Consult Riverside County and other jurisdictions to monitor and update the City's LHMP.	Special Programs	Supportive	City General Fund CIP	Ongoing and complete. City adopted new LHMP in 2024.
Action	Responsibility	Priority	Funding Source	

Update the City's Critical Infrastructure/Facilities inventory included in Emergency Operations Plan and Local Hazard Mitigation Plan.	Public Safety	Supportive	City General Fund CIP	Ongoing and complete. Included in the adopted LHMP in 2024.
Evaluate critical City facilities for seismic safety.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Identify and analyze vulnerabilities of key privately owned critical facilities, such as hospitals and businesses, in the city that should remain in operation after an emergency event.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Encourage participation of representatives from local schools, universities, hospital facilities, and other local organizations in regional emergency planning efforts	Public Safety	Supportive	City General Fund CIP	Ongoing.
Conduct an inventory of all unreinforced structures with higher potential susceptibility to seismic hazards, and develop a prioritized list of recommended phasing for retrofits, based on severity of vulnerability.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Partner with Riverside County, regional entities, and local financial institutions to explore and promote financing options for seismic retrofits.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Coordinate with FEMA, state agencies, Riverside County, and other jurisdictions to understand potential changes to the extent or severity of flood hazards based on the impacts of a changing climate.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Prohibit development in the 100-year floodplain, unless adequate flood mitigation is provided on-site as well as downstream of the project area.	Public Works	Supportive	City General Fund CIP	Ongoing. City enforces Title 28 of the Palm Desert Municipal Code which prohibits development within flood plans unless appropriate mitigation is taken.
Monitor and update the floodplain management ordinance and continue participation in the National Flood Insurance Program.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Continue to maintain and enforce regulations and guidelines for the development and maintenance of project-specific on-site retention/detention basins to control stormwater and implement the NPDES program, including measures to enhance groundwater recharge, complement regional flood control facilities, and address applicable community design policies.	Public Works	Supportive	City General Fund CIP	Ongoing. Public Works monitors approved infrastructure for project specific on-site retention/detention basins and enforces the NPDES program.
Identify opportunities for creative public projects that provide “proof of concept” for innovative dual-use and stormwater management while also addressing risks to floods.	Public Works	Supportive	City General Fund CIP	Ongoing as new projects are proposed.
Identify barriers to access to safe cooling centers for vulnerable populations.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Coordinate with local partners to supplement gaps in services and needs for safe cooling centers during extreme heat events.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Identify populations that, due to economic or other circumstances, do not have the resources to cool or heat their living environment during hot summers, or cold winters, and thus may be at risk for temperature-related illnesses or death. During high heat or extreme cold events, check on these individuals, and if necessary, transport them to cooling centers or heated shelters.	Public Safety	Supportive	City General Fund CIP	Ongoing.

Enforce Cal-OSHA's Heat Illness Prevention Program, especially in the sectors where employees are exposed to extreme heat conditions at outdoor worksites.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Consult with the Riverside County Department of Public Health to identify and reduce risks from existing and new hazardous waste sites in the city and the SOL.	Public Safety	Supportive	City General Fund CIP	Ongoing
Designate appropriate access routes to facilitate the transport of hazardous and toxic material in consultation with emergency service providers through CVAG and the Coachella Valley Emergency Managers Association.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Investigate exceeding minimum seismic safety standards for critical facilities that ensure building function.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Action	Responsibility	Priority	Funding Source	
Support and expand programs to educate and incentivize the community on water conservation practices for landscaping.	Planning Division, Economic Dept, Finance Dept	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing. City coordinates with Coachella Valley Water District and enforces water conservation ordinance. City has provided grant programs for turf conversions to water-efficient landscapes when monies are available in partnership with CVWD.
Work with the Riverside County Public Health Department to establish social networks and website updates to distribute information on climate change impacts to vulnerable populations including actions they can take to reduce exposure to unhealthy conditions	Special Programs	Supportive	City General Fund CIP, Grants	Ongoing.
Actively promote the City as a place for renewable energy generation, and a place for energy conservation businesses to locate.	Economic Development	Supportive	City General Fund CIP	Ongoing.
Create incentives to convert vacant lots into small parks or open spaces throughout the City.	Planning/Parks	Supportive	City General Fund CIP, Grants	Not completed.
Create incentives for new development to include small parks, tot lots, passive gardens, outdoor eating areas, plazas, paseos and other outdoor open spaces.	Planning/Parks	Supportive	City General Fund CIP, Grants	Not completed. No parking management plans in place.
Continue work with the school districts and other community organizations to provide and support after-school fitness and education programs for school age children.	Parks/Special Programs	Supportive	City General Fund CIP, Grants	Ongoing. City partners with Desert Recreation District and YMCA.
Partner with local academic, medical and technology organizations to explore the potential for developing a satellite campus or research & technology campus for high education training.	Economic Development Dept	Supportive	City General Func CIP, Grants	Ongoing.
Develop a comprehensive community agriculture program that includes schools and parks.	Parks	Supportive	City General Fund CIP, Grants	Not completed.
Sponsor and support a variety of community events focused on health and wellness such as walk/run events, weightloss programs, fitness programs, and similar activities. Consider a health theme at summer and holiday activities	Special Events/ Parks & Rec	Supportive	City General Fund CIP, Grants	Ongoing. City hosts, and parterns with organizations to provide regular event programming at City facilities.
Work to expand the number and occurrence of farmer's markets in Palm Desert.	Economic Development Dept	Supportive	City General Fund CIP, Grants	Ongoing. City assists with farmer's markets in City.

Work to establish Community Supported Agriculture programs to serve Palm Desert residents	Special Districts	Supportive	City General Fund CIP, Grants	Ongoing. City provides community gardens for use by the public.
Allocate municipal resources to help promote the strong and diverse arts facilities and programs offered by the college and universities.	Economic Development	Supportive	City General Fund CIP, Grants	Ongoing.
Develop incubators for medical and agriculture industries.	Economic Development	Supportive	City General Fund CIP	Not completed. Incubator established to assist in general entrepreneurial endeavors.
Update policy and procedures for the purchase of City owned vehicles to prioritizes the acquisition of alternative fueled vehicles.	Public Works	Supportive	City General Fund	Ongoing.
Continue to provide the At-Home Household Hazardous Waste (HHW) Collection program on a semi-annual basis	Public Works	Supportive	City General Fund CIP	Ongoing. City provides information for local waste collection purveyor, Burrtec, which provides household hazardous waste collection program up to four times per year.
Support the creation of a community-based education coalition	Special Programs	Supportive	City General Fund CIP	Ongoing.
Regularly support or host educational summits and symposiums.	Special Programs	Supportive	City General Fund CIP	Ongoing
Continue to fund School Resources Officer (SRO) positions for the Palm Desert public schools by coordinating with school officials, and the DSUSD to provide a safe learning environment for Palm Desert students.	Police Department	Supportive	City General Fund CIP	Ongoing.
Consult with the RCFD Office of Emergency Services, the CVWD, Southern California Edison, the Southern California Gas Company, the Imperial Irrigation District, and other utilities and agencies, as appropriate, to develop and disseminate public education materials advising visitors, residents, and local businesses of appropriate responses in preparation for and during an emergency	Public Safety	Supportive	City General Fund CIP	Ongoing.
Action	Responsibility	Priority	Funding Source	
Disseminate materials on the hazards of extreme heat, as well as cooling center locations, in consultation with local hospitals, nursing homes, community centers, and public and private school districts.	Public Safety	Supportive	City General Fund CIP	Ongoing. Information provided on website.
Continue to operate cooling centers in coordination with Riverside County	Special Programs	Supportive	City General Fund CIP	Ongoing.
Create a database to track incidents of windstorms, dust storms and other sever weather events to develop a better understanding of the frequency, magnitude, and costs associated with severe weather. Use this knowledge to determine the value of establishing a 'bad weather' fund to pay for repairs, cleaning and other direct costs of severe weather. Periodically review the effectiveness of existing plans, programs, codes and ordinances in protecting health and safety.	Public Safety	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing.
Work with the emergency response team and community action partnership of Riverside County to expand access to the drop-in cooling centers for people vulnerable to high heat days. This should also include organizing a transportation-assistance program for individuals without access to vehicles, develop a robust heat warning system and provide up-to-date information to residents about cooling center locations and the health risks of extreme heat.	Public Safety	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing.
Create a phased program for seismic retrofits to existing public and private buildings to meet current requirements	Public Safety	Supportive	City General Fund CIP, Special Funds, Grants	Ongoing.

Action	Responsibility	Priority	Funding Source	
Continue to consider and evaluate new construction practices and standards that increase building energy efficiency	Planning	Supportive	City General Fund CIP	Ongoing.
Update the City's Zoning Code, Subdivision Ordinance, and other related development standards to fully implement the General Plan, emphasizing the realization of the community character envisioned in the General Plan.	Planning	Critical	City General Fund CIP, Special Funds, Grants	In process. City is working with Clarion Associates to adopt a Unified Development Code to implement the policies of the general plan.
Develop opportunities for live/work "artist loft" housing through zoning, regulatory incentives and funding. An example would be to encourage or provide incentives for the inclusion of live/work space in planned developments	Planning & Economic	Supportive	City General Fund	Not completed. City will incorporate these standards in the Unified Development Code.
Develop creative and innovative zoning and incentives to promote a variety of high-quality residential units that will also encourage a balance between housing and jobs.	Planning	Critical	City General Fund CIP, Special Funds, Grants	In process.
Revise zoning to encourage inclusive residential housing products.	Planning Division	Supportive	City General Fund CIP, Special Funds, Grants	In process. This will be incorporated in the Unified Development Code adoption.
Update development standards to allow flexible development standards in the university area to encourage a highly connected, highly walkable campus community	Building & Safety Dpt, Public Works Dpt, & Planning Division	Critical	City General Fund CIP	In process. City is working to amend the University Neighborhood Specific Plan to address this standard.
Update development standards to allow flexible development standards in the City Center Area to encourage the development of a vibrant, walkable downtown.	Building & Safety Dpt, Public Works Dpt, & Planning Division	Critical	City General Fund CIP	In process. City is work on amendments to the Downtown Zoning Ordinance for future adoption in 2026.
Update the City Municipal code to allow the use of shared parking, unbundled parking, and other similar techniques for private land owners.	Planning	Supportive	City General Fund CIP	Not completed. To become part of the UDC adoption.
Develop and update guidelines for development projects that require connections from the site to the external pedestrian network (both for residential developing and on commercial sites).	Public Works/Planning	Supportive	City General Fund CIP	Ongoing. Reviewed on case by case basis. Future
Develop and update guidelines for development projects that promote connections to existing transit facilities	Public Works/Planning	Supportive	City General Fund CIP	Ongoing. No updated guidelines have been established.
Revisit and upgrade Noise Ordinance to reflect the commercial core, surrounding neighborhoods, and mixed-use areas to better equip the City for regulating a downtown type environment.	Planning	Critical	City General Fund CIP	Not completed.
Require homeowners associations and gated communities to identify gaps in services, potential vulnerabilities, and strategies to reduce risks to hazards in residential communities.	Public Safety	Supportive	City General Fund CIP	Ongoing.
Establish a local ordinance with a deadline for existing structures to meet current seismic safety standards	Public Safety	Supportive	City General Fund CIP	Ongoing.
Prepare an ordinance that require future developments to use construction techniques and methods that minimize wind-borne sediments and impacts to existing developments throughout the city.	Planning	Supportive	City General Fund CIP	Not completed. Existing ordinance in place for fugitive dust control plans.
Update the City's landscape ordinance to require new public facilities or park improvements to be designed using drought-tolerant tree plantings, landscaping, fences, berms, or other methods to serve as windbreaks.	Planning	Supportive	City General Fund CIP	Ongoing.

Update and enforce Title 28 of the Palm Desert Municipal Code to integrate and account for FEMA flood maps, as necessary.	Planning	Supportive	City General Fund CIP	Ongoing.
Incorporate new fire hazard severity zones and related state standards from CalFire	Public Safety	Supportive	City General Fund CIP	Ongoing.

HOUSING ELEMENT ANNUAL PROGRESS REPORT



General Plan Housing Element Updates

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Annual Housing Report

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HOUSING		
Goals/Policies/ Programs	Description	Status
Goal 1	A variety of housing types that meet all of the housing needs for all income groups within the City.	Ongoing.
Goal 2	The preservation and maintenance of the high quality of the City's affordable housing supply.	Ongoing. The City's Housing Division works to maintain the existing stock of City-owned affordable housing and privately owned deed restricted affordable housing.
Goal 3	The City shall affirmatively further fair housing through new affordable housing developments, information dissemination and education for stakeholders, and collaboration with local and regional organizations and agencies.	Ongoing
Policy 1	New affordable housing projects shall be encouraged in all areas of the City. Special attention will be made to distributing the units so that large concentrations of affordable housing in any one area are avoided	Ongoing as new development is proposed within the City.
Program 1.A	The City shall work with affordable housing developers, non-profit agencies and other stakeholders to implement the following affordable housing projects for extremely low, very low, low and moderate income households during the planning period.	Ongoing.
	21 units at Palm Desert 103 (Site E): annually contact the landowner and provide them with current City programs and incentives for the construction of the remaining units within the project. Meet with the land owner annually, and provide the requirements of the Development Agreement for the site to encourage its development.	Complete. PP22-0004 (Gerald Ford Apartments) entitlement approved in 2022 for 150 unit apartments. 149 units income restricted, 128 units above the minimum required for the site. Construction underway in 2023-2024. Scheduled completion and occupancy in 2025.
	36 units at Arc Village (Site KK): For this Housing Authority-owned site, the Housing Authority and City will continue to work with Desert ARC and affordable housing developers to secure funding for these units with priority to developmentally disabled persons. The Housing Authority and City will participate in the preparation of applications for State funding and reinstate funding assistance when an application is prepared. The Housing Authority and City will promote the site to developers through its website, and annually meet with Desert ARC to encourage development.	Ongoing. PP24-0001/CUP24-0003 entitlement approved in 2024. City entered into agreement with Chelsea Investment Corporation (Developer) to transfer land for the development of a 40 unit apartment development. 39 units deed restricted for low-income households. Developer obtained tax credit financing and is working with City on obtaining building permits. Anticipated permits will be issued in April 2025.
	66 units at Millennium (Site H): the City will continue to work with the developer to process the pending entitlements and finalize the affordable housing covenants consistent with the existing Development Agreement. The project was approved in March of 2022 and the developer is working on construction drawings.	Completed. PP21-0009 (Millennium Apartments) entitlement approved in March 2022. 330 total units with 66 units deed restricted for low-income households. Developer construction ongoing in 2024. Scheduled completion and occupancy in 2025.
	Responsible Agency: Community Development Department and Housing Authority	
	Schedule: Continuous as these projects move forward	
	The City shall pursue the planning and implementation of the following projects for extremely low, very low, low and moderate income households during the planning period. The City will utilize public-private partnerships, grants and third party funding for these projects, and density bonus incentives.	Ongoing.
	240 units at Millennium City Site (Site C): the City shall enforce the terms of its existing agreement with the developer of this project, including maintaining project schedules and expediting processing of applications. A minimum of 15% of the units will be reserved for extremely low income residents. Entitlement applications are expected in 2022, financing will be secured in 2023. and construction is expected in 2024.	Ongoing. PP22-0003 approved in 2022 for 241-unit apartment development with 239 deed restricted units reserved for low-income households. Applicant will apply for building permits. Schedule permit issuance in May 2025.

	28 units at Sagecrest Apartments (Site LL): the City will complete the RFP process in 2022, and establish an agreement with the successful developer for construction of the units by 2025. A minimum of 15% of the units shall be reserved for extremely low income residents. The DDA for the project includes a requirement that the units be built by 2024.	Ongoing. City has not issued RFP. Scheduled for Quarter 3, 2025.
	269 units at Gerald Ford, west of Portola (Site B): the City will maintain the schedule established in the existing agreement with the developer, participate in funding applications, and participate in the funding through the existing land sale agreement, to reach completion of construction by 2024. The project was approved by the Planning Commission in July of 2021. The developer is actively involved in securing CDLAC/TCAC and other funding, and expects to begin construction in 2023.	Ongoing. PP21-0004 approved in August 2021 for 269 unit apartment development with 266 deed restricted units for lower income qualifying households. Project under construction. Occupancy for first units expected in 2025.
	220 units on two 5 acre sites at the 170 acre SARDA property west of Cook Street, and north of Frank Sinatra Drive (Sites I and J): SARDA will implement the Surplus Lands Act and market the sites for affordable housing through RFPs to be issued in 2023, and DDA requirements for construction by 2026. A minimum of 15% of the units shall be reserved for extremely low income residents.	Ongoing. City is preparing an amendment of the Palm Desert University Neighborhood Specific Plan where the parcels are located. Planned for adoption in Late 2025 to Early 2026
	Responsible Agency: Community Development Department and SARDA	
Program 1.B	Schedule: As described above, 2022-2026	
	The City shall encourage and facilitate the development by private parties of the following projects for extremely low, very low, low and moderate income units:	
	200 units at Key Largo (Site A): the City will continue to work with the land owner in the completion of entitlement applications for the site, including the provision of Density Bonus incentives, fee waivers and other incentives as appropriate. The City will meet with the developer annually, and encourage the completion of the Specific Plan by December of 2024, and construction beginning in January of 2026.	Ongoing. Land owner has not completed entitlement applications. City staff is meeting with land owner.
	78 units at the Sands (Site DD): the City will maintain contact with the land owner and participate in funding efforts as the developer applies for TCAC and other funds for the project. The City will process the pending application amendments by June of 2022, and assist in the preparation of funding applications by March of 2023, and construction beginning by June of 2024.	Ongoing. Approved entitlement (The Sands/Bravo Gardens PP 16-394) for 388 units including 20% affordable. Under review for building permits. Extension of time granted. Land owner is applying for building permits.
	The City will offer incentives, including Density Bonus, fee waivers and reduced building permit fees for those projects including a minimum of 15% of units affordable to extremely low income households.	Ongoing.
	Responsible Agency: Planning Department	
Program 1.C	Schedule: As provided above.	
	As a key long-term strategy to meaningfully assist fair housing protected classes, the City shall continue to implement the Self Help Housing program when funds are available. The City will work with agencies such as Habitat for Humanity and Coachella Valley Housing Coalition to identify funding and the location of these units. This includes the construction of the 14 homes on Merle, secured with CVHC. The City will implement the provisions of its agreement with CVHC to assure the completion of the 14 self-help units by 2024.	Completed. Coachella Valley Housing Coalition has completed the 14 homes located on Merle Drive.
	Responsible Agency: Housing Authority	
	Schedule: 2022-2024 for Merle lots, annually throughout planning period	
Program 1.D		
	The City shall maintain its inventory of sites zoned for PR-20 or more, and R-3, and shall encourage the incorporation of extremely low, very low, low and moderate income housing units into these projects as they are brought forward. These sites are included in the Vacant Land Inventory (Table III-47), have been assigned the Housing Overlay District, and will be required, consistent with AB 330, to meet the densities cited in the Inventory. The City will post Table III-47 on its website immediately upon adoption of the Element. The City shall, as part of its Annual Progress Report to HCD, analyze whether any Inventory site has been developed at a density less than that shown in Table III-47, and how any reduction was offset to assure that the City's RHNA allocation can be met (no net loss).	Ongoing. City has maintained zoning of sites and housing requirements as projects are proposed. Table posted on website. Sites which are developed at a density less than that shown in Table III-47 are required to demonstrate compliance with no net loss requirements of table. Table posted on City website at: https://www.palmdesert.gov/our-city/strategic-plan/-fsiteid-1

Program 1.E	Responsible Agency: Planning Department.	
	Schedule: 2022 for posting of Table III-47, April of each year for Annual Progress Report.	
	Although the affordable housing projects currently approved or being entitled in the City occur on parcels of 10 acres or more, the City will encourage further land divisions resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (50-100 units) as development proposals are brought forward for sites A and F. The City will discuss incentives available for land divisions (2-5 acres) encouraging the development of housing affordable to lower income households with housing developers as proposals are brought forward. The City will offer incentives for land division encouraging the development of affordable housing including, but not limited to:	Ongoing effort - Site A has an active application for a Specific Plan - Specific Plan shall be required to show areas for affordable development. Site F has submitted an application for a preliminary entitlement review in December 2024.
	· Priority to processing subdivision maps that include affordable housing units,	Ongoing. City has not established priority processing for any development applications.
	· Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan,	Ongoing. City has not established priority processing for any development applications.
	· Financial assistance (based on availability of federal, state, local foundations, and private housing funds).	
	Responsible Agency: Planning Department	
Program 1.F	Schedule: As projects are proposed	
	affordable units and made available for rent to low-income households for at least 30 years. The City program could include an incentive such as floor area bonus for the property owner; reductions in building plan check fees, and/or inspection fees.	Ongoing. The City has not established a program.
	Responsible Party: Planning Department	
Program 1.G	Schedule: Develop and publish program on City website: 2021-2022, with regular Zoning Ordinance update	
Program 1.H	The City shall establish an SB 35 planning application and process that contains the requirements of the law, the required objective development standards, and the processing requirements for these projects.	Completed. City has established SB 35 application which is available on the City's website. Additionally, the City adopted Residential and Mixed-Use Objective Design Standards in April 2024.
	Responsible Agency: Planning Department.	
	Schedule: December 2022	
Program 1.I	The City shall encourage community participation throughout the planning period, by holding annual workshops which focus on outreach to a broad range of the population and economic segments of the City. Workshops will be advertised in English and Spanish, and will be posted on all the City's social media channels and website, and distributed to housing advocacy groups in the City and region. Workshops should be held at varying times during the week, including evenings, to allow working residents to attend.	As a requirement of entitlement applications for sites greater than 5 acres, the City requires community engagement meetings in which the City is in attendance. City will make the housing element and progress updates available and hold annual workshops with the Planning Commission for annual updates.
	Responsible Agency: Housing Authority, Planning Department.	
	Schedule: Annually throughout the planning period.	
Policy 2	The City shall encourage the rehabilitation of existing housing units through a variety of programs.	
Program 2.A	The City shall consider CDBG funds for the Home Improvement Program for single family homes by providing grants and low interest loans to program participants, with a focus on the 67 units identified as having substandard kitchen and bath facilities, and continuing to refer residents to the existing HVAC replacement program offered by SCE. The HIP program will be provided to the extent that funding is available, to up to eight households each year, and referrals made for the SCE replacement program as they are received, on average to 7 residents annually.	Funding under CDBG and SCE is no longer available. City Housing Authority funding is being used for this effort.
	Responsible Agency: Housing Authority	
	Schedule: Annually with adoption of CDBG program funding	

	The City shall develop a program for homeowner assistance for the rehabilitation of older and substandard housing units, with a target of assisting 8 units annually throughout the planning period Funding sources to be considered include CDBG, HIP, and other programs as identified.	No program yet been implemented.
Program 2.B	Responsible Agency: Community Development Department	
	Schedule: Annually as funds are available	
Policy 3	The City shall preserve existing affordable housing units.	
	The Housing Authority shall continue to subsidize affordable housing units it owns now and in the future using operating revenues.	Completed. Continuous ongoing effort.
Program 3.A	Responsible Agency: Housing Authority	
	Schedule: Annually in the Housing Authority Budget	
	The Housing Authority shall maintain the existing resale restrictions and other subsidies on 301 ownership units.	Completed. Continuous ongoing effort.
Program 3.B	Responsible Agency: Housing Authority	
	Schedule: Throughout the planning period	
	or immediately following this planning period, and work with owners to extend these covenants. Incentives could include:	Not yet implemented. Ongoing effort to identify the potential incentives to extend covenants.
	· Financial assistance for the extension of covenants.	
	· Offer HIP major rehabilitation loans to homeowners to secure extended restrictions.	
Program 3.C	Responsible Agency: Housing Authority	
	Schedule: Throughout planning period, one year prior to covenant expiration	
	The Housing Authority owns approximately 1,114 existing rental housing units and will strive to maintain its ownership and/or long term affordability of these units by a third party. Should the Housing Authority sell any of its properties, the sale will include a deed restriction assuring that the same affordability levels as occur prior to sale are maintained for a period of at least 55 years.	Ongoing. Being maintained, no sale of any property. City Housing Authority will preserve and maintain existing units.
Program 3.D	Responsible Agency: Housing Authority	
	Schedule: Annually in the Housing Authority Budget	
	To ensure adequate access to opportunities for fair housing protected classes, such as families with children and lower income households, the City will host meetings between affordable housing developers and social service agencies when new projects are developed throughout the community to encourage the integration of services such as child care, job training, vocational education, and similar programs into new affordable housing projects through direct contact with both parties. The City will target a minimum of one integrated service in each project developed during the planning period. For on-site child care, the City shall consider allocation of the City's Childcare Mitigation Fee to new projects which provide the service.	Completed. Ongoing, continuous effort. City works with developers to ensure new housing developments integrate services. Vitalia Apartments (PP/CUP21-0004) was approved and will provide services such as childcare, job training, etc. in it's onsite community building).
Program 3.E	Responsible Agency: Housing Authority, Community Development Department	
	Schedule: As projects are proposed	
Policy 4	The City shall continue to strive to meet the State-mandated special shelter needs of large families, female headed households, single parent families, senior citizens, and disabled individuals and families, and shall consider including units for such households in its projects.	
	program to the Fair Housing Council of Riverside County, and shall maintain information at City Hall and affordable housing complexes. Brochures and flyers shall be available at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members.	Ongoing. Information available through website and webpage for the housing division.

Program 4.A	Responsible Agency: City and Housing Authority	
	Schedule: Brochures updated and refilled as needed to assure they are always available.	
	Riverside County and nonprofit groups (e.g. Habitat for Humanity) in the housing of disabled residents. Advertise workshops and webinars held by these organizations on anti-discrimination on the City's email newsletter and Resources on the Affordable Housing webpage and encourage them to be held throughout the community to facilitate access. The City will annually train staff at the Senior Center and Housing Authority properties in the needs of disabled residents, the requirements of the Americans with Disabilities Act, and the City's Reasonable Accommodation policy.	Resources have been provided ongoing. Ongoing - Training being provided to property management staff, need to implement training at Senior Center.
Program 4.B	Responsible Agency: Housing Authority, Senior Center	
	Schedule: At each update of affordable housing webpage and annually through staff training program	
	to continue to provide housing affordable to extremely low-income households. The City shall also consider applying for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program and Proposition 1-C funds to the extent possible. The City shall continue to consider incentives, such as increased densities, modifications to development standards, priority processing and fee deferrals as part of the financing package for projects which include extremely low income units.	Rolled into programs 1A through 1C. Need to consider the framework for logistics to provide incentives for affordable housing by creating informational handouts, and approval process.
Program 4.C	Responsible Agency: City	
	Schedule: In conjunction with development of projects described in Programs 1.A through 1.C.	
Policy 5	The City shall strive to provide shelter for the homeless and persons with disabilities.	
	through a collaborative approach of the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART).	The City is pursuing this program by implementing an assistance program: https://www.palmdesert.gov/our-city/departments/city-manager/homelessness-assistance
Program 5.A	Responsible Agency: City Manager's Office	
	Schedule: Annually in the General Fund Budget	
	To increase housing supply for disabled persons, the City will continue to coordinate with the Inland Regional Center, Desert Arc and other appropriate agencies and organizations that serve the developmentally and physically disabled population. The City will continue to encourage developers to reserve a portion of affordable housing projects for the disabled, including those with developmental disabilities and emphasize their needs and what the City can provide during developer outreach and meetings, with a target of assisting 5 disabled households annually during the planning period. The City will support funding applications for such projects, and will consider fee waivers and reductions on a case-by-case basis. Housing Authority properties are one of the vehicles available to encourage rental to developmentally disabled individuals and demonstrate compliance with the City's Reasonable Accommodation policy.	Complete and ongoing. Site KK in the Vacant Site Inventory *Table III-47 was previously identified, and approved for 32 units for Desert Arc to provide housing for persons with disabilities. The site is now identified for 36 units and the City has approved entitlement and is in process of finalizing the housing agreement for a 40-unit developmetn on the site.
Program 5.B	Responsible Agency: Planning Department	
	Schedule: As projects are proposed and during pre-application meetings with the City	
	The City will continue to make direct appeals to encourage local organizations, such as the Coachella Valley Rescue Mission, Martha's Village and Catholic Charities, to apply to the City for the award of CDBG funds for homeless services, including announcements on its website and social media of the availability of funds, the schedule for applications, and the award schedule, as it has for many years. The City Council will continue to allocate available funds to these and other organizations that apply from its annual County allocation, with a target of assisting at least two of these organizations annually during the planning period.	Continuous ongoing effort.
Program 5.C	Responsible Agency: Finance Department	
	Schedule: Annually with CDBG funding cycle	

	Review and revise, as necessary, the Zoning Ordinance to ensure compliance with Assembly Bill (AB) 101 as it pertains to Low Barrier Navigation Centers, and AB 139 as it relates to parking for emergency shelters being required for employees only. Modify the definition of “homeless shelter” to include Low Barrier Navigation Centers.	Not yet implemented. Will implement ordinance with Unified Development Code.
Program 5.D	Responsible Agency: Planning Department Schedule: 2022-2023 at regular Zoning Ordinance update	
Policy 6	The City shall continue to utilize restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval, restrictive agreements or other means in order to preserve affordable for sale housing units for the long term.	
	The City shall keep in regular contact with the Riverside County Housing Authority to ensure that Section 8 housing assistance within the City is actively pursued. At least 30 households should be assisted every year.	Completed. The City Housing Division maintains contact with the Riverside County Housing Authority.
Program 6.A	Responsible Agency: City and Housing Authority Schedule: Annually with annual compliance plan review	
Policy 7	The City Council shall consider, as an additional incentive, the reduction, subsidizing or deferring of development fees to facilitate the development of affordable housing.	Not yet implemented. Staff must engage in study sessions with Council to discuss policy options for fee deferral and other financial incentives for affordable housing.
Policy 8	The City shall continue to address the needs of the senior population in development of housing.	
	The City shall maintain the Housing Overlay District to include flexible development standards, density bonuses, design criteria, and parking reductions for the development of a wide variety of housing products which provide a minimum of 20% of all units at income-restricted rents, or at least one unit for smaller residential projects, and to eliminate the public hearing requirements and waive City plan check/inspection fees and potentially other fees. The Accessory Dwelling Unit standards shall be maintained consistent with State law in the Zoning Ordinance.	In effect. City has adopted Housing Overlay and applied it to all Housing Element Inventory Sites. Will be updated in response to state legislative updates.
Program 8.A	Responsible Agency: Community Development Department Schedule: Annually review with state General Plan report	
	The City shall continue to encourage the development of assisted living facilities for seniors.	Continuous in effect. Assisted living facilities are an allowed use in the R-1, R-2, R-3 and PR zone through CUP. City also provides areas with designated senior housing overlay which provides development incentives in exchange for age restricted housing - See chapter 25.28.020 of the Palm Desert Municipal Code.
Program 8.B	Responsible Agency: Community Development Department Schedule: As projects are proposed	
Policy 9	The City shall implement the State’s density bonus law.	
	Revise the Zoning Ordinance to ensure compliance with State law as it pertains to density bonus by October of 2022 to address the changes contained in AB 2345, and as State law changes throughout the planning period.	Not yet implemented. Staff is in process to update the zoning ordinances based on new housing legislation. Action will be completed in 2025.
Program 9.A	Responsible Agency: Community Development Department Schedule: at regular Zoning Ordinance update	
Policy 10	Promote the jobs/housing balance through the development of housing with convenient access to commercial land uses, schools, available public transport and employment centers.	Continuous ongoing effort as development projects are submitted for review and to ensure consistency with the Palm Desert General Plan.

Policy 11	The City shall promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other applicable state and federal fair housing and planning law.	
	Continue to provide multilingual brochures and informational resources to inform at least 10 residents, landlords, housing professionals, public officials, and others relevant parties annually about fair housing rights, responsibilities, and services, with an emphasis on needs of disabled persons. Brochures and flyers shall be available on the City website (Resources on the Affordable Housing webpage), at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members. (Also see Program 4.A)	Continuous ongoing effort. Housing Division provides updates and informational materials on the website and at public counter.
Program 11.A	Responsible Agency: Housing Authority Schedule: Ongoing, at each update of affordable housing webpage and preparation of public outreach materials	
	Continue to coordinate with SunLine Transit Agency by continuing to provide it with all development applications, to encourage it to expand services that provide reliable transportation options to low income, disabled, senior, and other residents with limited access, particularly in the northern City area.	Continuous ongoing effort. Sunline Transit Agency (STA) is the public transit agency providing service within the City. All entitlement applications for housing and new commercial developments are circulated to the STA for comment, and ensure regular updates for information for STA projected demand needs. Staff meets with STA on a regular basis to discuss plans in the northern areas for the City.
Program 11.B	Responsible Agency: Community Development Department Schedule: 2022-2029	
Policy 12	Encourage energy conservation through the implementation of new technologies, passive solar site planning and enforcement of building codes. Please also see the Energy and Mineral Resources Element.	
	The City shall maintain an Energy Conservation Ordinance which mandates conservation in new construction beyond the requirements of the California Building Code.	Not yet implemented. City has adopted 2022 Green Code.
Program 12.A	Responsible Agency: Planning Department Schedule: Annual review with state General Plan report	
	The City shall encourage Green Building techniques, recycling in demolition, and the use of recycled, repurposed and reused materials in all new housing projects to the greatest extent possible.	City implements 2022 Green Code requirements to recycle/repurpose 65% of nonhazardous construction debris. No requirements yet established for use of recycled materials in new housing projects.
Program 12.B	Responsible Agency: Planning Department, Building Department, Public Works Department Schedule: As projects are proposed	

Jurisdiction	Palm Desert	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		117
Total Units		117

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	93	109	55
2 to 4 units per structure	0	0	0
5+ units per structure	424	0	194
Accessory Dwelling Unit	0	7	19
Mobile/Manufactured Home	0	1	0
Total	517	117	268

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	1	1
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	585
Total Housing Units Approved:	40
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications

Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	3	585

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	580
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	33
Sites Rezoned to Accommodate the RHNA	0

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							24	0	15	0	0	0	0	478		517
	625021008	74096 GOLETA AVE		RESI22-0125	SFD	O										0
	625021008	74096 GOLETA AVE		RESI22-0125	ADU	R										0
	771550009	49981 CANYON VIEW DR		RESI22-0395	SFD	O										0
	637320030	77645 ROBIN RD		RESI22-0397	SFD	O										0
	625312004	74655 OLD PROSPECTOR TRL		RESI22-0398	ADU	R										0
	625312004	74655 OLD PROSPECTOR TRL		RESI22-0398	SFD	O										0
	652250007	920 ANDREAS CANYON DR		RESI22-0399	SFD	O										0
	771260054	136 TEKIS PL		RESI23-0081	SFD	O										0
	624441016	74550 MERLE DR		RESI21-0162	SFD	O										0
	624441015	74536 MERLE DR		RESI21-0163	SFD	O										0
	624441014	74522 MERLE DR		RESI21-0184	SFD	O										0
	624441017	74564 MERLE DR		RESI21-0185	SFD	O										0
	624441018	74578 MERLE DR		RESI21-0186	SFD	O										0
	624441019	74592 MERLE DR		RESI21-0187	SFD	O										0
	624441021	74620 MERLE DR		RESI21-0188	SFD	O										0
	624440032	74696 MERLE DR		RESI21-0190	SFD	O										0
	624440033	74710 MERLE DR		RESI21-0191	SFD	O										0
	624440035	74738 MERLE DR		RESI21-0192	SFD	O										0
	624440036	74752 MERLE DR		RESI21-0193	SFD	O										0
	624441020	74606 MERLE DR		RESI21-0194	SFD	O										0
	624440034	74724 MERLE DR		RESI21-0195	SFD	O										0
	622370038	3894 VIA AMALFI		RESI22-0363	SFA	O										0
	622370038	3882 VIA AMALFI		RESI22-0364	SFA	O										0
	622370038	3500 VIA LEONARDO		RESI22-0365	SFA	O										0
	69461002	41108 EMORY LN		RESI22-0380	SFD	O										0
	69461002	41111 EMORY LN		RESI22-0381	SFD	O										0
	69461002	41135 EMORY LN		RESI22-0382	SFD	O										0
	69461002	41123 EMORY LN		RESI22-0383	SFD	O										0
	694610028	41180 EMORY LN		RESI22-0384	SFD	O										0
	694610028	41168 EMORY LN		RESI22-0385	SFD	O										0
	694610028	41195 EMORY LN		RESI22-0386	SFD	O										0
	694610028	41192 EMORY LN		RESI22-0387	SFD	O										0
	69461002	41120 EMORY LN		RESI22-0388	SFD	O										0
	69461002	41132 EMORY LN		RESI22-0389	SFD	O										0

	694610028	41171 EMORY LN		RESI22-0390	SFD	O									0
	694610028	41183 EMORY LN		RESI22-0391	SFD	O									0
	694500014	73640 HENRI DR		RESI22-0401	SFD	O									0
	694500015	73654 HENRI DR		RESI22-0402	SFD	O									0
	694500016	73668 HENRI DR		RESI22-0403	SFD	O									0
	694500059	73801 HENRI DR		RESI22-0404	SFD	O									0
	694500060	73787 HENRI DR		RESI22-0405	SFD	O									0
	694500061	73773 HENRI DR		RESI22-0406	SFD	O									0
	694500062	73745 HENRI DR		RESI22-0407	SFD	O									0
	694590009	49901 CRESCENT PASSAGE		RESI22-0409	SFD	O									0
	694591008	49898 CRESCENT PASSAGE		RESI22-0410	SFD	O									0
	694590001	75649 MONTAGE PKWY		RESI22-0411	SFD	O									0
	694590002	75637 MONTAGE PKWY		RESI22-0412	SFD	O									0
	694590003	75625 MONTAGE PKWY		RESI22-0413	SFD	O									0
	694590004	75613 MONTAGE PKWY		RESI22-0414	SFD	O									0
	694600004	75712 MONTAGE PKWY		RESI22-0415	SFD	O									0
	694600025	75685 MONTAGE PKWY		RESI22-0416	SFD	O									0
	694600026	75673 MONTAGE PKWY		RESI22-0417	SFD	O									0
	694620044	76345 OXFORD LN		RESI23-0003	SFD	O									0
	694620045	76333 OXFORD LN		RESI23-0004	SFA	O									0
	694620056	76324 OXFORD LN		RESI23-0005	SFA	O									0
	694620057	76336 OXFORD LN		RESI23-0006	SFA	O									0
	694620058	76348 OXFORD LN		RESI23-0007	SFA	O									0
	694620059	76360 OXFORD LN		RESI23-0008	SFA	O									0
	694610025	41177 NORTHWESTERN ST		RESI23-0009	SFD	O									0
	694610025	41189 NORTHWESTERN ST		RESI23-0010	SFD	O									0
	694610025	41201 NORTHWESTERN ST		RESI23-0011	SFD	O									0
	694610025	41198 NORTHWESTERN ST		RESI23-0012	SFD	O									0
	694610025	41186 NORTHWESTERN ST		RESI23-0013	SFD	O									0
	694610026	41141 NORTHWESTERN ST		RESI23-0014	SFD	O									0
	694610025	41174 NORTHWESTERN ST		RESI23-0015	SFD	O									0
	694610026	41129 NORTHWESTERN ST		RESI23-0016	SFD	O									0

	694610026	41117 NORTHWESTERN ST		RESI23-0017	SFD	O									0
	694610026	41114 NORTHWESTERN ST		RESI23-0018	SFD	O									0
	694610026	41126 NORTHWESTERN ST		RESI23-0019	SFD	O									0
	694610026	41138 NORTHWESTERN ST		RESI23-0020	SFD	O									0
	694620073	76276 CAMBRIDGE DR		RESI23-0021	SFA	O									0
	694620074	76288 CAMBRIDGE DR		RESI23-0022	SFA	O									0
	694620075	76300 CAMBRIDGE DR		RESI23-0023	SFA	O									0
	694620076	76312 CAMBRIDGE DR		RESI23-0024	SFA	O									0
	694140029	35397 DOMANI DR		RESI23-0025	SFD	O									0
	694140030	35411 DOMANI DR		RESI23-0026	SFD	O									0
	694140031	35425 DOMANI DR		RESI23-0027	SFD	O									0
	694140059	35431 BAINS AVE		RESI23-0028	SFD	O									0
	694140060	35417 BAINS AVE		RESI23-0029	SFD	O									0
	694140061	35403 BAINS AVE		RESI23-0030	SFD	O									0
	694140062	35389 BAINS AVE		RESI23-0031	SFD	O									0
	694140063	35396 BAINS AVE		RESI23-0032	SFD	O									0
	694140066	35438 BAINS AVE		RESI23-0033	SFD	O									0
	694140065	35424 BAINS AVE		RESI23-0034	SFD	O									0
	694140064	35410 BAINS AVE		RESI23-0035	SFD	O									0
	694620046	76321 OXFORD LN		RESI23-0037	SFA	O									0
	694620047	76297 OXFORD LN		RESI23-0038	SFA	O									0
	694620048	76285 OXFORD LN		RESI23-0039	SFA	O									0
	694620049	76273 OXFORD LN		RESI23-0040	SFA	O									0
	694620050	76261 OXFORD LN		RESI23-0041	SFA	O									0
	694620054	76300 OXFORD LN		RESI23-0042	SFA	O									0
	694620055	76312 OXFORD LN		RESI23-0043	SFA	O									0
	694140043	35421 SERENO LN		RESI23-0045	SFD	O									0
	694140044	35407 SERENO LN		RESI23-0046	SFD	O									0
	694140045	35393 SERENO LN		RESI23-0047	SFD	O									0
	694140046	35379 SERENO LN		RESI23-0048	SFD	O									0
	694140047	35386 SERENO LN		RESI23-0049	SFD	O									0

	694140048	35400 SERENO LN		RESI23-0050	SFD	O									0
	694610022	41398 PENN DR		RESI23-0052	SFD	O									0
	694610022	41410 PENN DR		RESI23-0053	SFD	O									0
	694610022	41425 PENN DR		RESI23-0054	SFD	O									0
	694610022	41413 PENN DR		RESI23-0055	SFD	O									0
	694610022	41401 PENN DR		RESI23-0056	SFD	O									0
	694610022	41377 PENN DR		RESI23-0057	SFD	O									0
	694610022	41389 PENN DR		RESI23-0058	SFD	O									0
	694610022	41374 PENN DR		RESI23-0059	SFD	O									0
	694610022	41386 PENN DR		RESI23-0060	SFD	O									0
	637190024	77148 VERMONT CIR		RESI23-0062	SFD	O									0
	637190024	77152 VERMONT CIR		RESI23-0063	SFD	O									0
	637190024	77160 VERMONT CIR		RESI23-0064	SFD	O									0
	637190024	77164 VERMONT CIR		RESI23-0065	SFD	O									0
	637190024	77172 VERMONT CIR		RESI23-0066	SFD	O									0
	637190024	77176 VERMONT CIR		RESI23-0067	SFD	O									0
	637190024	77184 VERMONT CIR		RESI23-0068	SFD	O									0
	637190024	77188 VERMONT CIR		RESI23-0069	SFD	O									0
	694571001	35906 BERTAIN DR		RESI23-0071	SFD	O									0
	694571002	35918 BERTAIN DR		RESI23-0072	SFD	O									0
	694571003	35930 BERTAIN DR		RESI23-0073	SFD	O									0
	694571004	35942 BERTAIN DR		RESI23-0074	SFD	O									0
	694571005	35954 BERTAIN DR		RESI23-0075	SFD	O									0
	694571006	35957 WALLACE ST		RESI23-0076	SFD	O									0
	694571007	35945 WALLACE ST		RESI23-0077	SFD	O									0
	694571008	35933 WALLACE ST		RESI23-0078	SFD	O									0
	694571009	35921 WALLACE ST		RESI23-0079	SFD	O									0
	694571010	35909 WALLACE ST		RESI23-0080	SFD	O									0
	694620051	76264 OXFORD LN		RESI23-0082	SFD	O									0
	694620068	76315 CAMBRIDGE DR		RESI23-0083	SFA	O									0
	694620071	76279 CAMBRIDGE DR		RESI23-0084	SFA	O									0
	694620070	76291 CAMBRIDGE DR		RESI23-0085	SFA	O									0
	694620069	76303 CAMBRIDGE DR		RESI23-0086	SFA	O									0
	694620072	76267 CAMBRIDGE DR		RESI23-0087	SFA	O									0
	694140034	35390 DOMANI DR		RESI23-0088	SFD	O									0
	694140035	35404 DOMANI DR		RESI23-0089	SFD	O									0
	694140039	35460 DOMANI DR		RESI23-0090	SFD	O									0
	694140040	35463 SERENO LN		RESI23-0091	SFD	O									0

	694140041	35449 SERENO LN		RESI23-0092	SFD	O									0
	694140042	35435 SERENO LN		RESI23-0093	SFD	O									0
	694140036	35418 DOMANI DR		RESI23-0094	SFD	O									0
	694610021	41551 STANFORD RD		RESI23-0095	SFD	O									0
	694610021	41527 STANFORD RD		RESI23-0096	SFD	O									0
	694610021	41515 STANFORD RD		RESI23-0097	SFD	O									0
	694610021	41503 STANFORD RD		RESI23-0098	SFD	O									0
	694610021	41500 STANFORD RD		RESI23-0099	SFD	O									0
	694610021	41512 STANFORD RD		RESI23-0100	SFD	O									0
	694610021	41539 STANFORD RD		RESI23-0101	SFD	O									0
	694570005	74395 NICHOLS DR		RESI23-0113	SFD	O									0
	694570006	74383 NICHOLS DR		RESI23-0114	SFD	O									0
	694570007	74371 NICHOLS DR		RESI23-0115	SFD	O									0
	694570008	74359 NICHOLS DR		RESI23-0116	SFD	O									0
	694570009	74347 NICHOLS DR		RESI23-0117	SFD	O									0
	694570010	74386 COLLEGE DR		RESI23-0118	SFD	O									0
	694570011	74374 COLLEGE DR		RESI23-0119	SFD	O									0
	694570012	74362 COLLEGE DR		RESI23-0120	SFD	O									0
	694570013	74350 COLLEGE DR		RESI23-0121	SFD	O									0
	694570014	36350 LASUEN ST		RESI23-0122	SFD	O									0
	694573001	35981 WALLACE ST		RESI23-0124	SFD	O									0
	694573002	35993 WALLACE ST		RESI23-0125	SFD	O									0
	694573003	36005 WALLACE ST		RESI23-0126	SFD	O									0
	694573004	36017 WALLACE ST		RESI23-0127	SFD	O									0
	694573005	36029 WALLACE ST		RESI23-0128	SFD	O									0
	694573006	74404 NICHOLS DR		RESI23-0129	SFD	O									0
	694573007	74392 NICHOLS DR		RESI23-0130	SFD	O									0
	694573008	74380 NICHOLS DR		RESI23-0131	SFD	O									0
	694573009	74368 NICHOLS DR		RESI23-0132	SFD	O									0
	694573010	74356 NICHOLS DR		RESI23-0133	SFD	O									0
	694573012	74332 NICHOLS DR		RESI23-0134	SFD	O									0
	694573011	74344 NICHOLS DR		RESI23-0135	SFD	O									0
	694573013	74320 NICHOLS DR		RESI23-0136	SFD	O									0

	625071012	44525 SANTA MARGARITA AVE		APTS22-0005	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0016	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0017	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0018	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0019	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0020	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0022	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0023	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0024	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0025	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0026	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0027	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0028	5+	R									0
	694310006	36101 VITALIA WAY		APTS22-0029	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0007	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0008	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0009	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0010	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0011	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0012	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0013	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0014	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0015	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0016	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0017	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0023	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0025	5+	R									0

	694190087	74699 TECHNOLOGY DR		APTS23-0026	5+	R									0
	694190087	74699 TECHNOLOGY DR		APTS23-0027	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0032	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0033	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0034	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0035	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0036	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0037	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0038	5+	R									0
	694520019	75700 GERALD FORD DR		APTS23-0039	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0042	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0043	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0044	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0045	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0046	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0047	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0048	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0049	5+	R									0
	694130017	73501 DICK KELLY DR		APTS23-0050	5+	R									0
	637133010	42565 WARNER TRL		RRAD22-0075	ADU	R									0
	625072015	44675 RAMONA AVE		RRAD22-0133	ADU	R									0
	625212018	74380 PEPPERGRASS ST		RRAD22-0155	ADU	R									0
	640132001	72759 SIERRA VISTA DR		RRAD22-0170	ADU	R									0
	628291004	72970 DEER GRASS DR		RRAD22-0174	ADU	R									0
	622192005	43665 CARMEL CIR		RRAD22-0203	ADU	R									0
	628102009	72937 WILLOW ST		RRAD22-0210	ADU	R									0
	655071005	73552 FEATHER TRL		RRAD22-0215	ADU	R									0
	637095012	42405 IOWA ST		RRAD22-0226	ADU	R									0
	627061018	44650 SAN ANTONIO CIR		RRAD22-0236	ADU	R									0
	628293001	72870 AMBER ST		RRAD22-0246	ADU	R									0
	627131031	44392 LINGO LN		RRAD23-0004	ADU	R									0
	694590016	49817 CRESCENT PASSAGE		RRAD23-0033	ADU	R									0
	637122016	42695 IOWA ST		RRAD23-0038	ADU	R									0

	637364004	76701 NEW YORK AVE		RRAD23-0052	ADU	R									0
	627022020	73225 SANTA ROSA WAY		RRAD23-0055	ADU	R									0
	630043018	72725 JOSHUA TREE ST		RRAD23-0064	ADU	R									0
	627042010	73381 SANTA ROSA WAY		RRAD23-0070	ADU	R									0
	625263004	74321 OLD PROSPECTOR TRL		RRAD23-0135	ADU	R									0
	69461002	41111 EMORY LN		RESI22-0380	SFD	O									0
	69461002	41135 EMORY LN		RESI22-0381	SFD	O									0
	69461002	41123 EMORY LN		RESI22-0382	SFD	O									0
	694610028	41180 EMORY LN		RESI22-0383	SFD	O									0
	694610028	41168 EMORY LN		RESI22-0384	SFD	O									0
	694610028	41195 EMORY LN		RESI22-0385	SFD	O									0
	694610028	41192 EMORY LN		RESI22-0386	SFD	O									0
	69461002	41120 EMORY LN		RESI22-0387	SFD	O									0
	69461002	41132 EMORY LN		RESI22-0388	SFD	O									0
	694610028	41171 EMORY LN		RESI22-0389	SFD	O									0
	694610028	41183 EMORY LN		RESI22-0390	SFD	O									0
	694500060	73787 HENRI DR		RESI22-0391	SFD	O									0
	694500061	73773 HENRI DR		RESI22-0405	SFD	O									0
	694500062	73745 HENRI DR		RESI22-0406	SFD	O									0
	694590009	49901 CRESCENT PASSAGE		RESI22-0407	SFD	O									0
	694591008	49898 CRESCENT PASSAGE		RESI22-0409	SFD	O									0
	694600004	75712 MONTAGE PKWY		RESI22-0410	SFD	O									0
	694600026	75673 MONTAGE PKWY		RESI22-0415	SFD	O									0
	694571001	35906 BERTAIN DR		RESI22-0417	SFD	O									0
	694571002	35918 BERTAIN DR		RESI23-0071	SFD	O									0
	694571003	35930 BERTAIN DR		RESI23-0072	SFD	O									0
	694571004	35942 BERTAIN DR		RESI23-0073	SFD	O									0
	694571005	35954 BERTAIN DR		RESI23-0074	SFD	O									0
	694571006	35957 WALLACE ST		RESI23-0075	SFD	O									0
	694571007	35945 WALLACE ST		RESI23-0076	SFD	O									0
	694571008	35933 WALLACE ST		RESI23-0077	SFD	O									0
	694571010	35909 WALLACE ST		RESI23-0078	SFD	O									0
	622360003	NULL		APTS18-0017	5+	R									0
	622370034	NULL		APTS22-0002	2 to 4	R									0
	622370034	NULL		APTS22-0003	2 to 4	R									0
	652070023	NULL		RESI19-0059	SFD	O									0
	625253007	NULL		RESI21-0021	SFD	O									0
	652300037	NULL		RESI21-0029	SFD	O									0
	652350024	NULL		RESI21-0030	SFD	O									0
	771490016	NULL		RESI21-0031	SFD	O									0
	630081004	NULL		RESI21-0036	SFD	O									0
	771211002	NULL		RESI21-0074	SFD	O									0
	640031006	NULL		RESI21-0078	SFD	O									0

	771550018	NULL		RESI21-0091	SFD	O									0
	626242022	NULL		RESI22-0166	SFD	O									0
	625253023	NULL		RESI18-0016	SFD	O									0
	637190024	NULL		RESI21-0012	SFD	O									0
	622370034	NULL		RESI21-0037	SFD	O									0
	694490006	NULL		RESI21-0077	SFD	O									0
	694300015	NULL		RESI21-0174	SFD	O									0
	694300015	NULL		RESI21-0179	SFD	O									0
	694300015	NULL		RESI21-0180	SFD	O									0
	694300015	NULL		RESI21-0181	SFD	O									0
	694500007	NULL		RESI22-0001	SFD	O									0
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	694500009	NULL		RESI22-0003	SFD	O									0
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	694551017	NULL		RESI22-0097	SFD	O									0
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	640122009	44070 San Luis Drive		TPM/CUP/PP23-0007	SFA	O							2	9/5/2023	2
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	694500018	73707 RAPHAEL DR		RESI24-0026	SFD	O									0
	694500057	73746 RAPHAEL DR		RESI24-0029	SFD	O									0
	694500019	73693 RAPHAEL DR		RESI24-0027	SFD	O									0
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	694500058	73760 RAPHAEL DR		RESI24-0030	SFD	O									0
	694500017	73721 RAPHAEL DR		RESI24-0025	SFD	O									0
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	694573031	74329 ANDREWS DR		RESI24-0039	SFD	O									0
	694573033	74353 ANDREWS DR		RESI24-0041	SFD	O									0
	694573014	74317 ANDREWS DR		RESI24-0038	SFD	O									0
	694573032	74341 ANDREWS DR		RESI24-0040	SFD	O									0
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	694550004	NULL		RESI24-0034	SFD	O									0
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	694561015	74210 STORKE DR		RESI24-0047	SFD	O									0
	694561017	74234 STORKE DR		RESI24-0049	SFD	O									0
	694561016	74222 STORKE DR		RESI24-0048	SFD	O									0
	694562009	74201 STORKE DR		RESI24-0055	SFD	O									0
	694631016	75201 ALDRICH DR		RESI24-0017	SFD	O									0
	694631017	75189 ALDRICH DR		RESI24-0018	SFD	O									0
	694631014	75225 ALDRICH DR		RESI24-0015	SFD	O									0
	694631015	75213 ALDRICH DR		RESI24-0016	SFD	O									0

	694561014	74198 STORKE DR		RESI24-0046	SFD	O											0
	694561018	74246 STORKE DR		RESI24-0050	SFD	O											0
	652350001	72329 STONE EAGLE DR		RESI23-0070	SFD	O											0
	694562006	74237 STORKE DR		RESI24-0052	SFD	O											0
	694562007	74225 STORKE DR		RESI24-0053	SFD	O											0
	694562008	74213 STORKE DR		RESI24-0054	SFD	O											0
	694562011	74177 STORKE DR		RESI24-0056	SFD	O											0
	694562010	74189 STORKE DR		RESI24-0057	SFD	O											0
	694631007	75138 ALDRICH DR		RESI24-0008	SFD	O											0
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	694631018	75177 ALDRICH DR		RESI24-0019	SFD	O											0
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	694631005	36161 HEWITT DR		RESI24-0006	SFD	O											0
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	694631011	75186 ALDRICH DR		RESI24-0012	SFD	O											0
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	694640023	75285 BUCKLEY DR		RESI24-0062	SFD	O											0
	694640024	75273 BUCKLEY DR		RESI24-0063	SFD	O											0
	694640025	75261 BUCKLEY DR		RESI24-0064	SFD	O											0
	694640026	75249 BUCKLEY DR		RESI24-0065	SFD	O											0
	694640027	75237 BUCKLEY DR		RESI24-0066	SFD	O											0
	652350016	72300 BAJADA TRL		RESI24-0067	SFD	O											0
	771260030	178 TEKIS PL		RESI23-0111	SFD	O											0
	771240055	149 WANISH PL		RESI22-0393	SFD	O											0

[illegible]

[illegible]

[illegible]

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date</u> <u>Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	0	117		117
625021008	74096 GOLETA AVE								1	10/31/2023	1
625021008	74096 GOLETA AVE							1		10/31/2023	1
771550009	49981 CANYON VIEW DR								1	1/3/2023	1
637320030	77645 ROBIN RD								1	11/30/2023	1
625312004	74655 OLD PROSPECTOR TRL							1		11/13/2023	1
625312004	74655 OLD PROSPECTOR TRL								1	11/13/2023	1
652250007	920 ANDREAS CANYON DR								1	3/2/2023	1
771260054	136 TEKIS PL								1	11/1/2023	1
624441016	74550 MERLE DR		1							1/9/2023	1
624441015	74536 MERLE DR		1							1/9/2023	1
624441014	74522 MERLE DR		1							1/9/2023	1
624441017	74564 MERLE DR				1					1/9/2023	1
624441018	74578 MERLE DR				1					1/9/2023	1
624441019	74592 MERLE DR				1					1/9/2023	1
624441021	74620 MERLE DR				1					1/9/2023	1
624440032	74696 MERLE DR				1					1/9/2023	1
624440033	74710 MERLE DR				1					1/9/2023	1
624440035	74738 MERLE DR				1					1/9/2023	1
624440036	74752 MERLE DR				1					1/9/2023	1
624441020	74606 MERLE DR				1					1/9/2023	1
624440034	74724 MERLE DR				1					1/9/2023	1
622370038	3894 VIA AMALFI								1	1/3/2023	1
622370038	3882 VIA AMALFI								1	1/3/2023	1
622370038	3500 VIA LEONARDO								1	1/3/2023	1
69461002	41108 EMORY LN								1	2/22/2023	1
69461002	41111 EMORY LN								1	2/21/2023	1
69461002	41135 EMORY LN								1	2/21/2023	1
69461002	41123 EMORY LN								1	2/21/2023	1

694610028	41180 EMORY LN								1	2/21/2023	1
694610028	41168 EMORY LN								1	2/21/2023	1
694610028	41195 EMORY LN								1	2/21/2023	1
694610028	41192 EMORY LN								1	2/21/2023	1
69461002	41120 EMORY LN								1	2/21/2023	1
69461002	41132 EMORY LN								1	2/21/2023	1
694610028	41171 EMORY LN								1	2/21/2023	1
694610028	41183 EMORY LN								1	2/21/2023	1
694500014	73640 HENRI DR								1	1/17/2023	1
694500015	73654 HENRI DR								1	1/17/2023	1
694500016	73668 HENRI DR								1	1/17/2023	1
694500059	73801 HENRI DR								1	1/17/2023	1
694500060	73787 HENRI DR								1	1/17/2023	1
694500061	73773 HENRI DR								1	1/17/2023	1
694500062	73745 HENRI DR								1	1/17/2023	1
694590009	49901 CRESCENT PASSAGE								1	2/3/2023	1
694591008	49898 CRESCENT PASSAGE								1	2/3/2023	1
694590001	75649 MONTAGE PKWY								1	2/3/2023	1
694590002	75637 MONTAGE PKWY								1	2/3/2023	1
694590003	75625 MONTAGE PKWY								1	2/3/2023	1
694590004	75613 MONTAGE PKWY								1	2/3/2023	1
694600004	75712 MONTAGE PKWY								1	2/3/2023	1
694600025	75685 MONTAGE PKWY								1	2/3/2023	1
694600026	75673 MONTAGE PKWY								1	2/3/2023	1
694620044	76345 OXFORD LN								1	2/21/2023	1
694620045	76333 OXFORD LN								1	2/21/2023	1
694620056	76324 OXFORD LN								1	2/21/2023	1
694620057	76336 OXFORD LN								1	2/21/2023	1
694620058	76348 OXFORD LN								1	2/21/2023	1
694620059	76360 OXFORD LN								1	2/21/2023	1
694610025	41177 NORTHWESTERN ST								1	1/31/2023	1
694610025	41189 NORTHWESTERN ST								1	4/13/2023	1
694610025	41201 NORTHWESTERN ST								1	4/13/2023	1

694610025	41198 NORTHWESTERN ST								1	4/13/2023	1
694610025	41186 NORTHWESTERN ST								1	4/13/2023	1
694610026	41141 NORTHWESTERN ST								1	4/13/2023	1
694610025	41174 NORTHWESTERN ST								1	4/13/2023	1
694610026	41129 NORTHWESTERN ST								1	4/13/2023	1
694610026	41117 NORTHWESTERN ST								1	4/13/2023	1
694610026	41114 NORTHWESTERN ST								1	4/13/2023	1
694610026	41126 NORTHWESTERN ST								1	4/13/2023	1
694610026	41138 NORTHWESTERN ST								1	4/13/2023	1
694620073	76276 CAMBRIDGE DR								1	2/27/2023	1
694620074	76288 CAMBRIDGE DR								1	2/27/2023	1
694620075	76300 CAMBRIDGE DR								1	2/27/2023	1
694620076	76312 CAMBRIDGE DR								1	2/27/2023	1
694140029	35397 DOMANI DR								1	2/17/2023	1
694140030	35411 DOMANI DR								1	2/9/2023	1
694140031	35425 DOMANI DR								1	2/9/2023	1
694140059	35431 BAINS AVE								1	2/17/2023	1
694140060	35417 BAINS AVE								1	2/9/2023	1
694140061	35403 BAINS AVE								1	2/9/2023	1
694140062	35389 BAINS AVE								1	2/9/2023	1
694140063	35396 BAINS AVE								1	2/9/2023	1
694140066	35438 BAINS AVE								1	2/9/2023	1
694140065	35424 BAINS AVE								1	2/9/2023	1
694140064	35410 BAINS AVE								1	2/9/2023	1

694620046	76321 OXFORD LN								1	3/10/2023	1
694620047	76297 OXFORD LN								1	3/10/2023	1
694620048	76285 OXFORD LN								1	3/10/2023	1
694620049	76273 OXFORD LN								1	3/10/2023	1
694620050	76261 OXFORD LN								1	3/10/2023	1
694620054	76300 OXFORD LN								1	3/10/2023	1
694620055	76312 OXFORD LN								1	3/10/2023	1
694140043	35421 SERENO LN								1	5/4/2023	1
694140044	35407 SERENO LN								1	5/4/2023	1
694140045	35393 SERENO LN								1	5/4/2023	1
694140046	35379 SERENO LN								1	5/4/2023	1
694140047	35386 SERENO LN								1	5/4/2023	1
694140048	35400 SERENO LN								1	5/4/2023	1
694610022	41398 PENN DR								1	5/25/2023	1
694610022	41410 PENN DR								1	5/25/2023	1
694610022	41425 PENN DR								1	5/25/2023	1
694610022	41413 PENN DR								1	5/25/2023	1
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694610022	41377 PENN DR								1	5/25/2023	1
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694610022	41374 PENN DR								1	5/25/2023	1
694610022	41386 PENN DR								1	5/25/2023	1
637190024	77148 VERMONT CIR								1	6/16/2023	1
637190024	77152 VERMONT CIR								1	6/16/2023	1
637190024	77160 VERMONT CIR								1	6/16/2023	1
637190024	77164 VERMONT CIR								1	6/16/2023	1
637190024	77172 VERMONT CIR								1	6/16/2023	1
637190024	77176 VERMONT CIR								1	6/16/2023	1
637190024	77184 VERMONT CIR								1	6/16/2023	1
637190024	77188 VERMONT CIR								1	6/16/2023	1
694571001	35906 BERTAIN DR								1	6/30/2023	1
694571002	35918 BERTAIN DR								1	6/30/2023	1
694571003	35930 BERTAIN DR								1	6/30/2023	1

694571004	35942 BERTAIN DR								1	6/30/2023	1
694571005	35954 BERTAIN DR								1	6/30/2023	1
694571006	35957 WALLACE ST								1	6/30/2023	1
694571007	35945 WALLACE ST								1	6/30/2023	1
694571008	35933 WALLACE ST								1	6/30/2023	1
694571009	35921 WALLACE ST								1	6/30/2023	1
694571010	35909 WALLACE ST								1	6/30/2023	1
694620051	76264 OXFORD LN								1	7/14/2023	1
694620068	76315 CAMBRIDGE DR								1	7/14/2023	1
694620071	76279 CAMBRIDGE DR								1	7/14/2023	1
694620070	76291 CAMBRIDGE DR								1	7/14/2023	1
694620069	76303 CAMBRIDGE DR								1	7/14/2023	1
694620072	76267 CAMBRIDGE DR								1	7/14/2023	1
694140034	35390 DOMANI DR								1	7/28/2023	1
694140035	35404 DOMANI DR								1	7/28/2023	1
694140039	35460 DOMANI DR								1	7/28/2023	1
694140040	35463 SERENO LN								1	7/28/2023	1
694140041	35449 SERENO LN								1	7/28/2023	1
694140042	35435 SERENO LN								1	7/28/2023	1
694140036	35418 DOMANI DR								1	7/28/2023	1
694610021	41551 STANFORD RD								1	10/30/2023	1
694610021	41527 STANFORD RD								1	10/30/2023	1
694610021	41515 STANFORD RD								1	10/30/2023	1
694610021	41503 STANFORD RD								1	10/30/2023	1
694610021	41500 STANFORD RD								1	10/30/2023	1
694610021	41512 STANFORD RD								1	10/30/2023	1
694610021	41539 STANFORD RD								1	10/30/2023	1
694570005	74395 NICHOLS DR								1	11/9/2023	1
694570006	74383 NICHOLS DR								1	11/9/2023	1

694570007	74371 NICHOLS DR								1	11/9/2023	1
694570008	74359 NICHOLS DR								1	11/9/2023	1
694570009	74347 NICHOLS DR								1	11/9/2023	1
694570010	74386 COLLEGE DR								1	11/9/2023	1
694570011	74374 COLLEGE DR								1	11/9/2023	1
694570012	74362 COLLEGE DR								1	11/9/2023	1
694570013	74350 COLLEGE DR								1	11/9/2023	1
694570014	36350 LASUEN ST								1	11/9/2023	1
694573001	35981 WALLACE ST								1	12/28/2023	1
694573002	35993 WALLACE ST								1	12/28/2023	1
694573003	36005 WALLACE ST								1	12/28/2023	1
694573004	36017 WALLACE ST								1	12/28/2023	1
694573005	36029 WALLACE ST								1	12/28/2023	1
694573006	74404 NICHOLS DR								1	12/28/2023	1
694573007	74392 NICHOLS DR								1	12/28/2023	1
694573008	74380 NICHOLS DR								1	12/28/2023	1
694573009	74368 NICHOLS DR								1	12/28/2023	1
694573010	74356 NICHOLS DR								1	12/28/2023	1
694573012	74332 NICHOLS DR								1	12/28/2023	1
694573011	74344 NICHOLS DR								1	12/28/2023	1
694573013	74320 NICHOLS DR								1	12/28/2023	1
625071012	44525 SANTA MARGARITA AVE								5	8/22/2022	5
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24

694310006	36101 VITALIA WAY								2	1/18/2023	2
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		20.6741573		1.617977528		1.707865169			1/18/2023	24
694310006	36101 VITALIA WAY		12.92134831		1.011235955		1.06741573			1/18/2023	15
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	4/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	4/4/2023	19
694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	4/4/2023	28
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	4/13/2023	19
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694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	4/13/2023	28
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
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694190087	74699 TECHNOLOGY DR		1.866666667		1.866666667		1.866666667		22.4	5/3/2023	28
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	5/3/2023	19

694520019	75700 GERALD FORD DR		2.416107383		9.583892617				1	6/30/2023	13
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					11/1/2023	12
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					6/30/2023	12
694520019	75700 GERALD FORD DR		4.429530201		17.5704698					6/30/2023	22
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					6/30/2023	23
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694130017	73501 DICK KELLY DR		12.7816092		3.218390805				1	11/14/2023	17
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		19.17241379		4.827586207					11/14/2023	24
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
694130017	73501 DICK KELLY DR		12.7816092		3.218390805					11/14/2023	16
637133010	42565 WARNER TRL							1		1/3/2023	1
625072015	44675 RAMONA AVE							1		2/7/2023	1
625212018	74380 PEPPERGRASS ST							1		2/17/2023	1
640132001	72759 SIERRA VISTA DR							1		1/24/2023	1
628291004	72970 DEER GRASS DR							1		1/3/2023	1
622192005	43665 CARMEL CIR							1		3/9/2023	1
628102009	72937 WILLOW ST							1		3/6/2023	1
655071005	73552 FEATHER TRL							1		1/23/2023	1
637095012	42405 IOWA ST							1		3/2/2023	1
627061018	44650 SAN ANTONIO CIR							1		9/29/2023	1
628293001	72870 AMBER ST							1		3/7/2023	1
627131031	44392 LINGO LN							1		1/4/2023	1

694590016	49817 CRESCENT PASSAGE							1		2/21/2023	1
637122016	42695 IOWA ST							1		3/6/2023	1
637364004	76701 NEW YORK AVE							1		12/22/2023	1
627022020	73225 SANTA ROSA WAY							1		4/12/2023	1
630043018	72725 JOSHUA TREE ST							1		4/14/2023	1
627042010	73381 SANTA ROSA WAY							1		11/20/2023	1
625263004	74321 OLD PROSPECTOR TRL							1		11/29/2023	1
69461002	41111 EMORY LN										0
69461002	41135 EMORY LN										0
69461002	41123 EMORY LN										0
694610028	41180 EMORY LN										0
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694610028	41195 EMORY LN										0
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69461002	41132 EMORY LN										0
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694500062	73745 HENRI DR										0
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694591008	49898 CRESCENT PASSAGE										0
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694140054	NULL										0
694140053	NULL										0
622370038	NULL										0
694140015	NULL										0
694140016	NULL										0
694140020	NULL										0
694140014	NULL										0
694140017	NULL										0
694140018	NULL										0
694140019	NULL										0
694140057	NULL										0
694140056	NULL										0
694140069	NULL										0
694140058	NULL										0
694140068	NULL										0

694140067	NULL										0
69461002	NULL										0
69461002	NULL										0
69461002	NULL										0
69461002	NULL										0
694610028	NULL										0
694610028	NULL										0
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694610028	NULL										0
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694500014	NULL										0
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694500016	NULL										0
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694500062	NULL										0
694590009	NULL										0
694591008	NULL										0
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694590002	NULL										0
694590003	NULL										0
694590004	NULL										0
694600004	NULL										0
694600025	NULL										0
694600026	NULL										0
694591010	NULL										0
694591009	NULL										0
694590005	NULL										0
694590006	NULL										0
694620044	NULL										0
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694620056	NULL										0
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694620059	NULL										0
694140029	NULL										0
694140030	NULL										0
694140031	NULL										0
694140061	NULL										0
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694140064	NULL										0
694620046	NULL										0
694620047	NULL										0
694620048	NULL										0
694620049	NULL										0
694620050	NULL										0

694620054	NULL										0
694620055	NULL										0
694140043	NULL										0
694140046	NULL										0
694140047	NULL										0
694140048	NULL										0
694140032	NULL										0
694140033	NULL										0
694300015	NULL										0
694600002	NULL										0
694190046	NULL										0
694190046	NULL										0
694310010	37000 Explorer Dirve										0
640122009	44070 San Luis Drive										0
694631006	75126 ALDRICH DR								1	02/07/2024	1
694631004	36173 HEWITT DR								1	02/01/2024	1
694631022	75129 ALDRICH DR								1	03/14/2024	1
694631019	75165 ALDRICH DR								1	03/14/2024	1
694500018	73707 RAPHAEL DR								1	03/14/2024	1
694500057	73746 RAPHAEL DR								1	03/14/2024	1
694500019	73693 RAPHAEL DR								1	03/14/2024	1
694500056	73732 RAPHAEL DR								1	03/14/2024	1
694500058	73760 RAPHAEL DR								1	03/14/2024	1
694500017	73721 RAPHAEL DR								1	03/14/2024	1
694550002	Null								1	04/03/2024	1
694561010	Null								1	04/03/2024	1
694561011	74162 STORKE DR								1	04/03/2024	1
694550001	NULL								1	04/03/2024	1
694573031	74329 ANDREWS DR								1	04/03/2024	1
694573033	74353 ANDREWS DR								1	04/03/2024	1
694573014	74317 ANDREWS DR								1	04/03/2024	1
694573032	74341 ANDREWS DR								1	04/03/2024	1
694550006	Null								1	04/03/2024	1
694550005	NULL								1	04/03/2024	1
694561012	74174 STORKE DR								2	04/03/2024	2
694550003	NULL								1	04/03/2024	1
694550011	NULL								1	04/03/2024	1
694550004	NULL								1	04/03/2024	1

694561013	74186 STORKE DR							1	04/03/2024	1
694561015	74210 STORKE DR							1	04/03/2024	1
694561017	74234 STORKE DR							1	04/03/2024	1
694561016	74222 STORKE DR							1	04/03/2024	1
694562009	74201 STORKE DR							1	04/03/2024	1
694631016	75201 ALDRICH DR							1	03/14/2024	1
694631017	75189 ALDRICH DR							1	03/14/2024	1
694631014	75225 ALDRICH DR							1	03/14/2024	1
694631015	75213 ALDRICH DR							1	03/14/2024	1
694561014	74198 STORKE DR							2	04/03/2024	2
694561018	74246 STORKE DR							2	04/03/2024	2
652350001	72329 STONE EAGLE DR							1	01/17/2024	1
694562006	74237 STORKE DR							1	04/03/2024	1
694562007	74225 STORKE DR							1	04/03/2024	1
694562008	74213 STORKE DR							2	04/03/2024	2
694562011	74177 STORKE DR							1	04/03/2024	1
694562010	74189 STORKE DR							2	04/03/2024	2
694631007	75138 ALDRICH DR							1	02/01/2024	1
694631008	75150 ALDRICH DR							1	02/08/2024	1
694631009	75162 ALDRICH DR							1	02/01/2024	1
694631020	75153 ALDRICH DR							1	03/14/2024	1
694631021	75141 ALDRICH DR							1	03/14/2024	1
694631018	75177 ALDRICH DR							1	03/14/2024	1
694562005	74249 STORKE DR							1	04/03/2024	1
694631002	36197 HEWITT DR							1	02/01/2024	1
694631003	36185 HEWITT DR							1	02/01/2024	1
694631005	36161 HEWITT DR							1	02/01/2024	1
694631010	75174 ALDRICH DR							1	03/14/2024	1
694631011	75186 ALDRICH DR							1	03/14/2024	1

694631012	75198 ALDRICH DR							1	03/14/2024	1
694631013	75210 ALDRICH DR							1	03/14/2024	1
694640001	75234 BUCKLEY DR							1	04/05/2024	1
694640002	75246 BUCKLEY DR							1	04/05/2024	1
694640003	75258 BUCKLEY DR							1	04/05/2024	1
694640004	75270 BUCKLEY DR							1	04/05/2024	1
694640023	75285 BUCKLEY DR							1	04/05/2024	1
694640024	75273 BUCKLEY DR							1	04/05/2024	1
694640025	75261 BUCKLEY DR							1	04/05/2024	1
694640026	75249 BUCKLEY DR							1	04/05/2024	1
694640027	75237 BUCKLEY DR							1	04/05/2024	1
652350016	72300 BAJADA TRL							1	07/11/2024	1
771260030	178 TEKIS PL							1	07/24/2024	1
771240055	149 WANISH PL							1	08/01/2024	1
694640005	75282 BUCKLEY DR							1	08/09/2024	1
694640006	75294 BUCKLEY DR							1	08/09/2024	1
694640007	75306 BUCKLEY DR							1	08/09/2024	1
694640008	75318 BUCKLEY DR							1	08/09/2024	1
694640009	75330 BUCKLEY DR							1	08/09/2024	1
694640020	75321 BUCKLEY DR							1	08/09/2024	1
694640021	75309 BUCKLEY DR							1	08/09/2024	1
694640022	75297 BUCKLEY DR							1	08/09/2024	1
637272003	43680 LOUISIANA ST							2	08/22/2024	2
625253010	74895 CANTERBURY CT							1	09/03/2024	1
694631001	36209 HEWITT DR							1	09/13/2024	1
694640016	36393 WARREN DR							1	09/13/2024	1
694640017	36381 WARREN DR							1	09/13/2024	1
694640018	36369 WARREN DR							1	09/13/2024	1
694640019	36357 WARREN DR							1	09/13/2024	1
694640010	36318 WARREN DR							1	09/13/2024	1

694640011	36330 WARREN DR							1	09/13/2024	1
694640012	36342 WARREN DR							1	09/13/2024	1
694640013	36354 WARREN DR							1	09/13/2024	1
694640014	36366 WARREN DR							1	09/13/2024	1
694640015	36378 WARREN DR							1	09/13/2024	1
694560004	74212 DEXTER ST							1	11/19/2024	1
694560005	74224 DEXTER ST							1	11/19/2024	1
694560006	74236 DEXTER ST							1	11/19/2024	1
694560016	74255 BECKER ST							1	11/19/2024	1
694560017	74243 BECKER ST							1	11/19/2024	1
694560018	74231 BECKER ST							1	11/19/2024	1
694560019	74219 BECKER ST							1	11/19/2024	1
694560020	74207 BECKER ST							1	11/19/2024	1
694562012	74180 BECKER ST							1	11/19/2024	1
694562013	74192 BECKER ST							1	11/19/2024	1
694562014	74204 BECKER ST							1	11/19/2024	1
694562015	74216 BECKER ST							1	11/19/2024	1
694562016	74228 BECKER ST							1	11/19/2024	1
694562017	74240 BECKER ST							1	11/19/2024	1
694562018	74252 BECKER ST							1	11/19/2024	1
620321018	39226 MANZANITA DR							1	1/23/2024	1
637123004	42620 IOWA ST							1	03/05/2024	1
771550019	50067 CANYON VIEW DR							1	01/11/2024	1
627121034	73765 FRED WARING DR							1	10/07/2024	1
632540055	41940 WARD DR							1	05/28/2024	1
630453010	48989 BARBERRY LN							1	03/21/2024	1
627071021	44805 SAN CLEMENTE CIR 2							1	08/19/2024	1
624204013	74191 VELARDO DR							1	02/26/2024	1
694130016	35250 Gateway Drive	Vesta Apartments								0
622370014	N/A	Arc Village								0
694-290-010, -011, 694-320-010, -11	N/A	Toll Brothers at Shadow Ridge								0
637320038	43280 WARNER TRL							1	08/25/2021	1
627051009	73355 SAN NICHOLAS AVE							2	08/25/2022	0
627084003	73355 ROYAL PALM DR							2	12/19/2022	2

[illegible]

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name ⁺	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			35.73467562	0	132.331991	0	2.53333333	11	86.4		268
625021008	74096 GOLETA AVE										0
625021008	74096 GOLETA AVE										0
771550009	49981 CANYON VIEW DR										0
637320030	77645 ROBIN RD										0
625312004	74655 OLD PROSPECTOR TRL							1		10/30/2024	1
625312004	74655 OLD PROSPECTOR TRL										0
652250007	920 ANDREAS CANYON DR										0
771260054	136 TEKIS PL										0
624441016	74550 MERLE DR		1	0	0	0	0	0	0	9/4/2024	1
624441015	74536 MERLE DR		1							9/4/2024	1
624441014	74522 MERLE DR		1							9/4/2024	1
624441017	74564 MERLE DR				1					9/4/2024	1
624441018	74578 MERLE DR				1					9/6/2024	1
624441019	74592 MERLE DR				1					9/6/2024	1
624441021	74620 MERLE DR				1					9/6/2024	1
624440032	74696 MERLE DR				1					9/6/2024	1
624440033	74710 MERLE DR				1					9/6/2024	1
624440035	74738 MERLE DR				1					9/9/2024	1
624440036	74752 MERLE DR				1					9/18/2024	1
624441020	74606 MERLE DR				1					9/18/2024	1
624440034	74724 MERLE DR				1					9/18/2024	1
622370038	3894 VIA AMALFI										0
622370038	3882 VIA AMALFI										0
622370038	3500 VIA LEONARDO										0
69461002	41108 EMORY LN										0
69461002	41111 EMORY LN										0
69461002	41135 EMORY LN										0
69461002	41123 EMORY LN										0

694610028	41180 EMORY LN										0
694610028	41168 EMORY LN										0
694610028	41195 EMORY LN										0
694610028	41192 EMORY LN										0
69461002	41120 EMORY LN										0
69461002	41132 EMORY LN										0
694610028	41171 EMORY LN										0
694610028	41183 EMORY LN										0
694500014	73640 HENRI DR										0
694500015	73654 HENRI DR										0
694500016	73668 HENRI DR										0
694500059	73801 HENRI DR										0
694500060	73787 HENRI DR										0
694500061	73773 HENRI DR										0
694500062	73745 HENRI DR										0
694590009	49901 CRESCENT PASSAGE										0
694591008	49898 CRESCENT PASSAGE										0
694590001	75649 MONTAGE PKWY										0
694590002	75637 MONTAGE PKWY										0
694590003	75625 MONTAGE PKWY										0
694590004	75613 MONTAGE PKWY										0
694600004	75712 MONTAGE PKWY										0
694600025	75685 MONTAGE PKWY										0
694600026	75673 MONTAGE PKWY										0
694620044	76345 OXFORD LN										0
694620045	76333 OXFORD LN										0
694620056	76324 OXFORD LN										0
694620057	76336 OXFORD LN										0
694620058	76348 OXFORD LN										0
694620059	76360 OXFORD LN										0
694610025	41177 NORTHWESTERN ST										0
694610025	41189 NORTHWESTERN ST										0
694610025	41201 NORTHWESTERN ST										0

694610025	41198 NORTHWESTERN ST										0
694610025	41186 NORTHWESTERN ST										0
694610026	41141 NORTHWESTERN ST										0
694610025	41174 NORTHWESTERN ST										0
694610026	41129 NORTHWESTERN ST										0
694610026	41117 NORTHWESTERN ST										0
694610026	41114 NORTHWESTERN ST										0
694610026	41126 NORTHWESTERN ST										0
694610026	41138 NORTHWESTERN ST										0
694620073	76276 CAMBRIDGE DR										0
694620074	76288 CAMBRIDGE DR										0
694620075	76300 CAMBRIDGE DR										0
694620076	76312 CAMBRIDGE DR										0
694140029	35397 DOMANI DR										0
694140030	35411 DOMANI DR										0
694140031	35425 DOMANI DR										0
694140059	35431 BAINS AVE										0
694140060	35417 BAINS AVE										0
694140061	35403 BAINS AVE										0
694140062	35389 BAINS AVE										0
694140063	35396 BAINS AVE										0
694140066	35438 BAINS AVE										0
694140065	35424 BAINS AVE										0
694140064	35410 BAINS AVE										0

694620046	76321 OXFORD LN										0
694620047	76297 OXFORD LN										0
694620048	76285 OXFORD LN										0
694620049	76273 OXFORD LN										0
694620050	76261 OXFORD LN										0
694620054	76300 OXFORD LN										0
694620055	76312 OXFORD LN										0
694140043	35421 SERENO LN										0
694140044	35407 SERENO LN										0
694140045	35393 SERENO LN										0
694140046	35379 SERENO LN										0
694140047	35386 SERENO LN										0
694140048	35400 SERENO LN										0
694610022	41398 PENN DR								1	1/26/2024	1
694610022	41410 PENN DR										0
694610022	41425 PENN DR										0
694610022	41413 PENN DR								1	1/26/2024	1
694610022	41401 PENN DR										0
694610022	41377 PENN DR										0
694610022	41389 PENN DR										0
694610022	41374 PENN DR										0
694610022	41386 PENN DR										0
637190024	77148 VERMONT CIR										0
637190024	77152 VERMONT CIR										0
637190024	77160 VERMONT CIR										0
637190024	77164 VERMONT CIR										0
637190024	77172 VERMONT CIR										0
637190024	77176 VERMONT CIR										0
637190024	77184 VERMONT CIR										0
637190024	77188 VERMONT CIR										0
694571001	35906 BERTAIN DR										0
694571002	35918 BERTAIN DR										0
694571003	35930 BERTAIN DR										0

694571004	35942 BERTAIN DR										0
694571005	35954 BERTAIN DR										0
694571006	35957 WALLACE ST										0
694571007	35945 WALLACE ST										0
694571008	35933 WALLACE ST										0
694571009	35921 WALLACE ST										0
694571010	35909 WALLACE ST										0
694620051	76264 OXFORD LN										0
694620068	76315 CAMBRIDGE DR										0
694620071	76279 CAMBRIDGE DR										0
694620070	76291 CAMBRIDGE DR										0
694620069	76303 CAMBRIDGE DR										0
694620072	76267 CAMBRIDGE DR										0
694140034	35390 DOMANI DR										0
694140035	35404 DOMANI DR										0
694140039	35460 DOMANI DR										0
694140040	35463 SERENO LN										0
694140041	35449 SERENO LN										0
694140042	35435 SERENO LN										0
694140036	35418 DOMANI DR										0
694610021	41551 STANFORD RD										0
694610021	41527 STANFORD RD										0
694610021	41515 STANFORD RD										0
694610021	41503 STANFORD RD										0
694610021	41500 STANFORD RD										0
694610021	41512 STANFORD RD										0
694610021	41539 STANFORD RD										0
694570005	74395 NICHOLS DR										0
694570006	74383 NICHOLS DR										0

694570007	74371 NICHOLS DR										0
694570008	74359 NICHOLS DR										0
694570009	74347 NICHOLS DR										0
694570010	74386 COLLEGE DR										0
694570011	74374 COLLEGE DR										0
694570012	74362 COLLEGE DR										0
694570013	74350 COLLEGE DR										0
694570014	36350 LASUEN ST										0
694573001	35981 WALLACE ST										0
694573002	35993 WALLACE ST										0
694573003	36005 WALLACE ST										0
694573004	36017 WALLACE ST										0
694573005	36029 WALLACE ST										0
694573006	74404 NICHOLS DR										0
694573007	74392 NICHOLS DR										0
694573008	74380 NICHOLS DR										0
694573009	74368 NICHOLS DR										0
694573010	74356 NICHOLS DR										0
694573012	74332 NICHOLS DR										0
694573011	74344 NICHOLS DR										0
694573013	74320 NICHOLS DR										0
625071012	44525 SANTA MARGARITA AVE								5	5/15/2024	5
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0

694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694310006	36101 VITALIA WAY										0
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2	12/11/2024	19
694190087	74699 TECHNOLOGY DR		1.266666667		1.266666667		1.266666667		15.2		19
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0
694190087	74699 TECHNOLOGY DR										0

694520019	75700 GERALD FORD DR		2.416107383		9.583892617				1	09/20/2024	13
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					09/30/2024	12
694520019	75700 GERALD FORD DR		2.416107383		9.583892617					9/30/2024	12
694520019	75700 GERALD FORD DR		4.429530201		17.5704698					10/24/2024	22
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					11/06/2024	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					11/27/2024	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					12/09/2024	23
694520019	75700 GERALD FORD DR		4.630872483		18.36912752					12/20/2024	23
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
694130017	73501 DICK KELLY DR										0
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637133010	42565 WARNER TRL										0
625072015	44675 RAMONA AVE							1		4/29/2024	1
625212018	74380 PEPPERGRASS ST										0
640132001	72759 SIERRA VISTA DR										0
628291004	72970 DEER GRASS DR										0
622192005	43665 CARMEL CIR							1		3/19/2024	1
628102009	72937 WILLOW ST										0
655071005	73552 FEATHER TRL							1		8/22/2024	1
637095012	42405 IOWA ST							1		1/10/2024	1
627061018	44650 SAN ANTONIO CIR							1		12/5/2024	1
628293001	72870 AMBER ST										0
627131031	44392 LINGO LN										0

694590016	49817 CRESCENT PASSAGE										0
637122016	42695 IOWA ST								1	4/17/2024	1
637364004	76701 NEW YORK AVE										0
627022020	73225 SANTA ROSA WAY							1		3/11/2024	1
630043018	72725 JOSHUA TREE ST							1		3/11/2024	1
627042010	73381 SANTA ROSA WAY							1		5/20/2024	1
625263004	74321 OLD PROSPECTOR TRL							1		11/21/2024	1
69461002	41111 EMORY LN										0
69461002	41135 EMORY LN										0
69461002	41123 EMORY LN										0
694610028	41180 EMORY LN										0
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69461002	41120 EMORY LN										0
69461002	41132 EMORY LN										0
694610028	41171 EMORY LN										0
694610028	41183 EMORY LN										0
694500060	73787 HENRI DR										0
694500061	73773 HENRI DR										0
694500062	73745 HENRI DR										0
694590009	49901 CRESCENT PASSAGE										0
694591008	49898 CRESCENT PASSAGE										0
694600004	75712 MONTAGE PKWY										0
694600026	75673 MONTAGE PKWY										0
694571001	35906 BERTAIN DR										0
694571002	35918 BERTAIN DR										0
694571003	35930 BERTAIN DR										0
694571004	35942 BERTAIN DR										0
694571005	35954 BERTAIN DR										0
694571006	35957 WALLACE ST										0
694571007	35945 WALLACE ST										0
694571008	35933 WALLACE ST										0

694571010	35909 WALLACE ST										0
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694140066	NULL								1	11/20/2023	1
694140065	NULL								1	11/20/2023	1
694140064	NULL								1	11/20/2023	1
694620046	NULL								1	11/7/2023	1
694620047	NULL								1	11/7/2023	1
694620048	NULL								1	11/7/2023	1
694620049	NULL								1	11/7/2023	1
694620050	NULL								1	11/8/2023	1

694620054	NULL								1	11/8/2023	1
694620055	NULL								1	11/8/2023	1
694140043	NULL								1	12/20/2023	1
694140046	NULL								1	12/20/2023	1
694140047	NULL								1	12/20/2023	1
694140048	NULL								1	12/21/2023	1
694140032	NULL								1	8/11/2023	1
694140033	NULL								1	8/14/2023	1
694300015	NULL								1	12/14/2023	1
694600002	NULL								1	7/28/2023	1
694190046	NULL								1	8/16/2023	1
694190046	NULL								1	8/9/2023	1
694310010	37000 Explorer Dirve										0
640122009	44070 San Luis Drive										0
694631006	75126 ALDRICH DR								1	09/18/2024	1
694631004	36173 HEWITT DR								1	09/20/2024	1
694631022	75129 ALDRICH DR								1	10/24/2024	1
694631019	75165 ALDRICH DR								1	10/30/2024	1
694500018	73707 RAPHAEL DR								1	11/05/2024	1
694500057	73746 RAPHAEL DR								1	11/05/2024	1
694500019	73693 RAPHAEL DR								1	11/06/2024	1
694500056	73732 RAPHAEL DR								1	11/06/2024	1
694500058	73760 RAPHAEL DR								1	11/06/2024	1
694500017	73721 RAPHAEL DR								1	12/11/2024	1
694550002	Null								1	11/12/2024	1
694561010	Null								1	11/12/2024	1
694561011	74162 STORKE DR								1	11/12/2024	1
694550001	NULL								1	11/14/2024	1
694573031	74329 ANDREWS DR								1	11/20/2024	1
694573033	74353 ANDREWS DR								1	11/21/2024	1
694573014	74317 ANDREWS DR								1	11/22/2024	1
694573032	74341 ANDREWS DR								1	11/22/2024	1
694550006	Null								1	11/25/2024	1
694550005	NULL								1	12/03/2024	1
694561012	74174 STORKE DR								2	12/03/2024	2
694550003	NULL								1	12/04/2024	1
694550011	NULL								1	12/04/2024	1
694550004	NULL								1	12/05/2024	1

694561013	74186 STORKE DR							1	12/05/2024	1
694561015	74210 STORKE DR							1	12/05/2024	1
694561017	74234 STORKE DR							1	12/05/2024	1
694561016	74222 STORKE DR							1	12/06/2024	1
694562009	74201 STORKE DR							1	12/06/2024	1
694631016	75201 ALDRICH DR							1	12/09/2024	1
694631017	75189 ALDRICH DR							1	12/09/2024	1
694631014	75225 ALDRICH DR							1	12/12/2024	1
694631015	75213 ALDRICH DR							1	12/13/2024	1
694561014	74198 STORKE DR							2	12/13/2024	2
694561018	74246 STORKE DR							2	12/16/2024	2
652350001	72329 STONE EAGLE DR									0
694562006	74237 STORKE DR									0
694562007	74225 STORKE DR									0
694562008	74213 STORKE DR									0
694562011	74177 STORKE DR									0
694562010	74189 STORKE DR									0
694631007	75138 ALDRICH DR									0
694631008	75150 ALDRICH DR									0
694631009	75162 ALDRICH DR									0
694631020	75153 ALDRICH DR									0
694631021	75141 ALDRICH DR									0
694631018	75177 ALDRICH DR									0
694562005	74249 STORKE DR									0
694631002	36197 HEWITT DR									0
694631003	36185 HEWITT DR									0
694631005	36161 HEWITT DR									0
694631010	75174 ALDRICH DR									0
694631011	75186 ALDRICH DR									0

694631012	75198 ALDRICH DR								0
694631013	75210 ALDRICH DR								0
694640001	75234 BUCKLEY DR								0
694640002	75246 BUCKLEY DR								0
694640003	75258 BUCKLEY DR								0
694640004	75270 BUCKLEY DR								0
694640023	75285 BUCKLEY DR								0
694640024	75273 BUCKLEY DR								0
694640025	75261 BUCKLEY DR								0
694640026	75249 BUCKLEY DR								0
694640027	75237 BUCKLEY DR								0
652350016	72300 BAJADA TRL								0
771260030	178 TEKIS PL								0
771240055	149 WANISH PL								0
694640005	75282 BUCKLEY DR								0
694640006	75294 BUCKLEY DR								0
694640007	75306 BUCKLEY DR								0
694640008	75318 BUCKLEY DR								0
694640009	75330 BUCKLEY DR								0
694640020	75321 BUCKLEY DR								0
694640021	75309 BUCKLEY DR								0
694640022	75297 BUCKLEY DR								0
637272003	43680 LOUISIANA ST								0
625253010	74895 CANTERBURY CT								0
694631001	36209 HEWITT DR								0
694640016	36393 WARREN DR								0
694640017	36381 WARREN DR								0
694640018	36369 WARREN DR								0
694640019	36357 WARREN DR								0
694640010	36318 WARREN DR								0

694640011	36330 WARREN DR										0
694640012	36342 WARREN DR										0
694640013	36354 WARREN DR										0
694640014	36366 WARREN DR										0
694640015	36378 WARREN DR										0
694560004	74212 DEXTER ST										0
694560005	74224 DEXTER ST										0
694560006	74236 DEXTER ST										0
694560016	74255 BECKER ST										0
694560017	74243 BECKER ST										0
694560018	74231 BECKER ST										0
694560019	74219 BECKER ST										0
694560020	74207 BECKER ST										0
694562012	74180 BECKER ST										0
694562013	74192 BECKER ST										0
694562014	74204 BECKER ST										0
694562015	74216 BECKER ST										0
694562016	74228 BECKER ST										0
694562017	74240 BECKER ST										0
694562018	74252 BECKER ST										0
620321018	39226 MANZANITA DR										0
637123004	42620 IOWA ST							1	05/22/2024		1
771550019	50067 CANYON VIEW DR							1	11/19/2024		1
627121034	73765 FRED WARING DR										0
632540055	41940 WARD DR							1	09/16/2024		1
630453010	48989 BARBERRY LN							1	09/26/2024		1
627071021	44805 SAN CLEMENTE CIR 2										0
624204013	74191 VELARDO DR										0
694130016	35250 Gateway Drive	Vesta Apartments									0
622370014	N/A	Arc Village									0
694-290-010, -011, 694-320-010, -11	N/A	Toll Brothers at Shadow Ridge									0
637320038	43280 WARNER TRL							1	01/31/2024		1
627051009	73355 SAN NICHOLAS AVE							2	04/15/2024		2
627084003	73355 ROYAL PALM DR							2	12/12/2024		2

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			182.3512008							0						
625021008	74096 GOLETA AVE			NONE	Y											
625021008	74096 GOLETA AVE			NONE	Y			ADU								
771550009	49981 CANYON VIEW DR			NONE	Y											
637320030	77645 ROBIN RD			NONE	Y											
625312004	74655 OLD PROSPECTOR TRL			NONE	N			ADU								
625312004	74655 OLD PROSPECTOR TRL			NONE	N											
652250007	920 ANDREAS CANYON DR			NONE	Y											
771260054	136 TEKIS PL			NONE	Y											
624441016	74550 MERLE DR		0	NONE	Y	Other	INC									
624441015	74536 MERLE DR		0	NONE	Y	Other	INC									
624441014	74522 MERLE DR		0	NONE	Y	Other	INC									
624441017	74564 MERLE DR			NONE	Y	Other	INC									
624441018	74578 MERLE DR			NONE	Y	Other	INC									
624441019	74592 MERLE DR			NONE	Y	Other	INC									
624441021	74620 MERLE DR			NONE	Y	Other	INC									
624440032	74696 MERLE DR			NONE	Y	Other	INC									
624440033	74710 MERLE DR			NONE	Y	Other	INC									
624440035	74738 MERLE DR			NONE	Y	Other	INC									
624440036	74752 MERLE DR			NONE	Y	Other	INC									
624441020	74606 MERLE DR			NONE	Y	Other	INC									
624440034	74724 MERLE DR			NONE	Y	Other	INC									
622370038	3894 VIA AMALFI			NONE	Y											
622370038	3882 VIA AMALFI			NONE	Y											
622370038	3500 VIA LEONARDO			NONE	Y											
69461002	41108 EMORY LN			NONE	Y											
69461002	41111 EMORY LN			NONE	Y											
69461002	41135 EMORY LN			NONE	Y											
69461002	41123 EMORY LN			NONE	Y											
694610028	41180 EMORY LN			NONE	Y											
694610028	41168 EMORY LN			NONE	Y											
694610028	41195 EMORY LN			NONE	Y											
694610028	41192 EMORY LN			NONE	Y											
69461002	41120 EMORY LN			NONE	Y											
69461002	41132 EMORY LN			NONE	Y											
694610028	41171 EMORY LN			NONE	Y											
694610028	41183 EMORY LN			NONE	Y											
694500014	73640 HENRI DR			NONE	Y											
694500015	73654 HENRI DR			NONE	Y											
694500016	73668 HENRI DR			NONE	Y											
694500059	73801 HENRI DR			NONE	Y											
694500060	73787 HENRI DR			NONE	Y											
694500061	73773 HENRI DR			NONE	Y											
694500062	73745 HENRI DR			NONE	Y											
694590009	49901 CRESCENT PASSAGE			NONE	Y											
694591008	49898 CRESCENT PASSAGE			NONE	Y											
694590001	75649 MONTAGE PKWY			NONE	Y											

694590002	75637 MONTAGE PKWY			NONE	Y											
694590003	75625 MONTAGE PKWY			NONE	Y											
694590004	75613 MONTAGE PKWY			NONE	Y											
694600004	75712 MONTAGE PKWY			NONE	Y											
694600025	75685 MONTAGE PKWY			NONE	Y											
694600026	75673 MONTAGE PKWY			NONE	Y											
694620044	76345 OXFORD LN			NONE	Y											
694620045	76333 OXFORD LN			NONE	Y											
694620056	76324 OXFORD LN			NONE	Y											
694620057	76336 OXFORD LN			NONE	Y											
694620058	76348 OXFORD LN			NONE	Y											
694620059	76360 OXFORD LN			NONE	Y											
694610025	41177 NORTHWESTERN ST			NONE	Y											
694610025	41189 NORTHWESTERN ST			NONE	Y											
694610025	41201 NORTHWESTERN ST			NONE	Y											
694610025	41198 NORTHWESTERN ST			NONE	Y											
694610025	41186 NORTHWESTERN ST			NONE	Y											
694610026	41141 NORTHWESTERN ST			NONE	Y											
694610025	41174 NORTHWESTERN ST			NONE	Y											
694610026	41129 NORTHWESTERN ST			NONE	Y											
694610026	41117 NORTHWESTERN ST			NONE	Y											
694610026	41114 NORTHWESTERN ST			NONE	Y											
694610026	41126 NORTHWESTERN ST			NONE	Y											
694610026	41138 NORTHWESTERN ST			NONE	Y											
694620073	76276 CAMBRIDGE DR			NONE	Y											
694620074	76288 CAMBRIDGE DR			NONE	Y											
694620075	76300 CAMBRIDGE DR			NONE	Y											
694620076	76312 CAMBRIDGE DR			NONE	Y											
694140029	35397 DOMANI DR			NONE	Y											
694140030	35411 DOMANI DR			NONE	Y											
694140031	35425 DOMANI DR			NONE	Y											
694140059	35431 BAINS AVE			NONE	Y											
694140060	35417 BAINS AVE			NONE	Y											
694140061	35403 BAINS AVE			NONE	Y											
694140062	35389 BAINS AVE			NONE	Y											
694140063	35396 BAINS AVE			NONE	Y											
694140066	35438 BAINS AVE			NONE	Y											
694140065	35424 BAINS AVE			NONE	Y											
694140064	35410 BAINS AVE			NONE	Y											

694620046	76321 OXFORD LN			NONE	Y											
694620047	76297 OXFORD LN			NONE	Y											
694620048	76285 OXFORD LN			NONE	Y											
694620049	76273 OXFORD LN			NONE	Y											
694620050	76261 OXFORD LN			NONE	Y											
694620054	76300 OXFORD LN			NONE	Y											
694620055	76312 OXFORD LN			NONE	Y											
694140043	35421 SERENO LN			NONE	Y											
694140044	35407 SERENO LN			NONE	Y											
694140045	35393 SERENO LN			NONE	Y											
694140046	35379 SERENO LN			NONE	Y											
694140047	35386 SERENO LN			NONE	Y											
694140048	35400 SERENO LN			NONE	Y											
694610022	41398 PENN DR			NONE	Y											
694610022	41410 PENN DR			NONE	Y											
694610022	41425 PENN DR			NONE	Y											
694610022	41413 PENN DR			NONE	Y											
694610022	41401 PENN DR			NONE	Y											
694610022	41377 PENN DR			NONE	Y											
694610022	41389 PENN DR			NONE	Y											
694610022	41374 PENN DR			NONE	Y											
694610022	41386 PENN DR			NONE	Y											
637190024	77148 VERMONT CIR			NONE	Y											
637190024	77152 VERMONT CIR			NONE	Y											
637190024	77160 VERMONT CIR			NONE	Y											
637190024	77164 VERMONT CIR			NONE	Y											
637190024	77172 VERMONT CIR			NONE	Y											
637190024	77176 VERMONT CIR			NONE	Y											
637190024	77184 VERMONT CIR			NONE	Y											
637190024	77188 VERMONT CIR			NONE	Y											
694571001	35906 BERTAIN DR			NONE	Y											
694571002	35918 BERTAIN DR			NONE	Y											
694571003	35930 BERTAIN DR			NONE	Y											
694571004	35942 BERTAIN DR			NONE	Y											
694571005	35954 BERTAIN DR			NONE	Y											
694571006	35957 WALLACE ST			NONE	Y											
694571007	35945 WALLACE ST			NONE	Y											
694571008	35933 WALLACE ST			NONE	Y											
694571009	35921 WALLACE ST			NONE	Y											
694571010	35909 WALLACE ST			NONE	Y											
694620051	76264 OXFORD LN			NONE	Y											
694620068	76315 CAMBRIDGE DR			NONE	Y											
694620071	76279 CAMBRIDGE DR			NONE	Y											
694620070	76291 CAMBRIDGE DR			NONE	Y											
694620069	76303 CAMBRIDGE DR			NONE	Y											
694620072	76267 CAMBRIDGE DR			NONE	Y											
694140034	35390 DOMANI DR			NONE	Y											
694140035	35404 DOMANI DR			NONE	Y											
694140039	35460 DOMANI DR			NONE	Y											

694140040	35463 SERENO LN			NONE	Y											
694140041	35449 SERENO LN			NONE	Y											
694140042	35435 SERENO LN			NONE	Y											
694140036	35418 DOMANI DR			NONE	Y											
694610021	41551 STANFORD RD			NONE	Y											
694610021	41527 STANFORD RD			NONE	Y											
694610021	41515 STANFORD RD			NONE	Y											
694610021	41503 STANFORD RD			NONE	Y											
694610021	41500 STANFORD RD			NONE	Y											
694610021	41512 STANFORD RD			NONE	Y											
694610021	41539 STANFORD RD			NONE	Y											
694570005	74395 NICHOLS DR			NONE	Y											
694570006	74383 NICHOLS DR			NONE	Y											
694570007	74371 NICHOLS DR			NONE	Y											
694570008	74359 NICHOLS DR			NONE	Y											
694570009	74347 NICHOLS DR			NONE	Y											
694570010	74386 COLLEGE DR			NONE	Y											
694570011	74374 COLLEGE DR			NONE	Y											
694570012	74362 COLLEGE DR			NONE	Y											
694570013	74350 COLLEGE DR			NONE	Y											
694570014	36350 LASUEN ST			NONE	Y											
694573001	35981 WALLACE ST			NONE	Y											
694573002	35993 WALLACE ST			NONE	Y											
694573003	36005 WALLACE ST			NONE	Y											
694573004	36017 WALLACE ST			NONE	Y											
694573005	36029 WALLACE ST			NONE	Y											
694573006	74404 NICHOLS DR			NONE	Y											
694573007	74392 NICHOLS DR			NONE	Y											
694573008	74380 NICHOLS DR			NONE	Y											
694573009	74368 NICHOLS DR			NONE	Y											
694573010	74356 NICHOLS DR			NONE	Y											
694573012	74332 NICHOLS DR			NONE	Y											
694573011	74344 NICHOLS DR			NONE	Y											
694573013	74320 NICHOLS DR			NONE	Y											
625071012	44525 SANTA MARGARITA AVE			NONE	Y											
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes

694310006	36101 VITALIA WAY			NONE	Y											
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		7.280898876	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694310006	36101 VITALIA WAY		4.550561798	NONE	Y	CDLAC	INC, DB		55				12.5%		Development Standards Modification 3	Yes
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694190087	74699 TECHNOLOGY DR		0	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		1.208053691	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		1.208053691	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		1.208053691	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		2.214765101	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		2.315436242	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		2.315436242	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		2.315436242	NONE	Y	CDLAC	INC		55							
694520019	75700 GERALD FORD DR		2.315436242	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		12.75428571	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		12.75428571	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		12.75428571	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		12.75428571	NONE	Y	CDLAC	INC		55							

694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
694130017	73501 DICK KELLY DR		8.502857143	NONE	Y	CDLAC	INC		55							
637133010	42565 WARNER TRL			NONE	Y			ADU								
625072015	44675 RAMONA AVE			NONE	Y			ADU								
625212018	74380 PEPPERGRASS ST			NONE	Y			ADU								
640132001	72759 SIERRA VISTA DR			NONE	Y			ADU								
628291004	72970 DEER GRASS DR			NONE	Y			ADU								
622192005	43665 CARMEL CIR			NONE	Y			ADU								
628102009	72937 WILLOW ST			NONE	Y			ADU								
655071005	73552 FEATHER TRL			NONE	Y			ADU								
637095012	42405 IOWA ST			NONE	Y			ADU								
627061018	44650 SAN ANTONIO CIR			NONE	Y			ADU								
628293001	72870 AMBER ST			NONE	Y			ADU								
627131031	44392 LINGO LN			NONE	Y			ADU								
694590016	49817 CRESCENT PASSAGE			NONE	Y			ADU								
637122016	42695 IOWA ST			NONE	Y			ADU								
637364004	76701 NEW YORK AVE			NONE	Y			ADU								
627022020	73225 SANTA ROSA WAY			NONE	Y			ADU								
630043018	72725 JOSHUA TREE ST			NONE	Y			ADU								
627042010	73381 SANTA ROSA WAY			NONE	Y			ADU								
625263004	74321 OLD PROSPECTOR TRL			NONE	Y			ADU								
69461002	41111 EMORY LN			NONE	Y											
69461002	41135 EMORY LN			NONE	Y											
69461002	41123 EMORY LN			NONE	Y											
694610028	41180 EMORY LN			NONE	Y											
694610028	41168 EMORY LN			NONE	Y											
694610028	41195 EMORY LN			NONE	Y											
694610028	41192 EMORY LN			NONE	Y											
69461002	41120 EMORY LN			NONE	Y											
69461002	41132 EMORY LN			NONE	Y											
694610028	41171 EMORY LN			NONE	Y											
694610028	41183 EMORY LN			NONE	Y											
694500060	73787 HENRI DR			NONE	Y											
694500061	73773 HENRI DR			NONE	Y											
694500062	73745 HENRI DR			NONE	Y											
694590009	49901 CRESCENT PASSAGE			NONE	Y											
694591008	49898 CRESCENT PASSAGE			NONE	Y											
694600004	75712 MONTAGE PKWY			NONE	Y											
694600026	75673 MONTAGE PKWY			NONE	Y											
694571001	35906 BERTAIN DR			NONE	Y											
694571002	35918 BERTAIN DR			NONE	Y											
694571003	35930 BERTAIN DR			NONE	Y											
694571004	35942 BERTAIN DR			NONE	Y											
694571005	35954 BERTAIN DR			NONE	Y											
694571006	35957 WALLACE ST			NONE	Y											
694571007	35945 WALLACE ST			NONE	Y											
694571008	35933 WALLACE ST			NONE	Y											
694571010	35909 WALLACE ST			NONE	Y											
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622370034	NULL			NONE	Y											

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694190046	NULL			NONE	Y											
694310010	37000 Explorer Drive			NONE	Y											
640122009	44070 San Luis Drive			NONE	Y											
694631006	75126 ALDRICH DR			NONE	Y											
694631004	36173 HEWITT DR			NONE	Y											
694631022	75129 ALDRICH DR			NONE	Y											
694631019	75165 ALDRICH DR			NONE	Y											
694500018	73707 RAPHAEL DR			NONE	Y											
694500057	73746 RAPHAEL DR			NONE	Y											

694500019	73693 RAPHAEL DR			NONE	Y										
694500056	73732 RAPHAEL DR			NONE	Y										
694500058	73760 RAPHAEL DR			NONE	Y										
694500017	73721 RAPHAEL DR			NONE	Y										
694550002	Null			NONE	Y										
694561010	Null			NONE	Y										
694561011	74162 STORKE DR			NONE	Y										
694550001	NULL			NONE	Y										
694573031	74329 ANDREWS DR			NONE	Y										
694573033	74353 ANDREWS DR			NONE	Y										
694573014	74317 ANDREWS DR			NONE	Y										
694573032	74341 ANDREWS DR			NONE	Y										
694550006	Null			NONE	Y										
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694561012	74174 STORKE DR			NONE	Y										
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694550004	NULL			NONE	Y										
694561013	74186 STORKE DR			NONE	Y										
694561015	74210 STORKE DR			NONE	Y										
694561017	74234 STORKE DR			NONE	Y										
694561016	74222 STORKE DR			NONE	Y										
694562009	74201 STORKE DR			NONE	Y										
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694631014	75225 ALDRICH DR			NONE	Y										
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694561014	74198 STORKE DR			NONE	Y										
694561018	74246 STORKE DR			NONE	Y										
652350001	72329 STONE EAGLE DR			NONE	Y										
694562006	74237 STORKE DR			NONE	Y										
694562007	74225 STORKE DR			NONE	Y										
694562008	74213 STORKE DR			NONE	Y										
694562011	74177 STORKE DR			NONE	Y										
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694631008	75150 ALDRICH DR			NONE	Y										
694631009	75162 ALDRICH DR			NONE	Y										
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694631021	75141 ALDRICH DR			NONE	Y										
694631018	75177 ALDRICH DR			NONE	Y										
694562005	74249 STORKE DR			NONE	Y										
694631002	36197 HEWITT DR			NONE	Y										
694631003	36185 HEWITT DR			NONE	Y										
694631005	36161 HEWITT DR			NONE	Y										
694631010	75174 ALDRICH DR			NONE	Y										
694631011	75186 ALDRICH DR			NONE	Y										
694631012	75198 ALDRICH DR			NONE	Y										

694631013	75210 ALDRICH DR		NONE	Y										
694640001	75234 BUCKLEY DR		NONE	Y										
694640002	75246 BUCKLEY DR		NONE	Y										
694640003	75258 BUCKLEY DR		NONE	Y										
694640004	75270 BUCKLEY DR		NONE	Y										
694640023	75285 BUCKLEY DR		NONE	Y										
694640024	75273 BUCKLEY DR		NONE	Y										
694640025	75261 BUCKLEY DR		NONE	Y										
694640026	75249 BUCKLEY DR		NONE	Y										
694640027	75237 BUCKLEY DR		NONE	Y										
652350016	72300 BAJADA TRL		NONE	Y										
771260030	178 TEKIS PL		NONE	Y										
771240055	149 WANISH PL		NONE	Y										
694640005	75282 BUCKLEY DR		NONE	Y										
694640006	75294 BUCKLEY DR		NONE	Y										
694640007	75306 BUCKLEY DR		NONE	Y										
694640008	75318 BUCKLEY DR		NONE	Y										
694640009	75330 BUCKLEY DR		NONE	Y										
694640020	75321 BUCKLEY DR		NONE	Y										
694640021	75309 BUCKLEY DR		NONE	Y										
694640022	75297 BUCKLEY DR		NONE	Y										
637272003	43680 LOUISIANA ST		NONE	Y										
625253010	74895 CANTERBURY CT		NONE	Y										
694631001	36209 HEWITT DR		NONE	Y										
694640016	36393 WARREN DR		NONE	Y										
694640017	36381 WARREN DR		NONE	Y										
694640018	36369 WARREN DR		NONE	Y										
694640019	36357 WARREN DR		NONE	Y										
694640010	36318 WARREN DR		NONE	Y										
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694640014	36366 WARREN DR		NONE	Y										
694640015	36378 WARREN DR		NONE	Y										
694560004	74212 DEXTER ST		NONE	Y										
694560005	74224 DEXTER ST		NONE	Y										
694560006	74236 DEXTER ST		NONE	Y										
694560016	74255 BECKER ST		NONE	Y										
694560017	74243 BECKER ST		NONE	Y										
694560018	74231 BECKER ST		NONE	Y										
694560019	74219 BECKER ST		NONE	Y										
694560020	74207 BECKER ST		NONE	Y										
694562012	74180 BECKER ST		NONE	Y										
694562013	74192 BECKER ST		NONE	Y										
694562014	74204 BECKER ST		NONE	Y										

Jurisdiction	Palm Desert	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	675	-	-	21	406	-	-	-	-	-	-	427	248
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	460	-	-	3	204	-	-	-	-	-	-	207	253
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	461	-	-	-	39	-	-	-	-	-	-	60	401
	Non-Deed Restricted		-	-	-	21	-	-	-	-	-	-		
Above Moderate		1,194	54	59	428	417	117	-	-	-	-	-	1,075	119
Total RHNA		2,790												
Total Units			54	59	452	1,087	117	-	-	-	-	-	1,769	1,021
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		338		-	7	184	-	-	-	-	-	-	191	147

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Palm Desert	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div>Housing Programs Progress Report</div> <div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1A	The City shall work with affordable housing developers, non-profit agencies and other stakeholders to implement the following affordable housing projects for extremely low, very low, low and moderate income households during the planning period	Responsible Agency: Community Development Department and Housing Authority Schedule: Continuous	"Page III-100 of Housing Element (Pg. 104 of PDF) Site E - PP22-0004 - Spanish Walk/Gerald Ford Apartments Under Construction Site KK - Desert Arc - Entiltment completed Site H - PP21-0009 - Millennium Apartments under construction.
Program 1B	The City shall pursue the planning and implementation of the following projects for extremely low, very low, low and moderate income households during the planning period. The City will utilize public-private partnerships, grants and third party funding for these projects, and density bonus incentives.	Responsible Agency: Community Development Department and Housing Authority Schedule: 2022-2026	Page III-101 (105 of PDF) of Housing Element. Site C - Palm Villas - PP22-0003 - Approved by City Council under Resolution No. 2022-85. The applicant applied for funding for Phase 1 of the project consisting of 121 total units. Site LL - Sagecrest Apartments - No Planning application submitted at this time. RFP to be posted in Summer 2025 Site B - Vitalia Apartments - PP/CUP21-0004 - Approved by City Council under Resolution No. 2021-57. Under construction. Sites I and J - No RFP issued. City will be actively engage in a Specific Plan Amendment for the University Neighborhood Specific Plan (UNSP) which will include the location of the 5-acre sites and establish affordability requirements in 2024.

Program 1C	The City shall encourage and facilitate the development by private parties of the following projects for extremely low, very low, low and moderate income units	Responsible Agency: Planning Division Schedule: 2022-2026	Page III-101 to 102 (Pg. 105 and 106) Site A - Property owner is under review for a specific plan (Landmark Specific Plan). Inactive. Site DD - The Sands/Bravo Gardens PP 16-394 - Approved entitlement for 388 units including 20% affordable. Under review for building permits. Extension of time granted.
Program 1D	As a key long-term strategy to meaningfully assist fair housing protected classes, the City shall continue to implement the Self Help Housing program when funds are available. The City will work with agencies such as Habitat for Humanity and Coachella Valley Housing Coalition to identify funding and the location of these units. This includes the construction of the 14 homes on Merle, secured with CVHC. The City will implement the provisions of its agreement with CVHC to assure the completion of the 14 self-help units by 2024	Responsible Agency: Housing Authority Schedule: 2022-2026	In-progress. Units completed

Program 1E	<p>The City shall maintain its inventory of sites zoned for PR-20 or more, and R-3, and shall encourage the incorporation of extremely low, very low, low and moderate income housing units into these projects as they are brought forward. These sites are included in the Vacant Land Inventory (Table III-47), have been assigned the Housing Overlay District, and will be required, consistent with AB 330, to meet the densities cited in the Inventory. The City will post Table III-47 on its website immediately upon adoption of the Element. The City shall, as part of its Annual Progress Report to HCD, analyze whether any Inventory site has been developed at a density less than that shown in Table III-47, and how any reduction was offset to assure that the City's RHNA allocation can be met (no net loss).</p>	<p>Responsible Agency: Planning Division Schedule: 2022 for posting of Table III-47, April of each year for Annual Progress Report.</p>	<p>Ongoing. City has maintained zoning of sites and housing requirements as projects are proposed. Table posted on website. Sites which are developed at a density less than that shown in Table III-47 are required to demonstrate compliance with no net loss requirements of table. Table posted on City website at: https://www.palmdesert.gov/our-city/strategic-plan/-fsiteid-1</p>
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Program 1F	<p>Although the affordable housing projects currently approved or being entitled in the City occur on parcels of 10 acres or more, the City will encourage further land divisions resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (50-100 units) as development proposals are brought forward for sites A and F. The City will discuss incentives available for land divisions (2-5 acres) encouraging the development of housing affordable to lower income households with housing developers as proposals are brought forward. The City will offer incentives for land division encouraging the development of affordable housing including, but not limited to: • priority to processing subdivision maps that include affordable housing units, • expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan, • financial assistance (based on availability of federal, state, local foundations, and private housing funds).</p>	<p>Responsible Agency: Planning Division Schedule: As Projects are proposed</p>	<p>Ongoing effort - Site A has an active application for a Specific Plan - Specific Plan shall be required to show areas for affordable development and Site K has no active entitlement application at this time.</p>
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Program 1G	The City shall establish a pilot program to encourage development of ADUs and JADUs that are dedicated as affordable units and made available for rent to low-income households for at least 30 years. The City program could include an incentive such as floor area bonus for the property owner; reductions in building plan check fees, and/or inspection fees.	Responsible Agency: Planning Division Schedule: Develop and publish program on City website: 2021-2022, with regular Zoning Ordinance update	This is an ongoing effort - Planning will provide options to Council for potential incentives for ADU development during 2025.
Program 1H	The City shall establish an SB 35 planning application and process that contains the requirements of the law, the required objective development standards, and the processing requirements for these projects.	Responsible Agency: Planning Division Schedule: December 2022	Completed. City has established SB 35 application which is available on the City's website. Additionally, the City adopted Residential and Mixed-Use Objective Design Standards in April 2024.
Program 1I	The City shall encourage community participation throughout the planning period, by holding annual workshops which focus on outreach to a broad range of the population and economic segments of the City. Workshops will be advertised in English and Spanish, and will be posted on all the City's social media channels and website, and distributed to housing advocacy groups in the City and region. Workshops should be held at varying times during the week, including evenings, to allow working residents to attend.	Responsible Agency: Housing Authority Schedule: Annually throughout the planning period	As a requirement of entitlement applications for sites greater than 5 acres, the City requires community engagement meetings in which the City is in attendance. City will make the housing element and progress updates available and hold annual workshops with the Planning Commission for annual updates.

Program 2A	The City shall consider CDBG funds for the Home Improvement Program for single family homes by providing grants and low interest loans to program participants, with a focus on the 67 units identified as having substandard kitchen and bath facilities, and continuing to refer residents to the existing HVAC replacement program offered by SCE. The HIP program will be provided to the extent that funding is available, to up to eight households each year, and referrals made for the SCE replacement program as they are received, on average to 7 residents annually.	Responsible Agency: Housing Authority Schedule: Annually with adoption of CDBG program funding.	Funding under CDBG and SCE is no longer available. City Housing Authority funding is being used for this effort.
Program 2B	The City shall develop a program for homeowner assistance for the rehabilitation of older and substandard housing units, with a target of assisting 8 units annually throughout the planning period Funding sources to be considered include CDBG, HIP, and other programs as identified.	Responsible Agency: Community Development Department (Development Services) Schedule: As project applications are submitted	No program yet been implemented.
Program 3A	The Housing Authority shall continue to subsidize affordable housing units it owns now and in the future using operating revenues.	Responsible Agency: Housing Authority Schedule: Annually in the Housing Authority Budget	Completed. Continuous ongoing effort.
Program 3B	The Housing Authority shall maintain the existing resale restrictions and other subsidies on 301 ownership units.	Responsible Agency: Housing Authority Schedule: Throughout the planning period	Completed. Continuous ongoing effort.

Program 3C	The City will research and identify ownership of the 67 ownership units at risk of losing affordability covenants during or immediately following this planning period, and work with owners to extend these covenants. Incentives could include: • financial assistance for the extension of covenants., • Offer HIP major rehabilitation loans to homeowners to secure extended restrictions.	Responsible Agency Housing Authority Schedule: Throughout the planning period, one year prior to covenant expiration	Not yet implemented. Ongoing effort to identify the potential incentives to extend covenants.
Program 3D	The Housing Authority owns approximately 1,114 existing rental housing units and will strive to maintain its ownership and/or long term affordability of these units by a third party. Should the Housing Authority sell any of its properties, the sale will include a deed restriction assuring that the same affordability levels as occur prior to sale are maintained for a period of at least 55 years.	Responsible Agency Housing Authority Schedule: Annually in the Housing Authority Budget.	Being maintained, no sale of any property. City Housing Authority will preserve and maintain existing units.

<p>Program 3E</p>	<p>To ensure adequate access to opportunities for fair housing protected classes, such as families with children and lower income households, the City will host meetings between affordable housing developers and social service agencies when new projects are developed throughout the community to encourage the integration of services such as child care, job training, vocational education, and similar programs into new affordable housing projects through direct contact with both parties. The City will target a minimum of one integrated service in each project developed during the planning period. For on-site child care, the City shall consider allocation of the City's Childcare Mitigation Fee to new projects which provide the service.</p>	<p>Responsible Agency Housing Authority, Community Development Department Schedule: As projects are proposed</p>	<p>Completed. Ongoing, continuous effort. City works with developers to ensure new housing developments integrate services. Vitalia Apartments (PP/CUP21-0004) was approved and will provide services such as childcare, job training, etc. in it's onsite community building).</p>
<p>Program 4A</p>	<p>The City shall continue to enforce the provisions of the Federal Fair Housing Act. The City shall continue its referral program to the Fair Housing Council of Riverside County, and shall maintain information at City Hall and affordable housing complexes. Brochures and flyers shall be available at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members.</p>	<p>Responsible Agency: City and Housing Authority Schedule: Brochures updated and refilled as needed to assure they are always available.</p>	<p>Being provided ongoing. Information available through website and webpage for the housing division.</p>

Program 4B	The City shall work with the Senior Center and other appropriate agencies including the Fair Housing Council of Riverside County and nonprofit groups (e.g. Habitat for Humanity) in the housing of disabled residents. Advertise workshops and webinars held by these organizations on anti-discrimination on the City's email newsletter and Resources on the Affordable Housing webpage and encourage them to be held throughout the community to facilitate access. The City will annually train staff at the Senior Center and Housing Authority properties in the needs of disabled residents, the requirements of the Americans with Disabilities Act, and the City's Reasonable Accommodation policy.	Responsible Agency: Housing Authority, Senior Center Schedule: At each update of affordable housing webpage and annually through staff training program	Resources have been provided ongoing. Ongoing - Training being provided to property management staff, need to implement training at Senior Center.
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Program 4C	<p>The City shall meet with non-profit developers and other stakeholders annually to establish and implement a strategy to continue to provide housing affordable to extremely low-income households. The City shall also consider applying for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program and Proposition 1-C funds to the extent possible. The City shall continue to consider incentives, such as increased densities, modifications to development standards, priority processing and fee deferrals as part of the financing package for projects which include extremely low income units.</p>	<p>Responsible Agency: City Schedule: In conjunction with development of projects described in Programs 1A and 1C</p>	<p>Rolled into programs 1A through 1C. Need to consider the framework for logistics to provide incentives for affordable housing by creating informational handouts, and approval process.</p>
Program 5A	<p>The City shall continue to work with CVAG on a regional solution for homelessness with the CV Housing First program, through a collaborative approach of the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART).</p>	<p>Responsible Agency: City Managers Office Schedule: Annually in the General Fund Budget</p>	<p>The City is pursuing this program by implementing an assistance program: https://www.palmdesert.gov/our-city/departments/city-manager/homelessness-assistance</p>

Program 5B	<p>To increase housing supply for disabled persons, the City will continue to coordinate with the Inland Regional Center, Desert Arc and other appropriate agencies and organizations that serve the developmentally and physically disabled population. The City will continue to encourage developers to reserve a portion of affordable housing projects for the disabled, including those with developmental disabilities and emphasize their needs and what the City can provide during developer outreach and meetings, with a target of assisting 5 disabled households annually during the planning period. The City will support funding applications for such projects, and will consider fee waivers and reductions on a case-by-case basis. Housing Authority properties are one of the vehicles available to encourage rental to developmentally disabled individuals and demonstrate compliance with the City's Reasonable Accommodation policy.</p>	<p>Responsible Agency: Planning Department Schedule: As projects are proposed and during pre-application meetings with the City</p>	<p>Complete and ongoing. Site KK in the Vacant Site Inventory *Table III-47 was previously identified, and approved for 32 units for Desert Arc to provide housing for persons with disabilities. The site is now identified for 36 units and the City has approved entitlement and is in process of finalizing the housing agreement for a 40-unit development on the site.</p>
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Program 5C	The City will continue to make direct appeals to encourage local organizations, such as the Coachella Valley Rescue Mission, Martha's Village and Catholic Charities, to apply to the City for the award of CDBG funds for homeless services, including announcements on its website and social media of the availability of funds, the schedule for applications, and the award schedule, as it has for many years. The City Council will continue to allocate available funds to these and other organizations that apply from its annual County allocation, with a target of assisting at least two of these organizations annually during the planning period.	Responsible Agency: Finance Department Schedule: Annually with CDBG funding cycle	Implemented already. Continuous ongoing effort.
Program 5D	Review and revise, as necessary, the Zoning Ordinance to ensure compliance with Assembly Bill (AB) 101 as it pertains to Low Barrier Navigation Centers, and AB 139 as it relates to parking for emergency shelters being required for employees only. Modify the definition of "homeless shelter" to include Low Barrier Navigation Centers.	Responsible Agency: Planning Department Schedule: 2022-2023 at regular Zoning Ordinance update	Not yet implemented - next step is to prepare ordinance for council approval. On schedule to bring ordinance to City Council Q2/Q3 2023.
Program 6A	The City shall keep in regular contact with the Riverside County Housing Authority to ensure that Section 8 housing assistance within the City is actively pursued. At least 30 households should be assisted every year.	Responsible Agency: City and Housing Authority Schedule: Annually with annual compliance plan review	Completed. The City Housing Division maintains contact with the Riverside County Housing Authority.

Policy 7	Policy 7: The City Council shall consider, as an additional incentive, the reduction, subsidizing or deferring of development fees to facilitate the development of affordable housing.	Responsible Agency: Not identified Schedule: Not identified	Not yet implemented. Staff must engage in study sessions with Council to discuss policy options for fee deferral and other financial incentives for affordable housing.
Program 8A	The City shall maintain the Housing Overlay District to include flexible development standards, density bonuses, design criteria, and parking reductions for the development of a wide variety of housing products which provide a minimum of 20% of all units at income-restricted rents, or at least one unit for smaller residential projects, and to eliminate the public hearing requirements and waive City plan check/inspection fees and potentially other fees. The Accessory Dwelling Unit standards shall be maintained consistent with State law in the Zoning Ordinance.	Responsible Agency: Community Development Department Schedule: Annually review with state General Plan report	In effect. City has adopted Housing Overlay and applied it to all Housing Element Inventory Sites. Will be updated in response to state legislative updates.
Program 8B	The City shall continue to encourage the development of assisted living facilities for seniors.	Responsible Agency: Community Development Department Schedule: As projects are proposed	Continuous in effect. Assisted living facilities are an allowed use in the R-1, R-2, R-3 and PR zone through CUP. City also provides areas with designated senior housing overlay which provides development incentives in exchange for age restricted housing - See chapter 25.28.020 of the Palm Desert Municipal Code.
Program 9A	Revise the Zoning Ordinance to ensure compliance with State law as it pertains to density bonus by October of 2022 to address the changes contained in AB 2345, and as State law changes throughout the planning period.	Responsible Agency: Community Development Department Schedule: at Regular Zoning Ordinance Update	Not yet implemented. Staff is in process to update the zoning ordinances based on new legislation adopted by Governor in September 2022 and new requirements going into effect during 2023. Expeted by Q2/Q3 2023.

Policy 10	Policy 10: Promote the jobs/housing balance through the development of housing with convenient access to commercial land uses, schools, available public transport and employment centers.	Responsible Agency: Not identified Schedule: Not identified	Continuous ongoing effort as development projects are submitted for review and to ensure consistency with the Palm Desert General Plan.
Program 11A	Continue to provide multilingual brochures and informational resources to inform at least 10 residents, landlords, housing professionals, public officials, and others relevant parties annually about fair housing rights, responsibilities, and services, with an emphasis on needs of disabled persons. Brochures and flyers shall be available on the City website (Resources on the Affordable Housing webpage), at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members. (Also see Program 4.A)	Responsible Agency: Housing Authority Schedule: Ongoing, at each update of affordable housing webpage and preparation of public outreach materials	Continuous ongoing effort. Housing Division provides updates and informational materials on the website and at public counter.
Program 11B	Continue to coordinate with SunLine Transit Agency by continuing to provide it with all development applications, to encourage it to expand services that provide reliable transportation options to low income, disabled, senior, and other residents with limited access, particularly in the northern City area.	Responsible Agency: Community Development Department Schedule: 2022-2029	Continuous ongoing effort. Sunline Transit Agency (STA) is the public transit agency providing service within the City. All entitlement applications for housing and new commercial developments are circulated to the STA for comment, and ensure regular updates for information for STA projected demand needs. Staff meets with STA on a regular basis to discuss plans in the northern areas for the City.

Jurisdiction	Palm Desert	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Palm Desert	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in grey

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of §												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Palm Desert	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Palm Desert	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1. Develop Objective Design Standards	\$150,000.00	\$150,000.00	Completed	None	ODS adopted in April 2024. LEAP Grant Close-out reporting submitted on September 3, 2024.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	24
	Non-Deed Restricted	0
Low	Deed Restricted	15
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		478
Total Units		517

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		117
Total Units		117

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	35.73467562
	Non-Deed Restricted	0
Low	Deed Restricted	132.3319911
	Non-Deed Restricted	0
Moderate	Deed Restricted	2.533333333
	Non-Deed Restricted	11
Above Moderate		86.4
Total Units		268

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Mariela Salazar, Management Analyst
Martin Alvarez, Director of Economic Development

SUBJECT: APPROVE BLIEU COMPANIES LEASE FOR SUITE 117 AT THE
PARKVIEW BUILDING

RECOMMENDATION:

1. Approve a short-term lease with Blieu Companies for suite 117 at the Parkview Building for tenant qualifying and interview purposes.
2. Approve leasing term requested by Blieu from April 2025 to September 2025.
3. Authorize the City Attorney to make any necessary non-monetary changes to the agreement.
4. Authorize City Manager to execute all documents required to effectuate lease.

BACKGROUND/ANALYSIS:

Blieu Companies (aka Urban Housing Communities) is an affordable housing developer currently constructing The Crossings at Palm Desert project, consisting of 176 units at the southeast corner of Dick Kelly Drive and Gateway Drive. In 2022, the developer was provided with a \$7.2 Million Housing Authority Loan restricting the property for 55 years to assist with meeting affordable housing needs within Palm Desert. The developer is currently in the process of leasing units but no longer has room for office space on the site while the units are completed.

Blieu has requested to temporarily lease Unit 117 (1,227 square feet) in the City owned Parkview Building located at 73-710 Fred Waring Drive. The space is needed to finalize their resident leasing through the end of September 2025. The suites are available to be occupied, and no tenant improvements are required.

The Parkview Building needs to be vacant by December 31, 2025, to accommodate the deconstruction of the site for the new Palm Desert Library. Upon approval of the proposed price and terms, staff will finalize negotiations and provide an agreement for final approval in an upcoming open session.

The prior rental amount was based at \$1.90 per square foot. Blieu has requested a rental rate of \$1.55 per square foot due to their budgeting constraints. As a partner in the Affordable Housing Project, staff is recommending accommodation of their request by offering Suite 117 at a price of \$1.72 per square foot with utilities included and Blieu has indicated they were amenable to that consideration. Below are the suggested lease terms:

Suite #	Sq Ft	Price Per Sq Ft	Total Monthly
117	1,227	Blieu request \$1.55	\$1,901.85

117	1,227	City's Proposal \$ 1.72 (inc utils)	\$2,110.44
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FINANCIAL IMPACT:

Approval of this lease agreement will support Blieu's affordable housing project during its critical development phase and provide the City with a mutually beneficial arrangement. This lease agreement at the \$1.72/sf rate will generate \$2,110.44 per month in rental income, totaling approximately \$12,662.64 over the six-month period. Staff recommends approval of the lease and terms.

ATTACHMENTS:

1. Lease Agreement
2. Term Sheet

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT (the “**Lease**”) is made and entered into by and between THE CITY OF PALM DESERT (“**Landlord**”) and Blieu LLC, an affordable housing developer, to collaboratively develop master-planned communities (“**Tenant**”), under the following terms and conditions:

1. Description of the Leased Premises. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord a portion of the building(s) located at 73710 Fred Waring Drive, Suite No. **117**, Palm Desert, California, including combined office space consisting of approximately **1,227** square feet, referred to herein as the “**Premises**”. The Premises are part of a larger building referred to herein as the “**Building**.” Tenant’s lease of the Premises shall include the use of two conference rooms (subject to availability) for up to approximately [__7__] hours per month, as further described in Section 37.

2. Term, Occupancy, and Renewal.

A. Term. The term of this Lease shall be for **six (6) months**, said term shall commence on April 1, 2025 (the “**Commencement Date**”), and end on September 30, 2025 (unless otherwise extended).

B. Occupancy. Tenant may, upon execution of this Lease by Landlord and Tenant, occupy the Premises on the Commencement Date subject to all terms and conditions of this Lease, provided Tenant complies with Section 18 (Insurance) and delivers an insurance certificate to Landlord prior to entry. Upon delivery of the insurance certificate, first month’s rent and any security deposit, Landlord shall deliver the keys and possession to Tenant.

C. Option to Renew. Provided Tenant is not in default in any terms of this Lease, Tenant is hereby granted a month-to-month option. Either party may terminate the month-to-month tenancy by providing the other party with a written notice at least thirty (30) days prior to the intended termination date.

3. Rent.

A. The initial annual rent during the term of this Lease shall be in equal monthly payments in the combined amount of **\$2,110.44** per month (the “**Base Rent**”), subject to increase as provided in Section 3.E below. Tenant shall, commencing on the Commencement Date and continuing thereafter on the first (1st) day of each and every month during the term of this Lease, pay to Landlord in advance, such minimum monthly rent, without setoff, deduction, or demand. If possession is taken on other than the first of the month, rent shall be prorated accordingly based on a 30-day month.

B. Late Charge. Tenant acknowledges that late payment by Tenant to Landlord of rent will cause Landlord to incur costs not contemplated by this Lease. If any installment of rent due from Tenant is not received by Landlord within five (5) days after it becomes due, Tenant shall pay to Landlord an additional sum of the greater of \$100 or 6% of the overdue rent as a late charge. The parties agree that this late charge represents a fair and reasonable estimate of the costs that Landlord will incur by reason of late payment by Tenant. Acceptance of any late charge shall not

constitute a waiver of Tenant's default with respect to the overdue amount or prevent Landlord from exercising any of the other rights and remedies available to Landlord.

C. Interest on Unpaid Rent. Rent or other charges under this Lease not paid within five (5) days of the date due shall, in addition to any late charges under Section 3.A, above, bear interest at the lesser of the maximum legal rate or 10% per annum from the date due until paid.

D. Holdover. Tenant may not hold over after the expiration or earlier termination of the term hereof without the express prior written consent of Landlord. Acceptance of rent is not Landlord's consent to holdover. Without Landlord's express consent Tenant shall become a tenant at sufferance only at a rental rate equal to 150% of the rent in effect upon the date of such expiration. Acceptance by Landlord of rent after such expiration or earlier termination shall not constitute a holdover hereunder or result in a renewal. The foregoing provisions of this Section 4 are in addition to and do not affect Landlord's right of re-entry or any rights of Landlord hereunder or as otherwise provided by law. If Tenant fails to surrender the Premises upon the expiration of this Lease, Tenant shall indemnify, protect, defend, and hold Landlord harmless from all loss or liability, including without limitation, any claim made by any succeeding tenant founded on or resulting from such failure to surrender. Such indemnity shall survive the expiration of this Lease.

E. Increase in Rent in Renewal Terms. On each anniversary of the Commencement Date (including during the Renewal Term, if any), annual Base Rent shall increase as follows: the Base Rent payable for the first month of the term of this Lease, shall be multiplied by 3%. The sum so calculated shall constitute the new monthly Base Rent hereunder, but in no event shall such new monthly Base Rent be less than the Base Rent payable for the month immediately preceding the date for the rent adjustment.

F. Security Deposit. Concurrently with Tenant's execution of this Lease, Tenant has deposited with Landlord the Security Deposit in the amount of \$0.00. The Security Deposit shall be held by Landlord as security for Tenant's performance of the terms of this Lease. Landlord may (but shall not be required to) use all or any part of the Security Deposit to cure any default of Tenant under the Lease (after any required notice and expiration of any applicable cure period) or to compensate Landlord for any loss or damage which Landlord may incur as a result of Tenant's default. Tenant shall not be entitled to interest on the Security Deposit and Landlord shall not be required to keep the Security Deposit separate from its general funds. Where there have been no defaults by Tenant or where all applicable deductions from Security Deposit have been made as hereinabove provided, Landlord shall refund the then existing balance of the Security Deposit to Tenant within thirty (30) days of expiration or termination of this Lease.

4. Place of Payment of Rent. Rent and all other sums which shall become due under this Lease, including but not limited to late charges and additional rent, shall be payable by hand delivery or mail at the office of the Landlord (Finance Department) located at 73-510 Fred Waring Drive, Palm Desert, CA 92260-2578, or at such other place as Landlord may designate from time to time in writing. Mailed payments must be received (not postmarked) by Landlord by the date due.

5. Taxes And Assessments.

A. Personal Property Taxes. Tenant shall pay before delinquency all taxes, assessments, license fees and other charges that are levied and assessed against Tenant's personal property installed or located in or on the Premises which become payable during the term. On demand by Landlord, Tenant shall furnish Landlord with satisfactory evidence of these payments.

B. Real Property Taxes. In the event any real property taxes (including, if applicable, any possessory interest taxes and personal property taxes), general and special taxes and assessments ("**Real Property Taxes**") are levied and assessed against the Premises, the Improvements, and/or Tenant's alterations on the Premises, Tenant shall pay such Real Property Taxes by not later than the taxing authority's delinquency date.

C. Tenant's Tax Liability Prorated. Tenant's liability to pay Real Property Taxes and new assessments shall be prorated on the basis of a 365-day year to account for any fractional portion of a fiscal tax year included in the Lease Term at its inception and expiration or earlier termination in accordance with this Lease.

D. Revenue & Taxation Code Section 107.6. Possessory Interest Tax. Tenant recognizes and understands that this Lease may create a possessory interest subject to property taxes and that, in the event that a possessory interest is created, Tenant shall be responsible for payment of any taxes levied against such possessory interest.

6. Condition of, and Improvements to, Premises.

A. Improvements. Under this Lease, Landlord shall have no obligation or responsibility, actual or implied, to install, construct, accommodate, or make any improvements to the Premises prior to, or as a condition of, Tenant's occupation of the Premises, except as described in **Exhibit C**, if any.

B. As-Is Condition. Tenant warrants and agrees that Tenant has inspected the Premises. Tenant agrees to take possession of the Premises in an AS-IS condition (which exists on the date this Lease is signed) and Tenant further agrees that, except as expressly contained in **Exhibit C** (if at all), Landlord shall have no responsibility for any repairs or improvements to the Premises, prior to, or as a condition of, Tenant's occupation of the Premises. Landlord makes no representations regarding the condition, status, compliance with laws or suitability for a particular purpose for Tenant's use.

C. Condition Upon Surrender. Upon termination of this Lease, Tenant shall surrender the Premises to Landlord in as good condition as when received, ordinary wear and tear and damage by fire, earthquake, or act of God excepted, and including any repairs or improvements made by Tenant. If Tenant fails to maintain the Premises in good order and repair, after thirty (30) days' prior written notice, Landlord may, at its option, make such repairs, and Tenant shall pay the reasonable cost thereof as additional rent hereunder within ten (10) days after receipt of a written statement therefor. In the event the giving of thirty (30) days' prior notice may result in additional damage to the Premises, Landlord may make such repairs, at Tenant's expense, without thirty days' prior written notice.

D. CASp Disclosure. Landlord discloses that the newly constructed Premises have not undergone inspection by a Certified Access Specialist as referenced in California Civil Code Section 1938 subsection (e) of which provides: "A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises." Pursuant to the foregoing Section 1938(e), Tenant acknowledges and agrees that, if Tenant wishes to have the Premises inspected by a CASp: (i) Tenant must notify Landlord on or before the date when Tenant executes this Lease pursuant to the election below; (ii) the inspection will be at Tenant's sole cost and expense; (iii) the inspection must be scheduled through Landlord and in coordination with the Building's property manager; (iv) any repairs or modifications necessary to correct any violation of construction-related accessibility standards that is noted in the CASp report shall be Tenant's responsibility; and (v) Tenant must provide a copy of the CASp report to Landlord on completion. By initialing below, Tenant represents that:

Tenant wishes to have a CASp inspection of the Premises

Initials: _____

Tenant hereby waives its right to have a CASp inspection of the Premises

Initials: _____

7. Use. The Premises shall be used only for the operation of office space. Tenant shall not use any portion of the Premises for purposes other than those specified without first obtaining the written consent of Landlord. Tenant shall not do, bring, or keep anything in, on, or about the Premises which will in any way increase the premium rate or cause the cancellation of any fire or other insurance upon the Premises, the building in which the Premises are located, or any of its contents. Tenant shall have the non-exclusive right to use the parking area (including any electric vehicle charging parking spaces) and driveways, sidewalks, hallways, restrooms (to the extent not entirely contained in the Premises), common area pathways to and from the parking area and Premises in common with the other tenants of the Building as well as with Landlord's use of same.

8. Compliance with Laws/Hazardous Materials.

A. Tenant, at Tenant's expense, shall comply with and cause all of Tenant's agents to comply with all applicable laws, ordinances, rules and regulations of governmental authorities applicable to the Premises or the use or occupancy thereof, including, without limitation, the law commonly known as the Americans With Disabilities Act and California Code of Regulations Title 8, Sections 3281 through 3299 (collectively, "**Laws**").

B. Tenant shall not cause or permit any Hazardous Materials, as defined below, to be brought upon, kept, used, discharged, deposited or leaked in or about the Premises or the Building by Tenant or any of Tenant's agents or by anyone in the Premises (other than Landlord or its agents, employees or contractors), except to the extent such Hazardous Materials are cleaning or office supplies customarily kept or used by typical office tenants and are kept and used in accordance with all applicable laws. If Tenant breaches the obligations stated in the preceding sentence, or if

the presence of any Hazardous Material on the Premises or the Building caused or suffered or permitted by Tenant or any of Tenant's agents or by anyone in the Premises (other than Landlord or its agents, employees or contractors) results in contamination of the Premises or the Building, or if contamination of the Premises or the Building by any Hazardous Material otherwise occurs for which Tenant is legally liable, then Tenant shall indemnify, defend and hold Landlord harmless from any and all claims, damages, costs, liabilities and expenses (including, without limitation, diminution in value or use of the Building, attorneys' fees, consultant fees and expert fees) which arise during or after the Term as a result of such contamination. This indemnification shall include, without limitation, costs incurred in connection with any investigation of site conditions or any clean-up, remedial, removal or restoration work on or under the Premises. "**Hazardous Material**" means any hazardous or toxic substance, material or waste which is or becomes regulated by any local, state or federal governmental authority or by common law decisions, including without limitation (i) all chlorinated solvents, (ii) petroleum products or by-products, (iii) asbestos and (iv) polychlorinated biphenyls.

9. Waste; Nuisance; Quiet Enjoyment. Tenant shall not suffer or commit any waste or nuisance on the Premises, nor shall Tenant interfere with or obstruct the rights of or disturb the quiet enjoyment of any other tenant or occupant of the building or injure or annoy them. Tenant shall not use or allow the Premises to be used for any improper, immoral, or objectionable purposes, to be determined Landlord's sole and absolute judgment.

10. Repair and Maintenance.

A. Lessor shall keep the Building, including the Premises, interior and exterior walls, roof, and common areas, and the equipment whether used exclusively for the Premises or in common with other premises, in good condition and repair; provided, however, Lessor shall not be obligated to paint, repair or replace wall coverings, or to repair or replace any improvements that are not ordinarily a part of the building or are above then Building standards. There shall be no abatement of rent or liability of Tenant on account of any injury or interference with Tenant's business with respect to any improvements, alterations or repairs made by Lessor to the Building or any part thereof. Tenant expressly waives the benefits of any statute now or hereafter in effect which would otherwise afford Tenant the right to make repairs at Lessor's expense or to terminate this Lease because of Lessor's failure to keep the Premises in good order, condition, and repair.

B. Notwithstanding Lessor's obligation to keep the Premises in good condition and repair, Tenant shall be responsible for payment of the cost thereof to Lessor as additional rent for that portion of the cost of any maintenance and repair of the Premises or any equipment (wherever located) that serves only Tenant or the premises, to the extent such cost is attributable to causes beyond normal wear and tear. Tenant shall be responsible for the cost of painting, repairing or replacing wall coverings, and to repair or replace any Premises improvements that are not ordinarily a part of the Building or that are above then Building standards. Lessor may, at its option, upon reasonable notice, elect to have Tenant perform any particular such maintenance or repairs the cost of which is otherwise Tenant's responsibility hereunder. Tenant will maintain the interior in a clean, well maintained condition, that is- to eliminate odors, all visible dust, dirt, litter, trash, stains, etc. to the greatest practical degree possible.

C. On the last day of the term hereof, or on any sooner termination, Tenant shall surrender the Premises to Lessor in the same condition as received, ordinary wear and tear

excepted, clean and free of debris. Any damage or deterioration of the Premises shall not be deemed ordinary wear and tear if the same could have been prevented by good maintenance practices by Tenant. Tenant shall repair any damage to the Premises occasioned by the installation or removal of Tenant's trade fixtures, alterations, furnishings, and equipment. Except as otherwise stated in this Lease, Tenant shall leave the power panels, electrical distribution systems, lighting fixtures, air conditioning, window coverings, carpets, wall paneling, ceilings and plumbing on the Premises and in good operating condition. It will be the Tenant's responsibility to maintain the interior areas of the Premises.

D. Tenant hereby waives California Civil Code Sections 1932(1), 1941 and 1942 and any other applicable existing or future law, ordinance or governmental regulation permitting Tenant to make repairs at Landlord's expense.

11. Utilities.

A. Tenant shall pay for all utilities and services furnished to or used by Tenant upon the Premises, including gas service, trash, electrical service, janitorial, cable service, telephone services, and all connection charges. Tenant shall contract directly with the following utilities/service providers and pay for such services directly gas service, trash, electrical service, janitorial, cable service, telephone services, real estate taxes and all connection charges. Tenant shall deposit all trash only in designated areas.

B. Landlord shall not be responsible for any interruptions or disturbance of service regardless of whether Tenant is paying directly for such services or if such services are being contracted for by Landlord, nor shall there be any abatement of rent resulting from any cessation or interruption of utility service or other service contemplated by this section unless such interruption is caused by Landlord's actions in which case Tenant may receive abatement of rent on a day for day basis after 3 consecutive business days of interruption if such interruption causes material interference with Tenant's business or Tenant is not able to occupy the Premises.

12. Rules. Tenant shall comply with the rules and regulations below and attached to this Lease as **Exhibit B** and all reasonable modifications thereof and additions thereto from time to time put into effect by Landlord so long as prompt notice is given by Landlord of any changes (the "**Rules and Regulations**").

13. Alterations and Liens. Tenant shall not make or cause to be made any alterations, additions, or improvements to or of the Premises or any part thereof without the prior written consent of Landlord except for cosmetic or non-structural alterations up to a total cost of \$10,000 annually in the aggregate. If any alterations require additional changes to comply with Laws which are triggered by Tenant's alterations, all such resulting requirements to comply with Laws shall be at Tenant's expense and any Landlord consent to such alterations shall be conditioned on Tenant's payment for same. Any alterations, additions, or improvements affixed to the Premises, except furnishings, equipment, and trade fixtures, shall, at Landlord's option, become part of the real property and belong to Landlord on expiration or termination of the term and any extension thereof. If Landlord consents to the making of any alteration, additions, or improvements to the Premises, they shall be made at Tenant's sole cost and expense. Tenant shall keep the Premises free and clear of any liens or encumbrances which may arise from such work. At Landlord's option, Tenant shall, at its sole cost and expense, remove all such additions, alterations, and improvements from the

Premises at the end of the term hereof and repair any damage to the Premises occasioned by such removal provided Landlord notifies tenant of such requirement at the time of any alteration, and any cosmetic or non-structural alterations shall not require removal.

14. Assignment and Subletting.

A. Tenant shall not assign or encumber this Lease or any interest therein or sublet the Premises or any portion thereof either voluntarily or by operation of law without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, delayed or denied. Consent to one assignment, subletting, or use by any person other than Tenant shall not be deemed to be consent to a subsequent assignment, subletting, or use by any other person. In considering whether or not to grant such consent, Landlord may consider, among other things, the proposed tenant's character, credit, and professional standing.

B. Notwithstanding Section 15.a above, Tenant may assign or sublet the Premises, to any corporation which controls, is controlled by or is under common control with Tenant, or to any corporation resulting from the merger or consolidation with Tenant, or to any person or entity which acquires all the assets of Tenant as a going concern of the business that is being conducted on the Premises, all of which are referred to as "Tenant Affiliate"; provided that before such assignment shall be effective, (a) said assignee shall assume, in full, the obligations of Tenant under this Lease and (b) Landlord shall be given written notice of such assignment and assumption. Any such assignment shall not, in any way, affect or limit the liability of Tenant under the terms of this Lease even if after such assignment or subletting the terms of this Lease are materially changed or altered without the consent of the Tenant, the consent of whom shall not be necessary.

C. Terms and Conditions Applicable to Assignment and Subletting.

(i) Regardless of Lessor's consent, no assignment or subletting shall release Tenant of Tenant's obligations hereunder including Tenant's Share of Operating Expenses, and to perform all other obligations to be performed by Tenant hereunder.

(ii) Lessor may accept rent from any person other than Tenant pending approval of such assignment.

(a) Neither a delay in the approval or disapproval of such assignment or subletting, nor the acceptance of rent, shall constitute a waiver or estoppel of Lessor's right to exercise its remedies for the breach of any of the terms or conditions of this Section 15 or this Lease.

(b) If Tenant's obligations under this Lease have been guaranteed by third parties, then an assignment or sublease, and Lessor's consent thereto, shall not be effective unless said guarantors give their written consent to such sublease and the terms thereof.

(c) The consent by Lessor to any assignment or subletting shall not constitute a consent to any subsequent assignment or subletting by Tenant or to any subsequent or successive assignment or subletting by the subtenant. However, Lessor may consent to subsequent sublettings and assignments of the sublease or any amendments or modifications thereto without notifying Tenant or anyone else liable on the Lease or sublease and without obtaining their consent and such action shall not relieve such persons from liability under this Lease or said sublease;

provided, however such persons shall not be responsible to the extent any such amendment or modification enlarges or increases the obligations of the Tenant or sublessee under this Lease or such sublease.

(d) In the event of any default under this Lease, Lessor may proceed directly against Tenant, any guarantors or anyone else responsible for the performance of this Lease, including the sublessee, without first exhausting Lessor's remedies against any other person or entity responsible therefor to Lessor, or any security held by Lessor or Tenant.

(e) Lessor's written consent to any assignment or subletting of the Premises by Tenant shall not constitute an acknowledgment that no default then exists under this Lease of the obligations to be performed by Tenant nor shall such consent be deemed a waiver of any then existing default. except as may be otherwise stated by Lessor at the time.

(f) The discovery of the fact that any financial statement relied upon by Lessor in giving its consent to an assignment or subletting was materially false shall, at Lessor's election, render Lessor's said consent null and void.

(g) Additional Terms and Condition Applicable to Subletting. Regardless of Lessor's consent, the following terms and conditions shall apply to any subletting by Tenant of all or any part of the Premises and shall be deemed included in all subleases under this Lease whether or not expressly incorporated therein:

(iii) Tenant hereby assigns and transfers to Lessor all of Tenant's interest in all rentals and income arising from any sublease heretofore or hereafter made by Tenant, and Lessor may collect such rent and income and apply same toward Tenant's obligations under this Lease; provided, however, that until a default shall occur in the performance of Tenant's obligations under this Lease, Tenant may receive, collect and enjoy the rents accruing under such sublease. Lessor shall not, by reason of this or any other assignment of such sublease to Lessor nor by reason of the collection of the rents from a subtenant, be deemed liable to the sublessee for any failure of Tenant to perform and comply with any of Tenant's obligations to such subtenant under such sublease. Tenant hereby irrevocably authorizes and directs any such sublessee, upon receipt of a written notice from Lessor stating that a default exists in the performance of Tenant's obligations under this lease, to pay to Lessor the rents due and to become due under the sublease. Tenant agrees that such sublessee shall have the right to rely upon any such statement and requests from Lessor and that such sublessee shall pay such rents to Lessor without any obligation or right to inquire as to whether such default exists and notwithstanding any notice from or claim from Tenant to the contrary. Tenant shall have no right or claim against said sublessee or Lessor for any such rents so paid by said sublessee to Lessor.

(iv) No sublease entered into by Tenant shall be effective unless and until it has been approved in writing by Lessor. In entering into any sublease, Tenant shall use only such form of sublease as is satisfactory to Lessor, and once approved by Lessor, such, sublease shall not be changed or modified without Lessor's prior written consent. Any sublessee shall, by reason of entering into a sublease under this Lease, be deemed, for the benefit of Lessor, to have assumed and agreed to conform and comply with each and every obligation herein to be performed by

Tenant other than such obligations as are contrary to or inconsistent with provisions contained in a sublease to which lessor has expressly consented in writing.

(v) In the event Tenant shall default in the performance of its obligations under this Lease, Lessor, at its option and without any obligation to do so, may require any sublessee to atton to Lessor, in which event Lessor shall undertake the obligations of Tenant under such sublease from the time of the exercise of said option to the termination of such sublease; provided, however, Lessor shall not be liable for any prepaid rents or security deposit paid by such sublessee to Tenant or for any other prior defaults of Tenant under such sublease.

(vi) No sublessee shall further assign or sublet all or any part of the Premises without Lessor's prior written consent

(vii) With respect to any subletting to which Lessor has consented, Lessor agrees to deliver a copy of any notice of default by Tenant to the sublessee. Such sublessee shall have the right to cure a default of Tenant within three (3) days after service of said notice of default upon such sublessee and the sublessee shall have a right of reimbursement and offset from and against Tenant for any such defaults cured by the sublessee.

(h) Lessor's Expenses. In the event Tenant shall assign or sublet the Premises or request the consent of Lessor to any assignment or subletting or if Tenant shall request the consent of Lessor for any act Tenant proposes to do then Tenant shall pay Lessor's reasonable costs and expenses incurred in connection therewith, including attorneys', architects', engineers' or other consultants' fees.

15. Entry by Landlord. Except for emergencies such as fire, water intrusion and the like which may be at any time, Landlord and its agents shall have the right to enter the Premises at reasonable times to inspect and examine the same and to make such repairs to the Premises as the Landlord shall deem advisable, and to show the Premises to prospective tenants, buyers, or lenders.

16. Indemnification.

A. Waiver of Claims. To the extent permitted by law, Tenant waives all claims against Landlord for damage to person or property arising for any reason. Tenant assumes all such risks for Tenant and any employees, licensees, invitees, agents, or contractors, except for any acts of negligence or willful misconduct by Landlord.

B. General Indemnity. Tenant agrees, as an independent unsecured obligation, separate from any of its promises or covenants in this Lease, to indemnify, defend (with counsel selected by Landlord at Tenant's expense), protect and hold harmless Landlord, its employees, agents, officers, legal counsel, assigns, any successor or successors to Landlord's interest in the Premises and any future owners of the Premises to whom this Lease is assigned (hereinafter collectively referred to as the "**Indemnitees**") from and against all claims, actual damages (including but not limited to special and consequential damages), punitive damages, injuries, costs, response costs, losses, demands, debts, liens, liabilities, causes of action, suits, legal or administrative proceedings, interest, fines, charges, penalties and expenses arising out of any damage to any person or property occurring in, on, or about the Premises, except for any acts of negligence or willful misconduct by Landlord. Tenant's obligation under this Section to indemnify

and hold the Indemnitees harmless shall be limited to the sum that exceeds the amount of insurance proceeds, if any, received by the party being indemnified.

17. Insurance.

A. Insurance. Tenant's insurance requirements are attached as **Exhibit D** and incorporated herein by reference.

B. Waiver of Subrogation. The parties release each other, and their respective authorized representatives, from any claims (for damage to any person or to the Premises and/or the building in which the Premises are located, and to the fixtures, personal property, Tenant's improvements, and alterations of either Landlord or Tenant in or on the Premises and/or the building in which the Premises are located) that are caused by or result from risks which are insured against under any insurance policies carried by the parties and in force at the time of any such damage and to the full extent of any proceeds paid under said policies.

18. Destruction of Premises.

A. Destruction Due to Risk Covered by Insurance. If, during the term of this Lease and any renewal term, the Premises or the Building and other improvements in which the Premises are located are totally or partially destroyed from a risk covered by insurance carried by either Tenant or Landlord for the Building, rendering the Premises totally or partially inaccessible or unusable, Landlord shall restore the Premises or the Building, and other improvements in which the Premises are located, to substantially the same condition as they were immediately before destruction if they can be repaired within 270 days from date of destruction. Such destruction shall not terminate this Lease. If the existing laws do not permit the restoration, either party can terminate this Lease immediately by giving notice to the other party. Provided, however, if the cost of the restoration exceeds the amount of proceeds received from the insurance, or the estimate of time to fully restore the Premises exceeds the lesser of 270 days or the remaining Term of the Lease, Landlord can elect to terminate this Lease by giving notice to Tenant within thirty (30) days after determining that the restoration cost will exceed the insurance proceeds.

B. Destruction Due to Risk Not Covered by Insurance. If, during the term of this Lease and any renewal term, the Premises or the Building and other improvements in which the Premises are located are totally or partially destroyed by a risk not covered by the insurance, rendering the Premises totally or partially inaccessible or unusable, Landlord can elect to terminate this Lease by giving notice to Tenant within thirty (30) days after determining the restoration cost and replacement value.

C. No Abatement or Reduction of Rent. In case of destruction, there shall be no abatement or reduction of rent between the date of destruction and the date of substantial completion of restoration.

D. Waiver of Civil Code Sections. Tenant waives the provisions of California Civil Code Section 1932(2) and California Civil Code Section 1933(4) with respect to any destruction of the Premises.

19. Default and Landlord's Remedies.

A. Default. The occurrence of any of the following shall constitute a default by Tenant:

(i) Tenant shall fail to pay when due any rent or any other monetary sum payable under this Lease when due from Landlord.

(ii) Tenant shall fail to observe, keep or perform any of the other terms, covenants, agreements or conditions contained in this Lease and such default continues for a period of ten (10) days after written notice by Landlord specifying the nature of the default with reasonable particularity, unless the nature of the default is such that more than ten (10) days is required to cure it and Tenant commences to cure it within such ten (10)-day period and thereafter diligently pursues it to completion.

(iii) Tenant shall become bankrupt or insolvent or make a transfer in fraud of creditors, or make an assignment for the benefit of creditors, or take or have taken against Tenant any proceedings of any kind under any provision of the Federal Bankruptcy Act or under any other insolvency, bankruptcy or reorganization act and, in the event any such proceedings are involuntary, Tenant is not discharged from the same within thirty (30) days thereafter.

(iv) A receiver is appointed for a substantial part of the assets of Tenant, and such receivership is not released within thirty (30) days.

(v) The abandonment of the Premises by Tenant, or the vacation (hereby defined to be ten (10) or more consecutive days of continual absence from the Premises) of the Premises by Tenant.

(vi) This Lease or any estate of Tenant hereunder shall be levied upon by any attachment or execution and such levy is not released within thirty (30) days.

Notices given under this section shall specify the alleged default and the applicable Lease provisions, and shall demand that Tenant perform the provisions of this Lease or pay the rent that is in arrears, as the case may be, within the applicable period of time, or quit the Premises.

B. Landlord's Remedies. If any default by Tenant shall occur, and following notice of default as required by this Lease (for the period applicable to the default under the applicable provision of this Lease), Landlord shall have the following remedies in addition to all other rights and remedies provided by law or equity, to which Landlord may resort cumulatively or in the alternative.

(i) Landlord shall have the immediate option to terminate this Lease and all rights of Tenant hereunder by giving written notice of such intention to terminate. In the event that Landlord shall so elect to terminate this Lease, then Landlord may recover from Tenant:

(a) The worth at the time of award of any unpaid rent which had been earned at the time of such termination; plus

(b) The worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss Tenant proves could have been reasonably avoided; plus

(c) The worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of such rental loss that Tenant proves could be reasonably avoided; plus

(d) Any other amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under this Lease or which in the ordinary course of things would be likely to result therefrom; and

(e) At Landlord's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable law.

As used in Subsections (a) and (b) above of this section, the "worth at the time of award" is computed by allowing interest at the maximum rate an individual is permitted by law to charge. As used in subsection (c) above, the "worth at the time of award" is computed by discounting such amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus one percent (1%).

(ii) In the event of the vacation or abandonment of the Premises by Tenant, or in the event that Landlord shall elect to reenter as provided herein or shall take possession of the Premises pursuant to legal proceeding or pursuant to any notice provided by law, then Landlord shall have the remedy specified by Civil Code Section 1951.4, in which Landlord may from time to time recover all rental as it becomes due or relet the Premises or any part thereof for the account of Tenant on such term or terms and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable, with the right to make alterations and repairs to the Premises. In the event that Landlord shall elect so to relet, then rentals received by Landlord from such reletting shall be applied first, to the payment of any indebtedness, other than rent due hereunder, owed by Tenant to Landlord; second, to the payment of any cost (including commissions) of such reletting; third, to the payment of the cost of any alterations and repairs to the Premises; fourth, to the payment of rent due and unpaid hereunder; and the residue, if any, shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. Should that portion of such rentals received from such reletting during any month, which is applied to the payment of rent hereunder, be less than the rent payable during that month by Tenant hereunder, then Tenant shall pay such deficiency to Landlord upon demand. Tenant shall also pay to Landlord, as soon as ascertained, any and all costs and expenses incurred by Landlord in such reletting or in making such alterations and repairs not covered by the rentals received from such reletting.

(iii) No reentry or taking possession of the Premises by Landlord pursuant to this section shall be construed as an election to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a court of competent jurisdiction.

20. Signs. Tenant shall not place any sign upon the Premises or the Building without Lessor's prior written consent. Under no circumstances shall Tenant place a sign on any roof of the Building.

21. Parking. Tenant shall have the nonexclusive use, in common with Landlord and Landlord's other tenants, of the parking area (including any electric vehicle charging parking spaces) owned by Landlord at and around the Premises; provided; however, that no tenant may park in an area designated, identified, and/or reserved for parking by any other tenant or tenants, if any. Should any damages to the Premises, the parking area, and/or the vehicles of Tenant or their invitees/licensees/employees be occasioned by the invitees, licensees, tradesmen, or customers of Tenant, such damage shall be repaired at Tenant's sole cost and expense. It is expressly understood and agreed the Tenant's right to the use of said parking area shall be non-exclusive and subject to the Rules and Regulations, and that Landlord reserves the right to establish and enforce other rules with respect to the use thereof, and Tenant agrees to abide by and conform to the same, as revised from time-to-time.

22. Estoppel Certificate. Tenant shall execute and deliver to Landlord within ten (10) days of request a commercially reasonable estoppel statement. Landlord and Tenant intend that any estoppel statement delivered pursuant to this Section may be relied upon by any mortgagee, beneficiary, purchaser or prospective purchaser of the building or any interest therein and failure to execute and return such estoppel shall be a material breach of the Lease.

23. Eminent Domain. In case the whole of the Premises, or such part thereof that substantially interferes with the reasonable use of the Premises as office space, shall be taken for any public or quasi-public purpose by any lawful power or authority by exercise of the right of appropriation, condemnation or eminent domain, or sold to prevent such taking, either party shall have the right to terminate this Lease effective as of the date possession is required to be surrendered to said authority. Tenant shall not assert any claim against Landlord or the taking authority for any compensation because of such taking and Landlord shall be entitled to receive the entire amount of any award without deduction for any estate or interest of Tenant. In the event the amount of property or the type of estate taken shall not substantially interfere with the reasonable use of the Premises as office space, Landlord shall be entitled to the entire amount of the award without deduction for any estate or interest of Tenant. If there is no substantial interference or if there is substantial interference, but neither party elects to terminate, Landlord shall promptly proceed to restore the Premises to substantially the same condition as the Premises existed prior to such partial taking, to the extent possible by application of the condemnation proceeds only, and a proportionate allowance shall be made to Tenant for the rent corresponding to the time during which, and to the part of the Premises of which Tenant shall be so deprived on account of such taking and restoration. Nothing contained in this Section shall be deemed to give Landlord any interest in any award made to Tenant for the taking of personal property and fixtures belonging to Tenant. Each party waives the provisions of California Code of Civil Procedure Section 1265.130 allowing either party to petition the Superior Court to terminate this Lease in the event of a partial taking of the premises.

24. Attorneys' Fees. If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorney's fees and costs of suit.

25. Notices.

A. Any notice required or permitted to be given hereunder may be given by personal delivery or by United States certified mail, postage prepaid, return receipt requested, addressed to Tenant at the Premises and to Landlord at 73-510 Fred Waring Dr. Palm Desert, California 92260, Attn: City Manager, or at such other address as the Landlord shall designate in writing. All such notices shall be deemed received (i) if personally delivered, upon delivery; (ii) if sent by United States certified mail, postage prepaid, return receipt requested, upon receipt or refusal to accept delivery.

26. Waiver; Accord and Satisfaction. No delay or omission in the exercise of any right or remedy of Landlord on any default by Tenant shall impair such right or be construed as a waiver. The receipt and acceptance by Landlord of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved. No payment by Tenant or receipt by Landlord of a lesser amount than the rent payment herein stipulated shall be deemed to be other than on account of the rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or pursue any other remedy provided in this Lease.

27. Time is of the Essence. Time is of the essence of this Lease as to the performance of all terms, covenants, and conditions stated herein.

28. Successors and Assigns. Except as otherwise provided herein, all of the terms and conditions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. In the event of any transfer, assignment or other conveyance or transfers of any such title or tenant, Landlord herein named (and in case of any subsequent transfers or conveyances, the then grantor) shall be automatically freed and relieved from and after the date of such transfer. Landlord may transfer its interest in the Premises without the consent of Tenant and such transfer or subsequent transfer shall not be deemed a violation on Landlord's part of any of the terms and conditions of this Lease.

29. Titles and Definitions. The titles of Sections herein are for identification only. They shall not be considered to be a part of this Lease and shall have no effect upon the construction or interpretation thereof. The word "Landlord" and "Tenant" as used in this Lease shall include both singular, plural, masculine, feminine, and neuter as the context shall require.

30. Entire Agreement/Amendment. This Lease contains the entire agreement of the parties and supersedes all prior negotiations, drafts, and other understandings which the parties may have concerning the subject matter hereof. This Lease may not be modified except by written instrument duly executed by the parties hereto or their successors in interest.

31. Choice of Laws; Interpretation. This Lease shall be governed by and construed pursuant to the laws of the State of California. The provisions of this Lease shall be construed in accordance with the fair meaning of the language used and shall not be strictly construed against either party.

32. Authority. Each of the persons executing this Lease on behalf of Tenant warrants and represents that Tenant is a duly organized and validly existing entity, that Tenant has full right and authority to enter into this Lease and that the persons signing on behalf of Tenant are authorized to do so and have the power to bind Tenant to this Lease. Tenant shall provide Landlord upon request with evidence reasonably satisfactory to Landlord confirming the foregoing representations.

33. No Merger. The voluntary or other surrender of this Lease by Tenant, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of Landlord, operate as an assignment to it of any or all subleases or subtenancies.

34. Non-Discrimination. Tenant herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there be no discrimination against or segregation of any person or group of persons, on account of age, race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, subleasing transferring, use or occupancy, tenure or enjoyment of the land herein leased nor shall the Tenant practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, licensees, sub lessee, subtenants or vendees in the land herein leased.

35. Non-Smoking Requirements. Pursuant to City of Palm Desert Municipal Code Chapter 8.36, smoking is prohibited within certain public areas in the City of Palm Desert; specifically within the office area, atrium and forty (40) feet from the entrance and exits of the Parkview Professional Buildings. Tenant herein covenants to comply with all applicable laws and ordinances of the City of Palm Desert, the State of California and any other applicable governmental authority relating to smoking inside or in the vicinity of the Building.

36. Recycling. Tenant agrees to comply with all applicable laws and ordinances of the City of Palm Desert, the State of California and any other applicable governmental authority relating to recycling and diversion of solid waste (including organics waste), including, but not limited to, recycling of materials banned from landfills (e.g. chemicals, batteries, electronic waste, construction and demolition waste, bottles, cans, paper, plastic, etc.). City may, in City's sole discretion, provide recycling containers and education to staff /employees and tenants upon request.

37. Conference Room. Building 73-710 Fred Waring contains an approximate 1,000 square foot conference room with kitchen and an approximate 450 square foot conference room for the convenience of tenants in the two buildings 73-710 and 73-720 Fred Waring Drive. Tenant shall be permitted the use of these two conference rooms (subject to availability) for up to the number of hours per month set forth in Section 1. Therefore, Landlord will make a best effort to assure Tenant use of said number of hours of these two conference rooms on a monthly basis with no accumulation. Meetings may be scheduled from 8:00 a.m. through 9:00 p.m. on weekdays. Weekend and holiday meetings may be scheduled with the approval of property manager, and additional times will be available to Tenant by request to the property manager or their designee, subject to availability.

A. After a meeting time is reserved by Tenant, that time cannot be changed to a new reserved time, if in Landlord's opinion, the requested time would interfere with another tenant's reserved time. Landlord will make every effort to satisfy any additional conference room times requested by Tenant.

B. Tenant agrees to clean conference room area and kitchen and replace furniture to a neat fashion at the end of each of Tenant's meetings. It will be the responsibility of Tenant to arrange the seating configuration for Tenant's meetings. Tenant will have to check the room in advance and make any necessary adjustments Tenant desires. Noise during the meetings and breaks shall be kept at a minimum so as not to interfere or bother other tenants within the building.

C. Tenant may only use the kitchen within the conference room area during Tenant's reserved times. Cooking will be allowed as long as cooking odors do not bother other tenants. When Tenant uses the kitchen facility it will be Tenant's complete responsibility to clean kitchen and all utensils Tenant may have used. Landlord shall have the right to change the use of the kitchen if Landlord thinks it is in the best interest of other tenants.

D. Restrooms may remain unlocked during meetings conducted in the conference rooms. It is the responsibility of Tenant to lock restroom doors at the completion of meetings.

[Signatures on Following Page]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease on the day and year set forth below.

TENANT:
BLIEU COMPANIES

Dated:_____

By:_____

Name: _____

Its:_____

LANDLORD:
CITY OF PALM DESERT

Dated:_____

By:_____

Name: L. Todd Hileman

Its: City Manager

ATTEST

By: _____

Anthony J. Mejia, MMC
City Clerk

APPROVED TO FORM

By:_____

Best Best & Krieger, LLP
City Attorney

QC:
Insurance:

Initial Review

Final Review

Contract No.

EXHIBIT B

RULES AND REGULATIONS

1. These Rules and Regulations are referred to in and hereby incorporated into the Commercial Lease attached hereto and all defined terms are set forth therein.

2. Sidewalks, halls, passageways, exits, entrances, elevators, escalators, and stairways shall not be obstructed by Tenant or used by Tenant for any purpose (including consumption of tobacco or alcoholic products) other than for entry and exit from the Premises. The halls, passageways, exits, entrances, elevators, if any, and stairways are not for the use of the general public, and Landlord shall in all cases retain the right to control and prevent access thereto by all persons whose presence, in the judgment of Landlord, shall be prejudicial to the safety, character, reputation or interests of the Building and its Tenants and occupants. Neither Tenant nor any employee or invitee of Tenant shall go upon the terraces or roof(s) of the Building, except as authorized by Landlord, and only when accompanied by a Landlord representative or Building engineer.

3. No sign, placard, picture, name, advertisement or notice visible from the exterior of the Premises shall be inscribed, painted, affixed, installed, or otherwise displayed by Tenant without the prior written consent of Landlord, and, absent such consent, Landlord shall have the right to remove any such sign, placard, picture, name, advertisement or notice without notice to, and at the expense of, Tenant.

4. (a) Landlord reserves the right to control access to the Building at all times. Tenant shall be responsible for all persons for whom it requests access and shall be liable to Landlord for all acts of such persons.

5. (b) Landlord shall in no event be liable for damages for error with regard to the admission to, or the exclusion from, the Building of any person. Tenant acknowledges that Landlord shall have no obligation whatsoever to provide guard service or other security measures for the benefit of the Premises. Tenant assumes all responsibility for the protection of Tenant, its agents and invites and the property of Tenant and the property of Tenant and of Tenant's agents and invites from acts of third parties.

6. Tenant shall not necessitate any unreasonable labor by reason of Tenant's carelessness in the preservation of good order and cleanliness of the Premises. Landlord shall in no way be liable for any loss of property on the Premises, however occurring, or for any damage done to the effects of Tenant by the janitor or any other employee or any other person.

7. Upon daily departure by Tenant and its employees from the Premises, Tenant shall cause:

(a) the doors of the Premises to be closed and securely locked, and any security system set for night/"alert" mode;

(b) all water faucets and apparatus, heating and air conditioning, and, to the extent practicable, devices using other resources, to be shut off so as to prevent waste or damage.

8. (a) Tenant shall not waste electricity, water or any other resource, or heating or air-conditioning, and shall cooperate fully with Landlord to assure the most effective operation of the Building's heating, ventilating and air-conditioning system.

(b) No heating or air-conditioning unit or other similar apparatus shall be installed or used by Tenant without the prior written consent of Landlord.

9. Tenant shall not change any exterior lock to their space without Landlord's permission and will provide Landlord with a key to any exterior lock that is changed. Tenant shall bear the expense of changing any exterior lock. Tenant shall be responsible for security and locks pertaining to the interior of the Premises at its own expense shall not be required to provide any interior key(s) to Landlord.

10. Tenant shall not make or have made copies of any keys or key cards furnished by Landlord. Tenant, upon termination of its tenancy, shall deliver to Landlord all keys and key cards so furnished. In the event of the loss of any of same, Tenant shall pay Landlord the cost thereof or the cost of changing the subject lock(s) or access device(s) if Landlord shall deem it necessary to make such change.

11. The toilet rooms, toilets, urinals, wash bowls, plumbing fixtures and other apparatus shall not be used for any purpose other than that for which they are constructed, and no foreign substance of any kind whatsoever shall be thrown therein. Any loss, cost or expense relating to any breakage, stoppage or damage resulting from any violation of this rule shall be borne by Tenant.

12. Tenant shall not use or keep in the Premises or the Building any kerosene, gasoline or inflammable or combustible fluid or material other than limited quantities necessary for the operation or maintenance of office equipment.

13. Tenant shall not use or keep, or permit to be used or kept, in or on the Premises any foul or noxious gas or substance, nor shall any animals or birds be brought to or kept in or on the Premises.

14. No cooking shall be done or permitted by Tenant on the Premises (except that private, noncommercial use by Tenant and its employees of Underwriters' Laboratory approved equipment for the preparation of coffee, tea, hot chocolate and similar beverages, and for the heating of foods, shall be permitted, provided that such equipment and use is in accordance with all applicable federal, state and city laws, codes, ordinances, rules and regulations), nor shall Tenant use or permit any open flames, candles or halogen lamps in the Premises. Any food brought into the Building on week-ends shall be cleaned up and properly disposed of by Tenant. The Premises shall not be used for lodging or sleeping purposes. If any portion of the Premises becomes infested with vermin, Tenant, at its sole cost and expense, shall cause such portion of the Premises to be exterminated by exterminators satisfactory to Landlord.

15. Except with the prior written consent of Landlord, Tenant shall not sell, or permit the sale, of newspapers, magazines, periodicals, theatre tickets, liquor or tobacco or any other goods or merchandise in or on the Premises, nor shall Tenant carry on, or permit any employee or other person to carry on, the business of stenography, typewriting or any similar business in or on the Premises for the service or accommodation of others, nor shall the Premises be used for storage

of merchandise (except for such storage incidental to the permitted use of the Premises) or for manufacturing of any kind or for the business of a public barber shop, beauty parlor or employment bureau, nor shall the Premises be used for any improper, immoral or objectionable purpose. No auction shall be held on the Premises.

16. Tenant shall notify in advance Landlord of any extraordinary demands for electrical power. Tenant shall not overload the electrical system.

17. Landlord shall direct electricians as to where and how telephone, telegraph and electrical wires are to be introduced or installed. No boring or cutting for wires shall be allowed without the prior written consent of Landlord. The location of burglar alarms, telephones, call boxes and other office equipment affixed to the Premises shall be subject to the prior written consent of Landlord.

18. Tenant shall not install any radio or television antenna, loudspeaker or other device on the exterior walls or roof of the Building. Tenant shall not interfere with radio or television broadcasting or reception from or in the Building or elsewhere.

19. Tenant shall not lay linoleum, tile, carpet or any other floor covering so that same shall be affixed to the floor of the Premises in any manner except as approved in advance in writing by Landlord. Any loss, cost or expense relating to any damage resulting from any violation of this rule or the removal of any floor covering shall be borne by Tenant.

20. (a) Tenant shall not place a load upon any floor of the Premises which exceeds the load per square foot which such floor was designed to carry and which is allowed by law. Landlord shall have the right to prescribe the weight, size and position of all safes, furniture or other heavy equipment brought into the building. Safes or other heavy objects shall, if considered necessary by Landlord, stand over steel bracing or on wood strips of such thickness as determined by Landlord to properly distribute the weight thereof. Landlord shall not be responsible for loss of or damage to any such safes or other heavy objects from any cause, and all damage done to the building by moving or maintaining any of same shall be repaired at the expense of Tenant.

21. (b) Business machines and mechanical equipment belonging to Tenant which cause noise or vibration that may be transmitted to the structure of the building or to any space therein to such a degree as to be objectionable to Landlord or to other Tenants or occupants of the building shall be placed and maintained by Tenant, at Tenant's expense, on vibration eliminators or other devices sufficient to eliminate noise or vibration. The persons employed to move machines and equipment in or out of the building must be acceptable to Landlord.

(c) If Tenant's Premises are furnished, all furniture shall be provided by or through Landlord, and shall not be removed at any time during the Lease term. Furniture shall not be moved from or between the facilities, office suites or other rooms except by Landlord or its agents.

22. Tenant shall not mark, or drive nails or screw or drill into, the partitions, ceilings or floors of the building, or in any way deface them. No doors or partitions may be removed by Tenant; requests for removal shall be addressed to Landlord.

23. Tenant shall not install, maintain, or operate on the Premises any vending machine without the prior written consent of Landlord.

24. There shall not be used in the Building any hand trucks except those equipped with rubber tires and side guards or any other material handling equipment except as approved in advance in writing by Landlord. No other vehicles of any kind shall be brought into, or be kept in or about, the Premises.

25. Tenant shall store all of its trash and garbage within the interior of the office suite. No material shall be placed in trash boxes or receptacles if such material is of such a nature that it may not be disposed of in the ordinary and customary manner of removing and disposing of trash and garbage and without violation of any law or ordinance governing such removal and disposal.

26. Canvassing, soliciting, distribution of handbills or any other written material, and peddling in the Building are prohibited, and Tenant shall cooperate to prevent same. Tenant shall not engage in office-to-office solicitation of business from other tenants or occupants of the Building. No auction, garage sale, car wash, bake sale, public gathering or parties shall be held in the Premises or the parking area without prior consent by Landlord.

27. Landlord shall have the right, exercisable without notice and without liability to Tenant, to change the name and address of the Building.

28. Landlord reserves the right to exclude or to expel from the Building any person who, in Landlord's judgment, is intoxicated or under the influence of liquor or drugs or who is in violation of any of these Rules and Regulations.

29. Tenant shall comply with all safety, fire protection and evacuation procedures and regulations established by Landlord or any governmental agency.

30. Tenant assumes any and all responsibility for protecting the Premises from theft, robbery and pilferage by taking necessary steps including, but not limited to, keeping doors locked and other means of entry to the Premises closed.

31. The requirements of Tenant shall be attended to only upon application to the office of the Building by an authorized individual. Employees of Landlord shall not perform any work or do anything outside of their regular duties unless under special instructions from Landlord.

32. Tenant shall cause its employees, agents, clients, customers, invitees and guests to comply with these Rules and Regulations, and make sure that they are aware of each and every one of them.

PARKING RULES

1. Parking areas shall be used only for parking by vehicles no longer than full size, passenger automobiles herein called "Permitted Size Vehicles." Vehicles other than Permitted Size Vehicles are herein referred to as "Oversized Vehicles."

2. Tenant shall not permit or allow any vehicles that belong to **or** are controlled by Tenant or Tenant's employees, suppliers, shippers, customers, or invites to be loaded, unloaded, or parked in area other than those designated by Lessor for such activities.

3. Parking stickers or identification devices shall be the property of Lessor and be returned to Lessor by the holder thereof upon termination of the holder's parking privileges. Tenant will pay such replacement charge as Is reasonable established by Lessor for the loss of such devices.

4. Lessor reserves the right to refuse the sale of monthly identification devices to any person or entity that willfully refuses to comply with the applicable rules, regulations laws and/or agreements.

5. Lessor reserves the right to relocate all or a part of parking spaces from floor to floor, within one floor, and/or to reasonably adjacent offsite locations(s), and to reasonably allocate them between compact and standard size spaces, as long as the same complies with applicable laws, ordinances and regulations.

6. Users of the parking area will obey all posted signs and park only in the areas designated for vehicle parking.

7. Unless otherwise instructed, every person using the parking area is required to park and lock his own vehicle. Lessor will not be responsible for any damage to vehicles, injury to persons or loss of property, all of which risks are assumed by the party using the parking area.

8. Validation, if established, will be permissible only by such method or methods as Lessor and/or its licensee may establish at rates generally applicable to visitor parking.

9. The maintenance, washing, waxing or cleaning of vehicles in the parking structure or Common Areas is prohibited.

10. Tenant shall be responsible for seeing that all of its employees, agents and invites comply with the applicable parking rules, regulations, laws, and agreements.

11. Lessor reserves the right to modify these rules and/or adopt such other reasonable and nondiscriminatory rules and regulations as it may deem necessary for the proper operation of the parking area.

12. Such parking use as is herein provided is intended merely as a license only and no bailment is intended or shall be created hereby.

EXHIBIT C
LANDLORD IMPROVEMENTS

(To be added once discussed)

EXHIBIT D

INSURANCE REQUIREMENTS

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act or negligence of TENANT or any of TENANT's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and TENANT shall be responsible for the costs of repair not covered by insurance.

B. LANDLORD shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as LANDLORD shall deem appropriate. TENANT shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Without limiting TENANT's indemnification of CITY, and prior to commencement of Lease, TENANT shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

General liability insurance. TENANT shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Property insurance. Upon commencement of construction of tenant improvements and betterments, or installation of equipment, with approval of CITY, TENANT shall obtain and maintain insurance on TENANT's improvements and betterments. Policy shall be provided for replacement value on an "all risk" basis. There shall be no coinsurance penalty provision in any such policy.

Note: In most leases, the landlord provides property insurance and the tenant provides liability insurance. When the property includes substantial tenant improvements, the lease may require the tenant to insure those improvements. In a few cases, such as "triple net" leases, the tenant also provides the other property insurance. Legal and insurance advice may be appropriate in such cases.

Commercial property insurance. Upon commencement of construction of tenant improvements and betterments, or installation of equipment, with approval of CITY, TENANT shall obtain and maintain insurance on TENANT's and any improvements. Coverage shall be at least as broad as the Insurance Services Offices broad causes of loss form CP 10 20, and approved of in writing by CITY. Coverage shall be sufficient to insure 100% of the replacement value and there shall be no coinsurance provisions. The policy shall include an inflation guard endorsement, 100% rents coverage, contents coverage, coverage for personal property of others, ordinance or law and increased cost of construction coverage. CITY shall be included as an insured and as loss payee on any such insurance. CITY shall not be liable for any business income or other consequential loss sustained by LESSEE. CITY shall not be liable for any loss of LESSEE's personal property even if such loss is caused by negligence of CITY, CITY's employees or agents.

Boiler and machinery insurance with limits of not less than actual replacement cost for all property and improvements, encompassing explosion and breakdown. LESSEE shall obtain and deliver to CITY, along with copies of all policies of insurance required here, a joint loss endorsement for property and boiler and machinery policies. The CITY is to be added as insured to boiler and machinery coverage. LESSEE also agrees to provide builder's all-risk insurance using an inland marine form during the period of any major alteration or improvement, using the broadest form available. CITY shall be named as loss payee under all first party coverages.

Commercial pollution legal liability with limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate. (If no such exposure exists, this coverage requirement may be deleted.)

Other Insurance Provisions or Requirements

Proof of insurance. TENANT shall provide certificates of insurance to CITY as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by CITY's risk manager prior to commencement of performance. Current certification of insurance shall be kept on file with CITY at all times during the term of this contract. CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. TENANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by TENANT, his agents, representatives, employees, or subconsultants.

Primary/noncontributing. Coverages provided by LESSEE shall be primary and any insurance or self-insurance procured or maintained by CITY shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CITY before the CITY's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, CITY has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CITY will be promptly reimbursed by TENANT or CITY will withhold amounts sufficient to pay premium from TENANT payments. In the alternative, CITY may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the CITY's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CITY, its elected or appointed officers, agents, officials, employees, and volunteers or shall specifically allow TENANT or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. TENANT hereby waives its own right of recovery against CITY, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). TENANT acknowledges and agrees that any actual or alleged failure on the part of the CITY to inform TENANT of non-compliance with any requirement imposes no additional obligations on the CITY nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the TENANT maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the TENANT. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

Notice of cancellation. TENANT agrees to oblige its insurance agent or broker and insurers to provide to CITY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage. Proof of such obligation shall be in the form of a special endorsement.

Additional insured status. General liability policies shall provide, or be endorsed to provide, that CITY and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. This provision shall include endorsement covering liabilities arising out of the TENANT's "operations" in the leased space. This provision shall also apply to any excess/umbrella liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CITY and approved of in writing.

Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that LESSEE insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass through clause. TENANT agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by TENANT, provide the same minimum insurance coverage and endorsements required of TENANT. TENANT agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. TENANT agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to CITY for review.

City's right to revise specifications. The CITY reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the TENANT ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the TENANT, the CITY and TENANT may renegotiate TENANT's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by CITY. CITY reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CITY.

Timely notice of claims. TENANT shall give CITY prompt and timely notice of claims made or suits instituted that arise out of or result from TENANT's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. TENANT shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection.

TENANT's personal property, fixtures, equipment, inventory, and vehicles are not insured by LANDLORD against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause.

**Parkview Office Complex
Proposed Lease Terms
Lift to Rise**

Premises: Approximately 1,227 sq ft in Suite 117 on the lower level of the Parkview Building located at 73710 Fred Waring Drive, Palm Desert, California.

Suite	SF	Rent
117	1,227	2,110.44

Term: Initial term of six (6) months, Parkview Building to be vacated by December 31, 2025.

Rent: Base rent of \$1.72.

Annual Rent Increases: N/A

Maintenance and Operating Expenses: Lessor responsible for common area maintenances expenses. Lessee responsible for any property taxes and individual utilities.

Tenant Improvements: TI is not needed.

**CITY OF PALM DESERT
AND PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 27, 2025

PREPARED BY: Jessica Gonzales, Housing Manager

SUBJECT: PUBLIC HEARING TO APPORVE AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT, AND RELATED RESOLUTIONS, FOR ARC VILLAGE PROJECT WITH CHELSEA INVESTMENT COPORATION PURUSANT TO H&S SECTION 33433

RECOMMENDATION:

1. Hold a joint public hearing and adopt a Housing Authority Resolution entitled "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY APPROVING AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE AUTHORITY AND CHELSEA INVESTMENT CORPORATION, OR ITS DESIGNEE ("Parties") PURSUANT TO HEALTH AND SAFETY CODE SECTION 33433."
2. Adopt a Housing Authority Resolution entitled "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY DECLARING A HOUSING AUTHORITY OWNED PARCEL LOCATED OFF COUNTY CLUB DRIVE IN THE CITY OF PALM DESERT TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(F)(1)(F)."
3. Approve Amendment to Disposition Development and Loan Agreement ("Amendment to DDLA") between the Parties, including the exhibits, for the conveyance of the Authority-owned vacant property located off of Country Club known as APN 622-370-014 to Chelsea Investment Corporation, or its designee, (the "Developer" or "Chelsea") for the construction of 39 units for rental to extremely low, very low and low income qualified households and one manager unit (the "Project"), pursuant to Health and Safety Code Section 33433.
4. Authorize Housing Authority Loan to the Developer for the purchase and construction of the Project in the amount of \$4,680,000, pursuant to terms of the Amendment to DDLA with the loan being secured by a subordinate deed of trust on the Project.
5. Authorize Director of Finance to Appropriate \$1,680,000 from unobligated Housing Asset Fund monies to Account Number 8734195-4663900.
6. Authorize the Executive Director to finalize and execute the Amendment to DDLA and documents deemed necessary to effectuate the Amendment to DDLA, the conveyance of the property and conditions of approval, with such changes thereto as the Executive Director, in consultation with legal counsel, may deem necessary and consistent with the purpose of the DDLA, as amended by the Amendment to DDLA, and conditions of approval.
7. Authorize the Chairperson and Executive Director to execute documents necessary to effectuate the transfer.
8. Adopt a City Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT MAKING FINDINGS PURSUANT TO THE HEALTH AND SAFETY CODE SECTION 33433 IN CONNECTION WITH A PROPOSED AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE PALM DESERT HOUSING AUTHORITY AND CHELSEA INVESTMENT CORPORATION OR ITS DESIGNEE."

BACKGROUND/ANALYSIS:

On June 13, 2024, the Housing Authority Board approved the conveyance/donation of the Palm Desert Housing Authority ("Authority") owned 1.84-acre site located off of County Club Drive identified as APN 622-370-014 ("Property" or "Project Site") to Chelsea Investment Corporation to develop a two-story multi-family residential apartment building and amenities, in which certain units will be made available to income qualified and developmentally disabled households. The Authority Board also approved a loan from the Housing Asset Fund ("Housing Fund") for construction costs in the amount of \$3,000,000.

As part of the approval, the Developer was authorized to submit applications to the various financial funding sources identified for the Project. The Developer applied and received an award from the Tax Credit Allocation Committee ("TCAC") for an allocation of nine percent (9%) Federal Tax Credits. The Project has also obtained funding awards from the Inland Regional Center (\$1,500,000), and eight (8) Project Based Vouchers from the Riverside County Housing Authority.

The Developer requested an amendment to the DDLA to restructure the disposition from a donation to a sale of the Property. The Amendment to the DDLA authorizes the Authority to convey the Project Site to the Developer for the development of the Project for the purchase price of \$1,680,000, which is fair market value based on a recent appraisal. It also authorizes increasing the loan to Chelsea to \$4,680,000 to make a purchase money loan to Chelsea for the acquisition of the Property. The sale of the Project Site removes the requirement for prevailing wage, thus not increasing the construction costs by approximately 20%.

Pursuant to Government Code Section 54221(f)(1)(F) surplus land will qualify as "exempt surplus land" if it will be 100% affordable housing Project subject to a recorded covenant or restriction that runs with the land and is enforceable against the owner and any successors in interest. Because the Authority plans to sell the Property for the development of a 100% affordable housing project and with the required restrictions pursuant to Government Code Section 54221(f)(1)(F), it complies and meets the criteria for "exempt surplus land."

Authority Loan Terms.

- The Authority loan will be used to assist the development with construction costs and acquisition in the combined amount of \$4,680,000.
- The loan will be made from the Housing Asset Fund with a fifty-five (55) year term from the date the Certificate of Occupancy is issued.
- The \$3,000,000 cash component of the loan will bear 3% simple interest per year, upon sale of the Property. The \$1,680,000 land carry-back portion will have an annually compounded interest rate set at the adjusted Applicable Federal Rate (AFR) for April 2025 (the rate for March 2025 is 3.64%).
- The principal and interest will be repaid from a proportional share of (50%) of the Projects residual receipts and due and payable at the end of the loan term.

Housing Agreement. The Housing Agreement restricts all units, except for the manager's unit, as follows:

	30% AMI	50% AMI	59% AMI	Totals
1-Bedroom Units	2	10	7	19
2-Bedroom Units	1	5	4	10
3-Bedroom Units	1	5	4	10
Total Units	4	20	15	39

Total development costs for the Project are estimated at \$23,483,000 or \$587,100 per unit. The Project has secured multiple funding sources including conventional loan proceeds, 9% Federal Tax Credits, a \$1,500,000 IRC Loan, an aggregate of eight (8) PBVs provided by the County, deferred developer fee, and the Authority loan.

FUNDING SOURCE	ESTIMATED AMOUNT
LIHTC Equity	\$13,774,310
GP Equity	\$100
Perm Loan (Tranche A)	\$3,130,000
Priority Deferred Developer Fee	\$352,771
Acquisition Loan	\$1,680,000
Palm Desert Housing Authority Loan	\$3,000,000
DDS – CRDP	\$1,500,000
TCAC Deposit Refund / Monitoring Fee	\$45,819
Total Development Cost	\$23,483,000

Keyser Marston Associates, Inc. ("KMA"), a state-wide provider of affordable housing consulting services, was engaged to provide technical analysis to determine if the Developer's updated pro forma projections, feasibility and the request for the Loan were reasonable.

KMA's evaluation included a detailed review of the Developer's proforma. The Project's assumptions, methodologies, and calculations were reviewed for reasonableness and accuracy. A financial gap analysis memorandum was updated and provided by KMA on March 13, 2025. Their analysis concluded that the modified loan of \$4,680,000 from the Authority allows the Project to realize significant cost savings by removing the prevailing wage requirement, with closing anticipated no later than April 11, 2025, and construction to start shortly thereafter.

While the Authority's proposed \$117,000 per unit loan is higher than what the Authority has historically provided, a 40-unit project is much less efficient than projects with higher number of units. Part of KMA's analysis included evaluating the proposed Project in comparison to recent projects and found the Developer's request for financial assistance is still warranted. KMA concluded that in the current environment of high interest rates and construction costs and less federal and

state funding sources available to affordable housing projects, the Developer's request is reasonable to allow the Project to be developed in a timely manner.

A noticed public hearing on the DDLA and proposed donation of the Project Site was held on May 30, 2024. Notice of a new public hearing to be held on March 27, 2025, for the proposed Amendment to the DDLA was published once a week for two successive weeks in the Desert Sun.

Staff believes that based on the proximity to Desert Arc and its clients, the Property's location near public transit, accessibility to health services, and other community services, this is the best use for the Property. Access to the Property will be coordinated through Desert Arc with secondary gate access (fire access) through Las Serenas.

Staff therefore recommends that the Authority Board and City Council hold a joint public hearing on the proposed Amendment to the DDLA and conveyance of the Property in accordance with the amended DDLA, approve the draft Amendment to DDLA and other Loan Documents, and authorize the Executive Director and legal counsel to finalize and execute all other necessary documents.

Legal Review:

This report and resolutions have been reviewed by the Special Legal Counsel.

Strategic Plan:

One of the priorities of the City of Palm Desert's (the "City") Envision Palm Desert Strategic Plan, as part of Land, Use, Housing and Open Space, is to facilitate development of high-quality housing for people of all income levels. This request meets objective by diversifying the City's housing stock for moderate- and lower-income households.

Environment Review:

Via Resolution No. 2868, the Arc Village Apartments Project was approved by the Planning Commission on May 21, 2024, pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15332, for In-fill Development Projects (Class 32). The proposed DDLA, Amendment to DDLA, parcel conveyance and related approvals are approvals of the Arc Village Apartments project and thus exempt from CEQA pursuant to CEQA Guidelines section 15332.

FINANCIAL IMPACT:

Loan Funds in the amount of \$3,000,000 have been carried forward from the prior year approval as part of the FY 2024-25 Annual Budget. An appropriation of \$1,680,000 to Housing Asset Fund Account Number 8734195-4663900 is necessary to facilitate this request and fund the additional amount necessary for the property acquisition. There is no fiscal impact to the City's General Fund.

ATTACHMENTS:

1. Notice of Joint Public Hearing H&S 33433
2. Housing Authority Resolution – Surplus Land Act Exemption
3. Summary Report H&S 33433 (dated 05.29.24 and revised 03.13.25)
4. Housing Authority Resolution – H&S 33433
5. Draft Amendment to DDLA and Exhibits with Chelsea for Arc Village Apartments
6. City Council Resolution – H&S 33433

CITY COUNCIL OF THE CITY OF PALM DESERT AND
PALM DESERT HOUSING AUTHORITY
NOTICE OF JOINT PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a joint public hearing will be held before the Palm Desert Housing Authority (the "Authority") and the City Council of the City of Palm Desert (the "City Council") pursuant to Health and Safety Code Section 33433 concerning the proposed conveyance of an approximately 1.84 acre vacant property owned by the Authority, located off Country Club Drive in the City of Palm Desert, California and described as APN 622-370-014 (the "Property"), by the Authority to Chelsea Investment, Inc. (or its designee) ("Chelsea") for the purpose of constructing a forty (40) unit affordable multi-family community thereon to be made available for rental to qualified households of low, very low and extremely low-income, ten (10) of which will be designated for households with household members that have intellectual or developmental disabilities, and one (1) of which will be used for on-site management; and the approval of a proposed amendment (the "Amendment") to the Disposition, Development and Loan Agreement ("DDLA") previously entered into between the Authority and Chelsea in connection with such conveyance and dated June 13, 2024. The Amendment provides for the Authority to convey the Property to Chelsea and make a purchase loan to Chelsea to finance Chelsea's acquisition cost of the Property. Said PUBLIC HEARING will be held on Thursday, March 27, 2025, before the Authority and City Council at 4:00 p.m. in the Council Chamber in the Palm Desert City Hall, 73-510 Fred Waring Drive, Palm Desert, California, at which time and place all interested persons are invited to attend and be heard. Written comments concerning all items covered by this public hearing notice shall be accepted up to the date of the hearing. Information pertaining to the proposed conveyance, including the proposed Amendment to the DDLA, is available for review in the Authority office at the above address between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday (as of the date of first publication of this notice). If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Authority or City Council at, or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Palm Desert City Council or Authority Board meeting or other services offered by the City of Palm Desert, please contact the City Clerk's Office at (760) 346-0611. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City and Authority staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

/s/Anthony J. Mejia, MMC

Secretary to the Palm Desert Housing Authority

March 14 2025

LYRK0256625

RESOLUTION NO. HA _____

A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY
DECLARING A HOUSING AUTHORITY-OWNED PARCEL LOCATED
OFF COUNTY CLUB DRIVE IN THE CITY OF PALM DESERT TO BE
EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE
SECTION 54221(f)(1)(F)

RECITALS:

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

WHEREAS, by its Resolution No. 2012-07, the City Council of the City of Palm Desert elected that all assets, rights, powers, liabilities, duties, and obligations associated with housing activities of the Former Agency be transferred from the Successor Agency to the Palm Desert Housing Authority (the "Authority"); and

WHEREAS, by its Resolution No. HA-47, the Authority accepted the housing functions and assets of the Former Agency; and

WHEREAS, the Authority is the owner in fee simple of that certain real property in the City of Palm Desert located off Country Club Drive and described as APN No. 622-370-014 (the "Property"). The Property is described on Exhibit "A", which is attached hereto and incorporated herein by reference. The Property is currently vacant and is approximately 1.84 acres in size; and

WHEREAS, the Authority proposes to sell the Property to Chelsea Investment Corporation (or its designee) ("Chelsea") for the purpose of Chelsea constructing thereon 40 units of housing, 39 of which units (the "Affordable Units") will be made available at an affordable rent, as defined in Health and Safety Code Section 50053 ("Affordable Rent") for rental to qualified low income households whose income does not exceed 59% of the area median income for Riverside County adjusted for actual household size ("Low Income Households"), very low income households as defined in Health and Safety Code Section 50105 ("Very Low Income Households") and extremely low income households as defined in Health and Safety Code Section 50106 ("Extremely Low Income Households"), 10 of which units shall be designated for individuals with developmental disabilities and, one of which shall be used for on-site management (the "Affordable Housing Project"); and

WHEREAS, the Authority and Chelsea entered into a Disposition, Development and Loan Agreement, dated June 13, 2024, providing for the Authority to donate the

Property to Chelsea and for Chelsea to develop the Affordable Housing Project on the Property; and

WHEREAS, the Authority and Chelsea propose to enter into an amendment to the Disposition, Development and Loan Agreement (as amended, the “DDLA”) to provide for the Authority to sell the Property to Chelsea; and

WHEREAS, the Authority has agreed to provide a loan to Chelsea pursuant to the DDLA to assist the Developer in financing the purchase of the Property and the construction of the Affordable Housing Project, and in connection therewith, the Authority requires Chelsea to execute a Housing Agreement and record it against the Property in the official records of Riverside County concurrently with the disposition of the Property to Chelsea; and

WHEREAS, in accordance with the DDLA, the Housing Agreement requires that the Property be developed with the Affordable Housing Project and that the 39 Affordable Units shall be continually available to and occupied by, or held vacant for occupancy only by Low Income Households, Very Low Income Households, and Extremely Low Income Households for a period of 55 years commencing on the date all the units in the Affordable Housing Project have been completed; and

WHEREAS, the Housing Agreement will run with the land and be binding upon the successors in interest and assigns of Chelsea and be enforceable by the Authority; and

WHEREAS, pursuant to Section 54221(b)(1) of the Surplus Land Act (Government Code Sections 54220-54234), the Housing Authority must declare the Property to be “surplus land” or “exempt surplus land” and not necessary for the Authority’s use before the Housing Authority takes action to dispose of the Property; and

WHEREAS, for purposes of Government Code Section 54221(f)(2), the Property is not: (i) within a coastal zone; (ii) adjacent to a historical unit of the State Parks System; (iii) listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; or (iv) within the Lake Tahoe region as defined by Government Code Section 66905.5; and

WHEREAS, pursuant to Government Code Section 54221(f)(1)(F) surplus land will qualify as “exempt surplus land” if it will be subject to a recorded covenant or restriction that runs with the land and is enforceable against the owner and any successors in interest, and that requires the land to be developed for housing in which 100% of the residential units will be restricted for low or moderate income households, with at least 75% of the residential units restricted to lower income households, as defined in Health and Safety Code Section 50079.5, with an affordable rent, as defined in Health and Safety Code Section 50053, for a minimum of 55 years, with the rents not higher than 20% below the median market rents for the neighborhood in which the Property is located; and

WHEREAS, the DDLA and the Housing Agreement will require the Property to be

developed for residential uses consistent with the affordability restrictions set forth in Government Code Section 54221(f)(1)(F).

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority Board of the Palm Desert Housing Authority, as follows:

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

SECTION 2. The Authority hereby declares pursuant to Government Code Sections 54221(b) and 54221(f)(1)(F) that the Property is not necessary for the Authority's use and is exempt surplus land because the Property will be used pursuant to the DDLA and Housing Agreement to provide rental housing for Lower Income Households, Very Low Income Households and Extremely Low Income Households at an Affordable Rent in accordance with the requirements of Government Code Section 54221(f)(1)(F).

SECTION 3. Staff is hereby authorized and directed to provide a copy of this Resolution to the Department of Housing and Community Development ("HCD") in the manner required by HCD.

SECTION 4. The staff and officers of the Authority are hereby authorized, jointly and severally, to take such actions as they deem necessary or proper to effectuate the purposes of this Resolution and all actions previously taken are hereby ratified.

SECTION 5. The Authority Secretary shall certify as to the adoption of this resolution.

ADOPTED ON _____.

JAN C. HARNIK
CHAIRPERSON

ATTEST:

ANTHONY J. MEJIA
SECRETARY
PALM DESERT HOUSING AUTHORITY

I, Anthony J. Mejia, Secretary of the Palm Desert Housing Authority, hereby certify that Resolution No. HA-__ is a full, true, and correct copy, and was duly adopted at a regular meeting of the Authority Board of the Palm Desert Housing Authority on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on _____.

ANTHONY J. MEJIA
SECRETARY

EXHIBIT A

LEGAL DESCRIPTION OF LAND

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALM DESERT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1A

THE SOUTHERLY 323.50 FEET OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

PARCEL 2A

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS FOR CONSTRUCTION AND EMERGENCY ACCESS PURPOSES OVER THAT PORTION OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 CORNER OF SAID SECTION 8, SAID CORNER BEING ON THE CENTERLINE OF COUNTRY CLUB DRIVE, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG THE WEST LINE OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, S 0° 10' 27" W 124.00 FEET;

THENCE S 89° 49' 33" E 33.88 FEET TO THE EAST LINE OF THAT CERTAIN EASEMENT TO THE CITY OF PALM DESERT FOR PUBLIC ROADWAY PURPOSES DESCRIBED IN DOCUMENT NO. 2003-461172 RECORDED JUNE 23, 2003, RECORDS OF SAID COUNTY OF RIVERSIDE, AND TO THE TRUE POINT OF BEGINNING;

THENCE S 89° 49' 33" E 30.28 FEET;

THENCE S 0° 13' 14" B 874.45 FEET TO A LINE PARALLEL WITH AND 323.50 FEET NORTHERLY OF THE SOUTH LINE OF THE WEST 7-1/2 ACRES OF THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID PARALLEL LINE S 89° 41' 04" W 24.00 FEET;

THENCE N 0° 13' 14" W 831.65 FEET;

THENCE N 89° 49' 33" W 8.74 FEET TO THE EAST LINE OF SAID EASEMENT TO THE CITY OF PALM DESERT PER DOCUMENT NO. 2003-461172 AND TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 187.50 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS S 81° 07' 08" E;

THENCE NORTHERLY 28.49 FEET ALONG SAID EAST LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 42' 25";

THENCE CONTINUING ALONG SAID EAST LINE N 0° 10' 27" E 13.62 FEET TO THE TRUE POINT OF BEGINNING.

APN: 622-370-014

**SUMMARY REPORT PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 33433
ON A
DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BY AND BETWEEN
PALM DESERT HOUSING AUTHORITY,
AND
CHELSEA INVESTMENT CORPORATION
A CALIFORNIA CORPORATION
(OR ITS DESIGNEE)**

The following Summary Report has been prepared pursuant to California Health and Safety Code Section 33433 ("Section 33433"). The Summary Report sets forth certain details of the proposed Disposition, Development and Loan Agreement ("Agreement") between the Palm Desert Housing Authority ("Authority"), in its capacity as the Palm Desert Housing Successor, and Chelsea Investment Corporation, or its designee ("Developer"). The Agreement requires the Authority to convey the parcel located off of Country Club Drive ("Site") totaling 1.84-acres to the Developer for the development of an apartment project including 40 apartment units, including 39 income restricted units, 10 of which will be designated for use by individuals with special needs, and one unit to be used for on-site management ("Project").

In 2012, the City of Palm Desert ("City") designated the Authority as the Housing Successor for the former Palm Desert Redevelopment Agency ("Agency"). The Agency used low income housing set-aside funds to purchase the Site in July 2011. The Site was transferred to the Authority in 2012 per the Housing Asset Transfer list as was approved by the State of California's Department of Finance. The Authority also proposes to provide financial assistance to the Project from the Low and Moderate Income Housing Asset Fund ("LMIHAF"). The Project was approved by the Planning Commission on May 21, 2024.

The purpose of the Agreement is to implement the Authority's objective of improving and increasing the supply of affordable housing in the City of Palm Desert. Due to the funding source used to purchase and develop the Site, the proposed conveyance of the Site to the Developer is subject to the reporting requirements imposed by Section 33433. Specifically, Section 33433 requires the conveying entity to prepare a report that summarizes the financial terms associated with the disposition transaction for the Site.

The following Summary Report is based upon the information contained within the Agreement, and is organized into the following seven sections:

- I. Salient Points of the Agreement:** This Section summarizes the major responsibilities imposed on the Developer and the Authority by the Agreement.
- II. Cost of the Agreement to the Authority:** This section details the costs previously incurred by the Agency and Authority, and the additional costs that must be incurred by the Authority to implement the Agreement.

- III. **Estimated Value of the Interests to be Conveyed Determined at the Highest Uses Permitted under the Redevelopment Plan:** This section estimates the value of the interests to be conveyed determined at the highest use permitted under the Redevelopment Plan.
- IV. **Estimated Reuse Value of the Interests to be Conveyed:** This section summarizes the valuation estimate for the Site based on the required scope of development, and the other conditions and covenants required by the Agreement.
- V. **Consideration Received and Comparison with the Established Value:** This section describes the compensation to be received by the Authority and explains any difference between the compensation to be received and the established value of the Site.
- VI. **Blight Elimination:** This section explains how the Agreement will assist in alleviating blight in the former Project Area.
- VII. **Conformance with the AB1290 Implementation Plan:** This section describes how the Agreement achieves goals identified in the adopted AB1290 Implementation Plan.

This Summary Report and the Agreement are to be made available for public inspection prior to the approval of the Agreement.

I. SALIENT POINTS OF THE AGREEMENT

Scope of Development

The proposed scope of development can be described as follows:

- 1. The Site is comprised of approximately 1.84-acres of vacant land that has P (Public Facility/Institution) zoning that allows for multifamily housing with a Conditional Use Permit ("CUP"). The Site has no visibility or direct access from Country Club Drive and will require an easement from Desert Arc to provide access.
- 2. The Project will have a total gross building area ("GBA"), as follows:

Gross Building Area (Sf)	
Gross Living Area	29,830
Community Room / Leasing Area	2,500
Common Area / Circulation	4,850
Total Gross Building Area	37,180

- 3. The building will be two stories and 49 surface parking spaces will be provided. A total of 40 parking spaces will be covered.

4. The Project will include the following unit mix:

	Number of Units	Unit Size (Sf)
One-bedroom Units	20	585
Two-bedroom Units	10	786
Three-bedroom Units	10	1,027
Totals / Averages	40	746

5. The Developer is proposing to allocate the units to the following income categories:¹

	1-Bdrm Units	2-Bdrm Units	3-Bdrm Units	Total Units
Extremely-Low Income	2	1	1	4
Very-Low Income	10	5	5	20
Low Income (59% AMI)	8	3	4	15
Total Units	20	9	10	39

6. A total of 10 of the income restricted units will be designated for individuals with developmental and/or intellectual disabilities and/or Desert Arc participants.
7. The Project amenities will include a community lounge with office space and a communal kitchen, BBQ gathering spaces, laundry facilities, and enclosed tot-lot with play structure, shade structure and benches.
8. The onsite tenant services are to be provided by Desert Arc, a third party service provider. The tenant services will include a variety of services for their clients living at Arc Village and will likely include cooking classes, budgeting, living independently, etc. All residents will be able to attend these classes, at no cost, as well.

Developer Responsibilities

The Agreement requires the Developer to accept the following responsibilities:

1. Developer will acquire the Site from the Authority, in an “As-Is” condition, at no cost.
2. Developer will be solely responsible for constructing and operating the Project and developing the Site in accordance with the Scope of Development and the Schedule of Performance. Developer will also be responsible for all costs and expenses associated with the Project.
3. Developer must enter into either a Guaranteed Maximum Price or Stipulated Sum construction contract.
4. Developer shall design, construct, and maintain the Project in accordance with all environmental mitigation measures and requirements, if any, of the City’s General Plan and Zoning Ordinance, and all permits and entitlements granted to the Developer.
5. At completion, 39 of the 40 units will be restricted to Extremely-Low, Very-Low and Low Income households at Extremely-Low, Very-Low and Low Income rents, as defined by the

¹ One two-bedroom unit will be unrestricted and reserved for the on-site manager.

California Health and Safety Code, and defined in the Housing Agreement, for a period of 55 years from the date of issuance of the final Certificate of Occupancy for the Project.

6. Prior to close of escrow, Developer must provide the Authority with the following:
 - a. Demonstration that Developer has secured a bona fide award of Tax Credits and Senior Financing in amounts sufficient to provide for development of the Project and in accordance with the amounts and timing provided in the Project Budget/Proforma.
 - b. Developer shall have obtained approval from the City for the requested entitlements for all improvements to be constructed on the Site.
 - c. Deposited into Escrow the executed Promissory Note, Deed of Trust, Housing Agreement, Access Easement and Notice of Affordability Restrictions.
 - d. Shall provide an AHAP contract.
 - e. Shall not be in material Default in any of its obligations.
 - f. Shall have obtained approval by the Authority of the affirmative fair housing Marketing Plan.
7. Developer will satisfy all conditions necessary to ensure that the Project conforms to all applicable CEQA and, if applicable, NEPA requirements.
8. Developer must have secured all funding sources, and the land must be conveyed to the Developer by December 31, 2025, or the Authority can terminate the Agreement. Construction must commence by March 1, 2026, grading must be completed by June 1, 2026, and the final Certificate of Occupancy must be issued by September 1, 2026.
9. The Developer must enter into a Facilities and Services Agreement with Desert Arc.
10. The following are limitations placed on fees and expenses during the term of the Authority Loan when calculating the residual receipts loan payments:
 - a. The Limited Partner asset management fee shall be capped at \$7,500.00 per year, increasing at 3.00% escalations annually;
 - b. The Managing General Partner asset management fee shall be capped at \$5,000.00 per year, increasing at 3.00% escalations annually;
 - c. The Administrative General Partner asset management fee shall be capped at \$5,000.00 per year, increasing at 3.00% escalations annually;
 - d. Property Management fees shall not exceed 4.5% of gross revenues;
 - e. Minimum Capital Reserves must be annually set-aside at \$250.00 per unit; and
 - f. The City Monitoring Fee is set at \$5,000.00 per year, increasing at 3.00% escalations annually.
11. Developer will comply with all applicable federal state and local laws pertaining to the construction of the Project, including, without limitation, prevailing wage and environmental laws and regulations.

12. Developer must procure and maintain, at its sole cost and expense, satisfactory to the Authority, during the entire term of entry or construction, the following policies of insurance:
 - a. Construction Bonds;
 - b. Commercial General Liability Insurance;
 - c. Worker Compensation Insurance;
 - d. Automobile Liability Insurance;
 - e. Builder's Risk Insurance;
 - f. Professional Liability (Errors and Omissions) Insurance;
 - g. Fire and Extended Coverage Insurance, excluding Earthquake coverage.

Authority Responsibilities

The Agreement imposes the following responsibilities on the Authority:

1. Authority agrees to donate the Site to the Developer at no cost to the Developer.
2. Authority agrees to provide a \$3,000,000.00 loan to the Developer with the following loan terms:
 - a. Unless accelerated due to a default by the Developer, the loan will mature 55 years from the date on which the final Certificate of Occupancy is issued;
 - b. A 3.00% compounded interest rate during the construction period and a 3.00% simple interest rate once the final Certificate of Occupancy is issued;
 - c. Annual debt service payments from 50% of residual receipts (prorated between the other soft financing sources);
 - d. Any outstanding balance will be due and payable at the end of the term; and
 - e. Subordinated to the conventional permanent loan.
3. Authority may terminate the Agreement if Developer fails to obtain an award of Tax Credits that is not materially consistent with the Financing Proposal and the closing of the land conveyance by December 31, 2025.
4. Prior to close of escrow, Authority must provide the Developer with the following:
 - a. Deposited into escrow the executed Housing Agreement and Notice of Affordability Restrictions.
 - b. Shall not be in Material Default in any of its obligations.
 - c. Provided a written approval to the Developer for the Marketing Plan.
5. Authority is to approve any Property Manager that is not the Developer. Authority will also have the ability to require the Developer to hire a third-party management company acceptable to the Authority if there are problems with the management company.

6. The Authority will have the ability to remove the property manager if there are property management issues.
7. The Authority Housing Agreement placed on the Property shall terminate 55 years from the date of issuance of the final Certificate of Occupancy and will be unsubordinated. The Authority Housing Agreement will restrict the units as follows:
 - a. Not less than two (2) of the 1-bedroom units, one (1) of the 2-bedroom units, and one (1) of the 3-bedroom units are to be restricted to Extremely-Low Income Households;
 - b. Not less than 10 of the 1-bedroom units, five (5) of the 2-bedroom units, and five (5) of the three-bedroom units are to be restricted to Very-Low Income Households; and
 - c. Not less than eight (8) of the 1-bedroom units, three (3) of the 2-bedroom units, and four (4) of the 3-bedroom units are to be restricted to Low Income Households up to 59% of the Riverside area median income ("AMI").

II. COST OF THE AGREEMENT TO THE AUTHORITY

The Authority has incurred costs associated with assembling and maintaining the Site. The Authority will be required to incur additional costs to implement the proposed Agreement. These costs are detailed in this section of the analysis.

	Costs Previously Incurred by Agency / Authority	Costs to be Incurred by Authority due to Agreement	Total Costs Incurred by Authority due to Agreement
Land Acquisition Costs	\$1,000,000	\$0	\$1,000,000
Authority Loan	0	3,000,000	3,000,000
(Less) Land Payment	(0)	(0)	(0)
(Less) Authority Loan Payments ²	(0)	(7,950,000)	(7,950,000)
Total Net Incurred Costs / (Revenues)	\$1,000,000	(\$4,950,000)	(\$3,950,000)

The total net revenues to the Authority are estimated to equal approximately \$3,950,000. It is anticipated that the Note, totaling \$3,000,000.00, will be fully repaid by the end of the loan term. However, given that the debt service on the Note is completely dependent on the cash flow produced by the Project over time, it is too speculative to predict the net present value of the debt service payments that will be made over the term of the Note.

III. ESTIMATED VALUE OF THE INTERESTS TO BE CONVEYED DETERMINED AT THE HIGHEST USE PERMITTED UNDER THE REDEVELOPMENT PLAN

California Health and Safety Code Section 33433 requires the Authority to identify the value of the interests being conveyed at the highest use permitted under the zoning in place on the Site. The valuation must be based on the assumption that the property is vacant, and that near-term

² Based on projected nominal loan payment over the 55-year loan period.

development is required. The valuation does not take into consideration any extraordinary use, quality and/or income restrictions being imposed on the development by the Authority.

The currently vacant Site is zoned P (Public Facilities/Institutional) by the City's Planning Department. The P district is specifically reserved for public, institutional and open space. Multifamily development in this zone may be allowed with a Conditional Use Permit. In an appraisal by CBRE dated September 26, 2023, with a June 28, 2023, date of value, the highest and best use is determined to be multifamily residential, and the value of the Site is \$1,600,000.00, or \$19.96 per square foot of land area.

IV. ESTIMATED REUSE VALUE OF THE INTERESTS TO BE CONVEYED

Keyser Marston Associates, Inc. (KMA), the Authority's financial consultant, prepared a reuse valuation analysis in January 2020 of the Site based on the financial terms and conditions imposed by the Agreement. The KMA analysis concluded that the fair reuse value of the Site is \$0.00. This means that the Site would need to be conveyed to the Developer at no cost to make the scope of development required by the Agreement financially feasible. This valuation also assumes that the Authority will provide a \$3,000,000.00 loan to the Project and enable it to be successful when competing for 9% Tax Credits in July 2024.

It is important to note that the amount of the Authority assistance package identified in the Agreement is predicated on the assumption that the Project will receive competitively awarded 9% Tax Credits. If this source is not received by the Project, the fair reuse valuation conclusion will need to be re-evaluated.

V. CONSIDERATION RECEIVED AND COMPARISON WITH THE ESTABLISHED VALUE

The Agreement imposes extraordinary controls on the Property. The impacts created by these requirements reduce the value of the Property from \$1,600,000.00 at the highest use permitted under the Property zoning, to the established fair reuse value of \$0.00.

The Agreement states that the Authority will donate the Site to the Developer at no cost. Given that the proceeds received by the Authority for the Site (\$0.00) will be equal to the established fair reuse value of \$0.00, it can be concluded that the Authority is receiving fair consideration for the interests being conveyed to the Developer.

VI. BLIGHT ELIMINATION

The Agreement includes placing affordability restrictions on the units for 55 years. In accordance with California Redevelopment Law, as portrayed in the California Health and Safety Code Section 33433, the conveyance of property that results in the provision of housing for low or moderate income persons satisfies the blight elimination criteria imposed by Section 33433. Thus, the scope of development required by the Agreement fulfills the blight elimination requirement.

VII. CONFORMANCE WITH THE AB1290 IMPLEMENTATION PLAN

The Project will meet the affordable housing goals and objectives identified in the most recent Five Year Implementation Plan for the former Agency. In addition, the Site is listed in the City's Housing Element as a potential affordable housing site.

RESOLUTION NO. HA-_____

A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY
APPROVING AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND
LOAN AGREEMENT BETWEEN THE AUTHORITY AND CHELSEA
INVESTMENT CORPORATION, (OR IT'S DESIGNEE) PURSUANT TO
HEALTH AND SAFETY CODE SECTION 33433

RECITALS:

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

B. By its Resolution No. 2012-07 the City Council of the City of Palm Desert elected that all assets, rights, powers, liabilities, duties, and obligations associated with housing activities of the former Agency be transferred from the Successor Agency to the Palm Desert Housing Authority (the "Authority"); and

C. By its Resolution No. HA-47, the Authority accepted the housing functions and assets of the former Agency.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority Board of the Palm Desert Housing Authority, as follows:

SECTION 1. The Authority owns an approximately 1.84 acre lot located off Country Club Drive in the City of Palm Desert, California described as APN No. 622-370-014 (the "Property"). The Authority proposes to convey the Property to Chelsea Investment Corporation (or its designee) ("Chelsea") for the purpose of Chelsea constructing forty (40) units of housing, thirty-nine (39) of which will be made available for rental to qualified households of low-income, very-low income and extremely low-income, (10) of which shall be designated for use by individuals with developmental disabilities and one (1) of which shall be used for on-site management pursuant to the Disposition and Development and Loan Agreement (the "Agreement"), dated June 13, 2024, which was approved by the Authority pursuant to its Resolution No HA-122 and entered into by the Authority and Developer.

SECTION 2. The Authority and Chelsea desire to amend the Agreement in accordance with the Amendment to Disposition, Development, and Loan Agreement, attached hereto and incorporated herein and on file in the office of the Agency Secretary and City Clerk (the "Amendment").

SECTION 3. Following notice duly given, the Authority and City Council of the City of Palm Desert have held a full and fair joint public hearing on the conveyance by the Authority of the Property to Chelsea pursuant to Health and Safety Code Section 33433.

The Authority has made available to the public through the offices of the Authority Secretary and City Clerk a copy of the Agreement and the Amendment, and a Summary Report (the "Report") describing, among other matters, the cost of the Agreement, as amended by the Amendment, to the Authority prior to the joint public hearing as required by Health and Safety Code Section 33433.

SECTION 4. Health and Safety Code Section 33433(a) and (b) generally provide that before any property of the former Agency, acquired in whole or in part, directly or indirectly, with tax increment moneys is sold for development pursuant to the redevelopment plan, the sale must first be approved by the legislative body by resolution after a public hearing and the resolution must contain certain findings. Pursuant to its Resolution No. 2013-11, the City Council authorized the Authority, as housing successor to the former redevelopment agency, to convey property for the development of housing projects pursuant to Health and Safety Code Section 33433.

SECTION 5. On the basis of the Report and other information received by the Authority at the hearing, the Authority hereby finds and determines (i) that the consideration received by the Authority pursuant to the Agreement, as amended by the Amendment, for the conveyance of the Property is not less than the fair market value of the Property at its highest and best in accordance with the redevelopment plan as described in the Agreement, as amended by the Amendment, and (ii) that the conveyance of the Property pursuant to the Agreement, as amended by the Amendment, will provide housing for low-income persons consistent with the implementation plan adopted by the former Palm Desert Redevelopment Agency pursuant to California Health and Safety Code Section 33490.

SECTION 6. The Authority hereby approves the Amendment and the Executive Director is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver any and all necessary documents and instruments and to do all things which he deems necessary or proper in order to effectuate the purposes of this Resolution and the transactions contemplated hereby; including the Agreement and Amendment, and exhibits, on file with the Authority Secretary and the City Clerk, with such additions thereto or changes or insertions therein as may be approved by the Executive Director in consultation with legal counsel (such approval to be conclusively evidenced by such execution and delivery).

SECTION 7. The officers of the Authority are hereby authorized and directed, jointly and severally, to execute and deliver any and all necessary documents and instruments and to do all things which they may deem necessary or proper in order to effectuate the purposes of this Resolution and the transactions contemplated hereby; and any such actions previously taken by such officers are hereby ratified, confirmed and approved.

Resolution No. HA-_____

ADOPTED ON THIS 27TH DAY OF MARCH 2025.

JAN C. HARNIK, CHAIRPERSON

ATTEST:

ANTHONY J. MEJIA, SECRETARY
PALM DESERT HOUSING AUTHORITY

I, Anthony J. Mejia, Secretary of the Palm Desert Housing Authority, hereby certify that Resolution No. HA-__ is a full, true, and correct copy, and was duly adopted at a regular meeting of the Authority Board of the Palm Desert Housing Authority on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on _____.

ANTHONY J. MEJIA
SECRETARY

Resolution No. HA-_____

EXHIBIT A
FORM OF AMENDMENT TO DISPOSITION, DEVELOPMENT, AND LOAN
AGREEMENT

(Attached)

RESOLUTION NO. 2025- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT MAKING FINDINGS PURSUANT TO THE HEALTH AND SAFETY CODE SECTION IN CONNECTION WITH A PROPOSED AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE PALM DESERT HOUSING AUTHORITY AND CHELSEA INVESTMENT CORPORATION, (OR ITS DESIGNEE)

RECITALS:

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

B. By its Resolution No. 2012-07 the City Council of the City of Palm Desert elected that all assets, rights, powers, liabilities, duties, and obligations associated with housing activities of the Former Agency be transferred from the Successor Agency to the Palm Desert Housing Authority (the "Authority").

C. By its Resolution No. HA-47, the Authority accepted the housing functions and assets of the Former Agency.

D. The Authority owns an approximately 1.84 acre lot located off Country Club Drive in the City of Palm Desert, California described as APN No. 622-370-014 (the "Property"). The Authority proposes to convey the Property to Chelsea Investment Corporation (or its designee) ("Chelsea") for the purpose of Chelsea constructing forty (40) units of housing, thirty-nine (39) of which will be made available for rental to qualified households of low-income, very-low income and extremely low-income, (10) of which shall be designated for use by individuals with developmental disabilities and one (1) of which shall be used for on-site management pursuant to a Disposition and Development and Loan Agreement, dated June 13, 2024, between the Authority and Chelsea (the "Agreement").

E. The Authority and Chelsea desire to amend the Agreement in accordance with the Amendment to Disposition, Development, and Loan Agreement, attached hereto and incorporated herein and on file in the office of the Agency Secretary and City Clerk (the "Amendment").

F. Following notice duly given, the City Council and Authority have held a full and fair joint public hearing on the conveyance by the Authority of the Property to Chelsea pursuant to Health and Safety Code Section 33433. The Authority has made available to the public through the offices of the Authority Secretary and City Clerk a copy of the Agreement and the Amendment, and a Summary Report (the "Report") describing, among other matters, the cost of the Agreement, as amended by the Amendment, to the Authority, prior to the joint public hearing as required by Health and Safety Code Section 33433.

G. Health and Safety Code Section 33433(a) and (b) generally provide that before any property of the Former Agency, acquired in whole or in part, directly or indirectly, with tax

increment moneys is sold for development pursuant to the redevelopment plan, the sale must first be approved by the legislative body by resolution after a public hearing and the resolution must contain certain findings. Pursuant to its Resolution No. 2013-11, the City Council authorized the Authority, as housing successor to the Former Agency, to convey property for the development of housing projects pursuant to Health and Safety Code Section 33433.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palm Desert, California, as follows:

SECTION 1. On the basis of the Report and other information received by the City, the City Council hereby finds and determines (i) that the consideration received by the Authority pursuant to the Agreement, as amended by the Amendment, for the conveyance of the Property is not less than the fair market value of the Property at its highest and best use in accordance with the redevelopment plan as described in the Agreement, as amended by the Amendment, and (ii) that the conveyance of the Property pursuant to the Agreement, as amended by the Amendment, will provide housing for low-income persons consistent with the implementation plan adopted by the Former Agency pursuant to California Health and Safety Code Section 33490. The City Council further finds that use of moneys in the Authority's Low and Moderate Income Housing Asset Fund in accordance with the Agreement, as amended by the Amendment, is of benefit to the project areas of the Former Agency.

SECTION 2. The officers of the City are hereby authorized and directed, jointly and severally, to do all things which they may deem necessary or proper in order to effectuate the purposes of this Resolution and the transactions contemplated hereby; and any such actions previously taken by such officers are hereby ratified, confirmed and approved.

ADOPTED ON _____.

JAN C. HARNIK
MAYOR

ATTEST:

ANTHONY J. MEJIA
CITY CLERK

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, hereby certify that Resolution No. 2025-____ is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Desert on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on _____.

ANTHONY J. MEJIA
CITY CLERK

EXHIBIT "A"

FORM OF AMENDMENT TO DISPOSITION, DEVELOPMENT, AND LOAN
AGREEMENT

(Attached.)

**AMENDMENT TO DISPOSITION, DEVELOPMENT, AND LOAN
AGREEMENT**

THIS AMENDMENT TO DISPOSITION, DEVELOPMENT, AND LOAN AGREEMENT (this "Amendment") is dated as of March 27, 2025 and is entered into by and between the PALM DESERT HOUSING AUTHORITY ("Authority") and CHELSEA INVESTMENT CORPORATION, a California corporation ("Developer").

RECITALS:

A. Authority and Developer entered into a Disposition, Development, and Loan Agreement dated June 13, 2024 ("DDLA").

B. Authority and Developer desire to amend the DDLA as hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing, and for other consideration, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Purchase Price. The purchase price for the Property shall be \$1,680,000 (which is the fair market value of the Property as determined by a recent appraisal).

2. New Purchase Money Loan; Increase in Authority Loan Amount; Interest Rate. The purchase price shall be loaned by Authority to Developer as a purchase money loan on the terms of the Authority Loan and pursuant to the Authority Loan documents; consequently, the Authority Loan amount is hereby increased from \$3,000,000 to \$4,680,000.

For the \$3,000,000 loan for city fees and construction costs, the interest rate shall be 3% simple interest; for the remainder of the Authority Loan (the \$1,680,000 purchase money loan), the interest rate shall be the long-term annual adjusted applicable federal rate (AFR) published for April 2025 with unpaid, accrued interest being added annually to principal (i.e., interest compounding annually).

3. No Density Bonus; No Density Bonus Agreement. Section 2.18 of the DDLA is hereby deleted. All references to a density bonus agreement in the DDLA are hereby deleted.

4. Definition of Residual Receipts. The definition of "Residual Receipts" in Section 1 of the DDLA is hereby deleted and the following is substituted in lieu thereof:

"Residual Receipts" in a particular calendar year for a Phase shall mean the cash (without regard to the source) derived from the operation of the Project minus the following

determined on a cash basis: (i) all real estate and personal property taxes and assessments, insurance premiums and reasonable costs of maintenance, operation and management incurred by the Developer in connection with the operation and maintenance, (ii) property management fees not to exceed four and one-half percent (4.5%) of the gross revenue of the Project, (iii) the costs of servicing the senior construction loan/financing (and any approved refinancing thereof) and other sources of permitted financing; (iv) amounts necessary to maintain a guaranty or other form of security or bond for an operation reserve account, (v) amounts deposited into a replacement initially capitalized reserve account in the minimum sum of Two Hundred Fifty Dollars (\$250.00) per unit per annum, increasing by three percent (3%) annually, (vi) the repayment of any amounts loaned by the Developer for material development costs, operating deficits or tax credit adjusters or other payments to the investor which costs were not reasonably anticipated, (vii) deferred developer fees, (viii) a limited partner monitoring fee in the annual amount of Five Thousand Dollars (\$5,000.00), increasing by ten percent (10%) every five years, unless fully paid on a permanent loan conversion; (ix) a managing general partner fee in the annual amount of Five Thousand Dollars (\$5,000.00), increasing three percent (3%) annually; (xi) an administrative general partner fee in the annual amount of Five Thousand Dollars (\$5,000.00), increasing three percent (3%) annually; and (xii) a monitoring fee of Five Thousand Dollars (\$5,000.00), increasing three percent (3%) annually and payable annually in advance to the Authority. In no event shall depreciation/amortization be deducted from cash revenues. Residual Receipts shall be determined by the Developer and the Authority on a cash basis without regard to any carry-over profit or loss from any prior calendar year, and shall be determined annually, on or before June 1st for the preceding calendar year. Any deferred developer fee, limited partner monitoring fee, managing general partner fee, and administrative general partner fee may not accrue interest.

5. Additional Permitted Transfer. Section 7.4 of the DDLA is hereby amended by adding the following subparagraph (g) as an additional permitted transfer:

"(g) The removal and replacement of the general partner of Developer by the tax credit investor in accordance with the terms of the amended and restated agreement of limited partnership of the Developer."

6. One Month Extension of Completion Deadline. Item 9 of Exhibit G to the DDLA is hereby amended by extending the September 1, 2026, completion date to October 1, 2026.

7. Scope of Development. The scope of development attached as Exhibit F to the DDLA is hereby deleted and the updated scope of development attached hereto (designated Exhibit F) is hereby substituted in lieu thereof.

8. Financing Plan. The financing plan/proposal attached as Exhibit H to the DDLA is hereby deleted and the updated financing plan attached hereto (designated Exhibit H) is hereby substituted in lieu thereof.

9. Affordability Mix; Manager's Unit. With respect to the 59% AMI income category, there will be seven (7) 59% AMI one-bedroom units, four (4) 59% AMI two-bedroom units, and four (4) 59% AMI three-bedroom units. The manager's unit will be a one-bedroom unit.

10. No Other Changes. Except as otherwise modified herein, the terms and provisions of the DDLA shall remain unchanged and are hereby ratified and confirmed.

11. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

12. Electronic/Email Delivery. Executed originals of this Amendment may be delivered by email/PDF.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

DEVELOPER:

CHELSEA INVESTMENT CORPORATION,
a California corporation

By: _____
Cheri Hoffman
President

AUTHORITY:

PALM DESERT HOUSING AUTHORITY

By: _____
Chris Escobedo
Interim City Manager

APPROVED AS TO FORM:

By: _____
Bruce Galloway
Richards Watson Gershon
Special Counsel to Authority

EXHIBIT “F”

UPDATED SCOPE OF DEVELOPMENT

A 40-unit apartment complex, with 20 one-bedroom apartments, 10 two-bedroom apartments, and 10 three-bedroom apartments (including one (1) one-bedroom manager unit).

50 total off-street parking spaces, of which 40 will be carport covered spaces.

The Developer shall develop a 40 multi-family rental housing development, with 20 one-bedroom apartments, 10 two-bedroom apartments, and 10 three-bedroom apartments (including 1 one-bedroom manager unit). All capitalized terms not defined herein shall have the meaning ascribed to such terms in the Agreement,

The Project shall conform to plans approved by the City, including all conditions and mitigation measures imposed by the City in connection with the entitlement/development approval process of the City.

The Project shall be constructed on the Property (such property consisting of approximately 1.84 acres of vacant land located off of Country Club Drive in the City of Palm Desert). The Project, which will be called “Arc Village”, will be built as a single phase. The quality of construction shall be of a high level.

HOUSING TYPE

Arc Village will construct forty (40) multi-family rental units, thirty-nine (39) of which shall be made available to and occupied by households with incomes less than 60% AMI, and ten (10) of which shall be designated for use by individuals with developmental and/or intellectual disabilities and/or Desert Arc participants. Units will consist of a mix of one, two and three-bedroom units, and be restricted by a recorded Housing Agreement. One of the units shall be used for on-site management.

SITE AMENITIES

1. Attached 1,543 square-foot community lounge with:
 - a. On-site office area
 - b. Communal Kitchen
 - c. Lounge
 - d. Restrooms
2. BBQ Gathering Space
3. Laundry Facilities
4. Enclosed Tot-Lot with Play Structure, Shade Structure and Benches
5. On-Site Property Management
6. 49 off-street parking spaces, 40 of which will be carport covered spaces.

CONSTRUCTION TYPE & ARCHITECTURAL GOALS

The Construction Type will be Type VB Construction with NFPA 13 fire sprinklers (1-hour walls between occupancy separations). This project to be construction of a two-story multi-family apartment building consisting of (40) residential dwelling units. The Architectural goal is to blend into the existing development using neutral tones as well as provide articulation of the exterior with recesses and different materials.

SUSTAINABLE BUILDING / GREEN BUILDING PRACTICES

This project will comply with all applicable 'Green Building Standards' and 'Minimum Sustainable Building Specifications' required by the State of California and the City of Palm Desert. The project will meet the State of California Title 24 Requirements and provide both solar power and EV charging.

UNIT AMENITIES

1. Energy Star Appliances
 - a. Stove/Oven
 - b. Refrigerator
 - c. Dishwasher
 - d. Garbage Disposal
2. Solid Surface Countertops
3. Upgraded Cabinets
4. Central Air Conditioning/Heating
5. Window Blinds
6. Carpet, Vinyl or Tile
7. Patio or Balcony
8. Storage Closet, to be located on patio/balcony.

SOCIAL SERVICE PROGRAMS

1. Social Service Programs will be conducted on site and available for all residents free of charge. A program coordinator will be hired, or a contract will be executed with a local nonprofit, to provide family appropriate classes for the residents, as well as collaborate with outside nonprofits and agencies to expand program options. Residents will have input as to which classes and programs are offered at the center. Typically, the classes and programs will include adult educational and skill building classes to include computer literacy, ESL and art classes, job counseling, financial literacy, health and wellness workshops and a food distribution program.

The Developer shall commence and complete the Project in accordance with the Schedule of Performance. The Project shall conform to and shall complete and satisfy any and all conditions from the City's entitlement approval of Project.

I. DEVELOPMENT STANDARDS

The improvements shall conform to all applicable Governmental Requirements, including without limitation, local subdivision, zoning, building code and other applicable ordinances, resolutions, policies, applicable general and Specific Plans, and regulations of the City of Palm Desert ("City Ordinances") and the following development standards:

A. General Requirements:

1. **Vehicular Access.** The placement of vehicular driveways shall be coordinated with the needs of proper street traffic flow as approved by the City in accordance with City Ordinances. In the interest of minimizing traffic congestion, the City of Palm Desert will control the number and location of curb breaks for access to the Project for off street parking and truck loading. All access driveways shall require written approval of the City.

Any gated access shall comply with the requirements of the City and will be subject to review.

2. **Building Signs.** Signs shall be limited in size, subdued and otherwise designed to contribute positively to the environment. Signs identifying the building use will be permitted, but their height, size, location, color, lighting and design will be subject to City approval, and signs must conform to the City Ordinances.

3. **Screening.** All outdoor storage of materials or equipment shall be enclosed or screened to the extent and in the manner required by the City.

4. **Landscaping.** The developer shall provide and maintain landscaping within the project area and within setback area along all street frontages and internal property boundaries and conforming to the plans as hereafter approved by the City. Landscaping shall consist of trees, shrubs and installation of an automatic irrigation system adequate to maintain such plant material. The type and size of trees to be planted, together with a landscaping plan are to be determined by the Developer and in accordance with applicable ordinances and requirements.

5. **Utilities.** All utilities on the Property provided to service the units constructed by the Developer shall be underground at the Developer's expense.

6. **Building Design.** Buildings shall be constructed such that the improvements shall be of high architectural quality and shall be effectively and aesthetically designed and in conformance with City approvals.

7. **Energy Considerations.** The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including co-generation facilities and active and passive solar energy design. The Developer shall be required to demonstrate consideration of such energy features during the design review process and to consistency with energy conservation provisions of the building code.

8. **Site Preparation.** The City of Palm Desert, at its cost and expense, shall prepare the Property for development. Such preparations shall consist of the complete demolition and removal of all existing improvements, if any.

9. **Environmental Impact Mitigation Measures.** To the extent required under the terms of the DDLA, the Developer shall implement any and all mitigation measures and/or mitigation monitoring requirements as identified in any certified environmental document, certified or mitigated negative declaration adopted in connection with the project.

10. **Construction Fence.** The Developer shall install a temporary construction chain link fence with opaque screening. The construction fence shall be maintained free of litter and in good repair for the duration of its installation.

11. **Development Identification Signs.** Prior to commencement of construction on the Property, the Developer shall prepare and install, at its cost and expense, one sign on the barricade around the Property which identifies the Development. The sign shall be at least four (4) feet by six (6) feet and be visible to passing pedestrians and vehicular traffic. The design of the sign, as well as the proposed location, shall be submitted to the City and the Authority for review and approval prior to installation. The sign shall, at a minimum, include:

- Illustration of development
- Development name
- Logo of the City of Palm Desert
- List of City Council Members
- Information number
- Completion Date

B. Design Features:

The following design features are considered essential components to the improvements:

Accessible Units – An agreed upon number of units are to be fully handicap accessible in compliance with State Housing Code – Title 24 requirements.

Overall Design Quality, Materials, Colors, Design Features – Quality of design is important, materials and colors are to be approved by the City.

All southern-facing windows, located on the second floor of the southernmost elevation of the building shall be privacy windows. Said privacy windows shall be designed to obscure views through the glass by window treatments including, but not limited to, frosted glass, patterned glass, or other acceptable methods which visually obstruct views through the glass. The use of external window treatments, such as an applied film or self-adhesive material to alter light transmission through the window shall not be used. Final construction plans shall provide sufficient information to demonstrate compliance with this condition of approval and shall be subject to approval by the Development Services Department.

II. SPECIAL AMENITIES

The Developer shall undertake all improvements required by the City as a condition of development of the Property, as more particularly provided in the City approvals given for the Property.

EXHIBIT “H”

UPDATED FINANCING PROPOSAL/PLAN

(Attached.)

Affordable Development Financing Plan

Arc Village CIC, LP ("AVC LP") will be the owner of Arc Village Apartments. AVC LP will acquire the property, finance and operate the apartments.

Arc Village Apartments is the proposed 40-unit development, to be located directly south of Desert Arc, primarily using 9% Low Income Housing Tax Credits ("LIHTC") equity, a permanent loan from U.S. Bank, a land donation from the Palm Desert Housing Authority, loans from the Palm Desert Housing Authority, and CROP DDS funding from the Inland Regional Center. The total development cost is estimated at \$23,528,579.

Chelsea received a 9% tax credit award from TCAC for \$1,532,725 in federal tax credits annually over 10 years. Our investor, U.S. Bank, is expected to pay \$0.89 per credit for a total investment of \$13,639,888. Funding is expected to be as follows:

LIHTC Equity	\$13,639,888
GP Equity	\$100
Perm Loan (Tranche A)	\$3,130,000
Priority Deferred Developer Fee	\$352,771
Acquisition Loan	\$1,680,000
Palm Desert Housing Authority Loan	\$3,000,000
DDS – CRDP	\$1,500,000
TCAC Deposit Refund / Monitoring Fee	\$45,819
Total Development Cost	\$23,528,579

The Perm Loan is underwritten at a 7.64% interest rate with a 35-year amortization and 17-year term. Soft debt is underwritten at 3.0% interest rate and will receive a pro rate share of half of the cash flow after the deferred developer fee is repaid.

A construction loan of approximately \$14,028,660 will be used to bridge the tax credit equity and finance the construction of Arc Village. The loan is underwritten at a 7.11% interest rate. Construction is expected to take 13 months. The loan will be for 24 months to allow for lease up and stabilization after construction completion.

PROJECT SUMMARY

Revision Date: 3/11/2025
Arc Village Apartments
 72250 County Club Drive, Palm Desert CA 92280
 Palm Desert
 Riverside County

Preliminary Projections, Subject to Revision

**DEVELOPMENT COSTS & SOURCES**

Development Costs:		
Land (including existing improvements)	\$44,000/unit	1,760,000
Direct Construction Costs (inc Contingency)	\$360,801/unit	14,432,044
Development Impact Fees	\$28,990/unit	1,159,603
A&E	\$16,445/unit	657,804
Financing Fees and Interest	\$45,281/unit	1,851,256
Developer Fee	\$62,500/unit	2,500,000
Other Soft Costs	\$29,197/unit	1,167,872
Total Development Costs	\$588,214/unit	23,528,579
SOURCES:		
Federal LIHTC Equity	\$340,997/unit	13,639,888
GPY Tax Credit Equity	\$3/unit	100
Permanent Loans	\$82,750/unit	3,310,000
Priority Deferred Developer Fee	\$8,819/unit	352,771
Acquisition Loan	\$42,000/unit	1,680,000
Subordinate Deferred Developer Fee	\$0/unit	0
Private Placement Junior Bond	\$0/unit	0
Soft Local	\$112,500/unit	4,500,000
Soft State	\$0/unit	0
TCAC Deposit Refund/Monitoring Fee	\$1,145/unit	45,819
Other	\$0/unit	0
Total Sources	\$588,214/unit	23,528,579

DEAL STRUCTURE AND ASSUMPTIONS

LIHTC Tax Credit Rate	9.00%
10 Yr Federal Tax Credits	15,327,250
State Tax Credit Total	0
Federal Tax Credit Price	\$ 0.8900
State Tax Credit Price	\$ -
Solar Tax Credit Price	\$ -
DDA/QCT Boost	Y
Opr. Exp./Unit/Year	5,913
Replacement Reserves/Unit/Year	250
Vacancy Rate	5.00%
DCR	1.15
Perm Loan Amort	35
Interest Rate - Permanent Loan	7.64%
Interest Rate - Construction Loan	7.11%
TIEBREAKER	64.37%
Total Construction Loan	14,028,660
Tax- Exempt Bonds - Construction	0
Tax- Exempt Bonds - Construction/Perm	0
50% Test	n/a
Prevailing Wage:	None

PROJECT UNIT & INCOME MIX

AMI	Studio	1BR	2BR	3BR	4BR	Totals
	0.00%	100.00%	0.00%	0.00%	0.00%	
Net SF	500	578	733	954	1,250	
100%	0	0	0	0	0	0
80%	0	0	0	0	0	0
70%	0	0	0	0	0	0
60%	0	7	4	4	0	15
50%	0	6	3	3	0	12
40%	0	4	2	2	0	8
30%	0	2	1	1	0	4
Mar.	0	1	0	0	0	1
Totals	0	28	19	19	0	66

PROJECT TIMING AND CREDIT DELIVERY

Tax Credit Allocation	October-24
Construction Closing	April-25
Construction Begin	May-25
Construction Complete	June-26
Lease Up Complete	September-26
Conversion/Stabilization	December-26
8509	June-27
Estimated 1st Year Credit Delivery	766,286
Estimated 2nd Year Credit Delivery	1,532,572
Estimated 3rd Year Credit Delivery	1,532,572

PROJECTED SOURCES AND USES OF FUNDS

Arc Village Apartments
3/1/2025

Village Apartments 2025		Construction Period						Construction	Stabilization	12/1/2026 Conversion	6/1/2027 8609	Total		
		4/1/2025												
		5/1/2025												
		Pre-Dev	Closing	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 5 - 1 month	Subtotal	6 months				
				25.0%	25.0%	25.0%	25.0%	25.0%	5.0%					
SOURCES OF FUNDS														
Interest rate														
	Federal LHTC Equity	918,515	445,473	-	-	-	-	-	1,363,989	1,000,000	11,125,900	150,000	13,639,898	
	GP Equity		100	-	-	-	-	-	100	-	-	-	100	
	Construction Loan		-	880,717	3,602,831	3,666,198	3,736,787	1,558,901	13,448,433	580,226	-	-	14,028,660	
	Construction Loan Paydown		-	-	-	-	-	-	-	(1,000,000)	(13,028,660)	-	(14,028,660)	
	Perm Loan (Tranche A)		-	-	-	-	-	-	-	-	3,310,000	-	3,310,000	
	Priority Deferred Developer Fee		-	-	-	-	-	-	-	-	352,771	-	352,771	
	Acquisition Loan	1.00%	1,680,000	-	-	-	-	-	1,680,000	-	-	-	1,680,000	
	Local Funds Authority Loan	3.00%	3,000,000	-	-	-	-	-	3,000,000	-	-	-	3,000,000	
	Local Funds CRDP DOS	3.00%	-	1,500,000	-	-	-	-	1,500,000	-	-	-	1,500,000	
	TCAC Deposit Refund/Monitoring Fee		-	-	-	-	-	-	-	-	45,819	-	45,819	
Total Sources of Funds			918,515	6,125,573	2,360,717	3,602,831	3,666,198	3,736,787	1,558,901	20,982,522	680,226	1,805,830	150,000	23,528,575
USES OF FUNDS														
ACQUISITION														
	Land Cost		96,000	1,584,000	-	-	-	-	1,680,000	-	-	-	1,680,000	
	Other Land Related Expenses / Option Prmt		67,294	12,796	-	-	-	-	80,000	-	-	-	80,000	
	Other Closing Costs		-	-	-	-	-	-	-	-	-	-	-	
Total Land / Acquisition			163,294	1,596,796	-	-	-	-	1,760,000	-	-	-	1,760,000	
NEW CONSTRUCTION														
	Demolition	\$	-	-	-	-	-	-	-	-	-	-	-	
	Design Assistance	\$	510,346	188,889	321,459	-	-	-	510,346	-	-	-	510,346	
	Off-site Improvements	\$	852,063	-	170,411	213,013	213,013	213,013	42,503	852,063	-	-	852,063	
	Site Work	\$	2,478,472	-	495,694	619,618	619,618	619,618	123,924	2,478,472	-	-	2,478,472	
	Solar	\$	-	-	-	-	-	-	-	-	-	-	-	
	Parking Garage		-	-	-	-	-	-	-	-	-	-	-	
	Vertical	\$	7,951,820	0	1,590,364	1,987,955	1,987,955	1,987,955	397,591	7,951,820	-	-	7,951,820	
	Commercial incl. fees	\$	-	-	-	-	-	-	-	-	-	-	-	
	GC Contingency	2.50%	-	12,759	56,412	70,515	70,515	70,515	14,103	294,817	-	-	294,817	
	General Requirements	6.66%	-	34,857	154,119	192,649	192,649	192,649	38,530	805,454	-	-	805,454	
	Contractor Preconstruction Services	1.90%	-	245,525	-	-	-	-	-	245,525	-	-	245,525	
	Contractor Fees	4.77%	-	26,628	117,737	147,171	147,171	147,171	29,434	615,311	-	-	615,311	
	Design Contingency	0.00%	-	-	-	-	-	-	-	-	-	-	-	
	Escalation	0.00%	-	-	-	-	-	-	-	-	-	-	-	
Total New Construction			\$343,846/unit	198,889	641,228	2,684,737	3,230,921	3,230,921	646,184	13,753,798	-	-	13,753,798	
ARCHITECTURAL/SURVEY/ENGINEERING														
	Other Architectural		33,472	-	3,996	4,995	4,995	4,995	999	53,450	-	-	53,450	
	Survey/Engineering		155,943	-	89,682	112,103	112,103	112,103	22,421	604,364	-	-	604,364	
	Other		-	-	-	-	-	-	-	-	-	-	-	
Total Architectural			189,415	-	93,678	117,097	117,097	117,097	23,419	657,804	-	-	657,804	
CONTINGENCY COSTS														
	Hard Cost Contingency	6%	-	32,061	129,237	161,546	161,546	161,546	32,309	678,246	-	-	678,246	
	Soft Cost Contingency	3%	-	47,539	5,536	6,127	6,060	10,029	25,643	102,934	-	-	102,934	
Total Contingency			-	79,600	134,772	167,673	169,606	171,575	57,952	781,179	-	-	781,179	

PROJECTED SOURCES AND USES OF FUNDS

Arc Village Apartments
3/1/2025

Large Apartments		4/1/2025		5/1/2025		6/1/2025		11/1/2025		2/1/2026		5/1/2026		Construction		Stabilization		12/1/2026		6/1/2027		Total	
		Construction Period																Conversion		8609			
		Pre-Dev		Closing		Quarter 1		Quarter 2		Quarter 3		Quarter 4		Quarter 5 - 1 month		Subtotal		6 months					
				20.4%		25.0%		28.0%		28.0%		28.0%		5.0%									
CONSTRUCTION PERIOD EXPENSES																							
	Construction Loan Interest	0	-	5,218	37,002	101,435	167,056	70,445	381,156	474,836												856,992	
	Prerevelopment Loan Interest	0	110,256						110,256													110,256	
	Origination/Application Fee	0	140,287						140,287													140,287	
	Subordinate/Soft Debt Origination Fee	0																					
	Lender Reports and Inspections	0	25,000	3,900	4,875	4,875	4,875	975	44,500													44,500	
	Title/Recording/Taxes	1,000	49,000	500	625	625	625	125	52,500													52,500	
	Insurance During Construction	0	150,000						150,000													150,000	
	Construction Mgmt and Monitoring	0		40,000					40,000													40,000	
	Other - Solar	0							205,625													205,625	
	Other - Security	0		20,995	19,338	19,338	19,338	19,338	99,338													99,338	
	Total Construction Period Expense	1,000	474,543	70,604	61,840	126,273	191,894	296,508	1,222,662	474,836	-	-	-	-	-	-	-	-	-	-	-	1,697,498	
PERMANENT FINANCING EXPENSES																							
	Loan Origination Fees	0.00%	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Title/Recording/Taxes	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	-	-	5,000	
	Insurance	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,640	-	-	-	23,640	
	Other - Bond/Issuer/FA fees	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Other - LHTC fees	0	125,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	125,118	
	Total Permanent Financing		125,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,640	5,000	-	-	153,758	
LEGAL FEES																							
	Lender Legal	0	45,000	-	-	-	-	-	45,000	-	-	-	-	-	-	-	-	-	15,000	-	-	60,000	
	Sponsor Legal	0	12,694	162,336	-	-	-	-	175,000	-	-	-	-	-	-	-	-	-	-	-	-	175,000	
	Total Legal Fees	0	12,694	207,336	-	-	-	-	220,000	-	-	-	-	-	-	-	-	-	15,000	-	-	236,000	
CAPITALIZED RESERVES																							
	Operating Reserve	3 months	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135,830	-	-	-	135,830	
	Transition Reserve	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Other Reserve	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Reserves		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135,830	-	-	-	135,830	
REPORTS & STUDIES																							
	Market Study	0	4,750	-	-	-	-	-	4,750	-	-	-	-	-	-	-	-	-	-	-	-	4,750	
	Appraisal	0	4,750	-	-	-	-	-	4,750	-	-	-	-	-	-	-	-	-	-	-	-	4,750	
	Environmental	0	8,420	-	-	-	-	-	8,420	-	-	-	-	-	-	-	-	-	-	-	-	8,420	
	Preconstruction Studies	0	3,780	20,720	-	-	-	-	24,500	-	-	-	-	-	-	-	-	-	-	-	-	24,500	
	Other	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Reports & Studies	0	21,700	20,720	-	-	-	-	42,420	-	-	-	-	-	-	-	-	-	-	-	-	42,420	
OTHER																							
	Local Permit Fees	\$13,204/unit	35,398	492,754	-	-	-	-	528,150	-	-	-	-	-	-	-	-	-	-	-	-	528,150	
	Local Development Impact Fees	\$15,786/unit	0	154,176	-	-	-	-	631,453	-	-	-	-	-	-	-	-	-	-	-	-	631,453	
	Accounting/Reimbursement/Cost Certification	0	3,299	15,000	3,340	4,175	4,175	4,175	35,000	27,500	-	-	-	-	-	-	-	-	-	-	-	62,500	
	Financial Consulting/App Prep/Review (SA)	0	50,000	-	-	-	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	100,000	
	Entitlement Services and CM (SA)	0	127,063	37,918	16,900	21,125	21,125	21,125	249,500	-	-	-	-	-	-	-	-	-	-	-	-	249,500	
	Tenant File Review	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GP Service Fee	0	0	25,000	-	-	-	-	25,000	-	-	-	-	-	-	-	-	-	-	-	-	25,000	
	Marketing & Lease Up	0	750	-	-	-	-	-	25,750	54,250	-	-	-	-	-	-	-	-	-	-	-	80,000	
	Prevailing Wage / Labor Compliance	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	FF&E	0	0	-	-	-	-	-	27,500	27,500	-	-	-	-	-	-	-	-	-	-	-	27,500	
	Other - P&P Bond	0	0	107,188	-	-	-	-	107,188	-	-	-	-	-	-	-	-	-	-	-	-	107,188	
	Total Other Costs	0	216,521	882,036	20,240	25,300	25,300	25,300	534,837	1,729,541	81,750	-	-	-	-	-	-	-	-	-	-	1,811,291	
DEVELOPER COSTS																							
	Developer Fee	0	700,000	-	-	-	-	-	700,000	-	-	-	-	-	-	-	-	-	1,650,000	150,000	-	2,500,000	
	Other	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Developer Costs	0	700,000	-	-	-	-	-	700,000	-	-	-	-	-	-	-	-	-	1,650,000	150,000	-	2,500,000	
Total Uses of Funds			918,515	4,602,259	2,904,031	3,602,831	3,698,198	3,736,787	1,558,901	20,392,522	580,220	1,805,830	150,000	-	-	-	-	-	-	-	-	23,528,679	

Arc Village Apartments

Estimate of LIHTC Basis Calculation

		0%	100%
DESCRIPTION OF COSTS	ACTUAL OR EST. OF COSTS	ACQ ELIGIBLE BASIS	NC/REHAB ELIGIBLE BASIS
ACQUISITION			
Land Cost	\$ 1,680,000		
Building Cost	\$ -	\$ -	
Broker Fees	\$ -		
Site Improvement Purchase	\$ -		\$ -
Offsite Improvement Purchase	\$ -		\$ -
Other Land Related Expenses / Option Pmnt	\$ 80,000		
Other Closing Costs	\$ -		
TOTAL LAND/AQUISITION COSTS	\$ 1,760,000	\$ -	\$ -
RELOCATION			
Relocation Admin And Temp Relocation	\$ -		
Permanent Relocation Expense	\$ -		
TOTAL RELOCATION COSTS	\$ -		
NEW CONSTRUCTION			
Demolition	\$ -		
Design Assistance	\$ 510,346		\$ 510,346
Off-site Improvements	\$ 852,053		\$ 852,053
Site Work	\$ 2,478,472		\$ 2,478,472
Solar	\$ -		\$ -
Parking Garage	\$ -		\$ -
Vertical	\$ 7,951,820		\$ 7,951,820
Commercial incl. fees	\$ -		\$ -
GC Contingency	\$ 294,817		\$ 294,817
General Requirements	\$ 805,454		\$ 805,454
Contractor Preconstruction Services	\$ 245,525		\$ 245,525
Contractor Fees	\$ 615,311		\$ 615,311
Design Contingency	\$ -		\$ -
Escalation	\$ -		\$ -
TOTAL CONSTRUCTION	\$ 13,753,798	\$ -	\$ 13,753,798
ARCHITECTURAL FEES			
Other Architectural	\$ 53,450		\$ 53,450
Survey/Engineering	\$ 604,354		\$ 604,354
Other:	\$ -		\$ -
TOTAL ARCHITECTURAL COSTS	\$ 657,804	\$ -	\$ 657,804
CONTINGENCY COSTS			
Hard Cost Contingency	\$ 678,246		\$ 678,246
Soft Cost Contingency	\$ 102,934		\$ 102,934
TOTAL CONTINGENCY COSTS	\$ 781,179	\$ -	\$ 781,179
CONSTRUCTION PERIOD EXPENSES			
Construction Loan Interest	\$ 855,982		\$ 381,166
Private Placement Junior Bond Interest	\$ -		\$ -
Soft Loan Interest	\$ -		\$ -
Predevelopment Loan Interest	\$ 110,256		\$ 110,256
Origination/Application Fee	\$ 140,287		\$ 105,215
Subordinate/Soft Debt Origination Fee	\$ -		\$ -
Lender Reports and Inspections	\$ 44,500		\$ 44,500
Title/Recording/Taxes	\$ 52,500		\$ 39,375
Insurance During Construction	\$ 150,000		\$ 150,000
Construction Mgmt and Monitoring	\$ 40,000		\$ 40,000
Other - Solar	\$ 205,625		\$ 205,625
Other - Security	\$ 98,338		\$ 98,338

Arc Village Apartments

Estimate of LIHTC Basis Calculation

TOTAL CONSTRUCTION PERIOD EXPENSE	\$	1,697,498	\$	-	\$	1,174,465
PERMANENT FINANCING EXPENSES						
Loan Origination Fees	\$	-				
Title/Recording/Taxes	\$	5,000				
Insurance	\$	23,640				
Other: Bond/Issuer/FA fees	\$	-				
Other: LIHTC fees	\$	125,118				
TOTAL PERMANENT FINANCING COSTS	\$	153,758	\$	-	\$	-
LEGAL FEES						
Lender Legal	\$	60,000			\$	33,750
Sponsor Legal	\$	175,000			\$	57,750
TOTAL LEGAL	\$	235,000	\$	-	\$	91,500
CAPITALIZED RESERVES						
Operating Reserve	\$	135,830				
Transition Reserve	\$	-				
Other Reserve	\$	-				
TOTAL RESERVE COSTS	\$	135,830				
REPORTS & STUDIES						
Market Study	\$	4,750			\$	4,750
Appraisal	\$	4,750			\$	4,750
Environmental	\$	8,420			\$	8,420
Preconstruction Studies	\$	24,500			\$	24,500
Other:	\$	-			\$	-
TOTAL REPORTS & STUDIES	\$	42,420	\$	-	\$	42,420
OTHER EXPENSES						
Local Permit Fees	\$	528,150			\$	528,150
Local Development Impact Fees	\$	631,453			\$	631,453
Accounting/Reimbursable/Cost Certification	\$	62,500			\$	62,500
Financial Consulting/App Prep/Review (SA)	\$	100,000			\$	100,000
Entitlement Services and CM (SA)	\$	249,500			\$	249,500
Tenant File Review	\$	-			\$	-
GP Service Fee	\$	25,000				
Marketing & Lease Up	\$	80,000				
Prevailing Wage / Labor Compliance	\$	-			\$	-
FF&E	\$	27,500			\$	27,500
Other: P&P Bond	\$	107,188			\$	107,188
TOTAL OTHER COSTS	\$	1,811,291	\$	-	\$	1,706,291
DEVELOPER COSTS						
Developer Fee	\$	2,500,000	\$	-	\$	2,500,000
TOTAL DEVELOPER FEE	\$	2,500,000	\$	-	\$	2,500,000
TOTAL RESIDENTIAL COSTS	\$	23,528,579	\$	-	\$	20,707,458
REDUCE BY TOTAL COMMERCIAL COSTS	\$	-			\$	-
TOTAL RESIDENTIAL PROJECT	\$	23,528,579	\$	-	\$	20,707,458

Estimate of LIHTC Basis Calculation

Adjustment for Excess Basis			\$	2,843,325
Additional Amount Voluntarily Excluded From Basis		\$	-	\$ 4,763,919
Requested Undadjusted Eligible Basis		\$	-	\$ 13,100,214
130% FACTOR?	Tract #: 451.24	Y	\$	17,030,278
Total Adjusted Qualified Basis		\$	-	\$ 17,030,278
TX CREDITS @ % LI Eligible@ Tx Credit Rt	100.00%	4.00%		9.00%
TX CREDITS @ % LI Eligible	hard code award	\$	-	\$ 1,532,725
TX CREDITS OVER TEN YEARS		\$	-	\$ 15,327,250
TX CREDIT EQUITY INVESTMENT	\$ 0.8900	99.99%	\$	13,639,888
State Tax Credits	30.00%	\$	-	\$ -
State Tax Credit Equity	\$ -	100.00%	\$	-
Solar Credits	30.00%		\$	-
Solar Equity	\$ -	99.99%	\$	-

Arc Village Apartments Revision Date: 3/11/2025

Detailed Operating Budget and Income Analysis

Expenses Source	TCAC Min 2022
UA source	RivCo HA UA 7/1/24
Other	per 6/2024 commitment letter

RA Contract		Annual
Rent	Units	Overhang
	-	\$ -
	-	\$ -
\$ 1,865	2.00	\$ 28,320
\$ 1,865	2.00	\$ 32,952
	-	\$ -
	-	\$ -
\$ 2,395	1.00	\$ 19,092
\$ 2,395	1.00	\$ 22,260
	-	\$ -
	-	\$ -
\$ 3,227	1.00	\$ 27,768
\$ 3,227	1.00	\$ 31,788
RA Total	8	162,180

Income from Operations		PUPM		
Total Rents				443,748
Laundry	\$	10.00		4,800
Other Income (App. Fees, Late, etc.)	\$	10.00		4,800
Sub-Total	\$	20.00		453,348
Rental Assistance				162,180
Less: Vacancies @	5%			30,776
Commercial Income	\$	-	PSF RENT Commercial SF	0
Less: Vacancies @	50%			0
Total Income				584,752
Operating Expenses		PUPA		Notes
Admin	\$	663		26,503
Management Fee	\$	600		24,000
Utilities	\$	1,189		47,541
Payroll	\$	2,174		86,967
Repair & Maintenance	\$	622		24,878
Insurance	\$	591		23,640
Taxes (HOA, CFD)	\$	75		3,000
Additional expense	\$	-		0
Total Expenses	\$	5,913	4700 min for TCAC IE LF no elev w/out taxes	236,529
Commercial Expenses	\$	-	psf	0
Net Operating Income				348,223
Reserves	\$250.00/unit			10,000
Services	\$500/unit			20,000
Other Annual Cost				0
City Monitoring Fees	0.000%	0	minimum per unit monitoring fee	5,000
Soft Loan Payments	0.420%			0
Net Income Available for Debt Service				313,223

Loan Type:	Private
	Tranche A
Loan Amount	3,310,000
Interest	7.64%
Term	17
Amortization	35
Debt Service Coverage	1.15
Monthly Payment	22,649
Annual Payment	271,791
Cash Flow After D/S	41,432
Max Loan Amount	0

Cash Flow

		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Gross Revenue	3.00%	\$ 453,348	\$ 464,852	\$ 476,356	\$ 487,859	\$ 499,363	\$ 510,867	\$ 522,371	\$ 533,875	\$ 545,379	\$ 556,883	\$ 568,387	\$ 579,891	\$ 591,395	\$ 602,899	\$ 614,403	\$ 625,907	\$ 637,411	\$ 648,915	\$ 660,419	\$ 671,923	\$ 683,427	\$ 694,931	\$ 706,435	\$ 717,939	\$ 729,443	\$ 740,947	\$ 752,451	\$ 763,955	\$ 775,459	\$ 786,963	\$ 798,467	\$ 809,971
Subsidy Revenue	2.00%	\$ 162,180	\$ 166,220	\$ 170,260	\$ 174,300	\$ 178,340	\$ 182,380	\$ 186,420	\$ 190,460	\$ 194,500	\$ 198,540	\$ 202,580	\$ 206,620	\$ 210,660	\$ 214,700	\$ 218,740	\$ 222,780	\$ 226,820	\$ 230,860	\$ 234,900	\$ 238,940	\$ 242,980	\$ 247,020	\$ 251,060	\$ 255,100	\$ 259,140	\$ 263,180	\$ 267,220	\$ 271,260	\$ 275,300	\$ 279,340	\$ 283,380	
Net Revenue	5.00%	\$ 291,168	\$ 298,632	\$ 306,096	\$ 313,560	\$ 321,024	\$ 328,488	\$ 335,952	\$ 343,416	\$ 350,880	\$ 358,344	\$ 365,808	\$ 373,272	\$ 380,736	\$ 388,200	\$ 395,664	\$ 403,128	\$ 410,592	\$ 418,056	\$ 425,520	\$ 432,984	\$ 440,448	\$ 447,912	\$ 455,376	\$ 462,840	\$ 470,304	\$ 477,768	\$ 485,232	\$ 492,696	\$ 500,160	\$ 507,624	\$ 515,088	\$ 522,552
Operating Expenses	3.50%	\$ 238,429	\$ 244,029	\$ 249,629	\$ 255,229	\$ 260,829	\$ 266,429	\$ 272,029	\$ 277,629	\$ 283,229	\$ 288,829	\$ 294,429	\$ 300,029	\$ 305,629	\$ 311,229	\$ 316,829	\$ 322,429	\$ 328,029	\$ 333,629	\$ 339,229	\$ 344,829	\$ 350,429	\$ 356,029	\$ 361,629	\$ 367,229	\$ 372,829	\$ 378,429	\$ 384,029	\$ 389,629	\$ 395,229	\$ 400,829	\$ 406,429	\$ 412,029
Net Operating Income		\$ 52,739	\$ 54,603	\$ 56,467	\$ 58,331	\$ 60,195	\$ 62,059	\$ 63,923	\$ 65,787	\$ 67,651	\$ 69,515	\$ 71,379	\$ 73,243	\$ 75,107	\$ 76,971	\$ 78,835	\$ 80,699	\$ 82,563	\$ 84,427	\$ 86,291	\$ 88,155	\$ 90,019	\$ 91,883	\$ 93,747	\$ 95,611	\$ 97,475	\$ 99,339	\$ 101,203	\$ 103,067	\$ 104,931	\$ 106,795	\$ 108,659	
Capital Expenditures	3.50%	\$ 10,000	\$ 10,350	\$ 10,700	\$ 11,050	\$ 11,400	\$ 11,750	\$ 12,100	\$ 12,450	\$ 12,800	\$ 13,150	\$ 13,500	\$ 13,850	\$ 14,200	\$ 14,550	\$ 14,900	\$ 15,250	\$ 15,600	\$ 15,950	\$ 16,300	\$ 16,650	\$ 17,000	\$ 17,350	\$ 17,700	\$ 18,050	\$ 18,400	\$ 18,750	\$ 19,100	\$ 19,450	\$ 19,800	\$ 20,150	\$ 20,500	\$ 20,850
Net Cash Available to Debt Service	3.50%	\$ 42,739	\$ 44,253	\$ 45,767	\$ 47,281	\$ 48,795	\$ 50,309	\$ 51,823	\$ 53,337	\$ 54,851	\$ 56,365	\$ 57,879	\$ 59,393	\$ 60,907	\$ 62,421	\$ 63,935	\$ 65,449	\$ 66,963	\$ 68,477	\$ 69,991	\$ 71,505	\$ 73,019	\$ 74,533	\$ 76,047	\$ 77,561	\$ 79,075	\$ 80,589	\$ 82,103	\$ 83,617	\$ 85,131	\$ 86,645	\$ 88,159	\$ 89,673
Principal and Interest Payments	7.64%	\$ 271,750	\$ 277,750	\$ 283,750	\$ 289,750	\$ 295,750	\$ 301,750	\$ 307,750	\$ 313,750	\$ 319,750	\$ 325,750	\$ 331,750	\$ 337,750	\$ 343,750	\$ 349,750	\$ 355,750	\$ 361,750	\$ 367,750	\$ 373,750	\$ 379,750	\$ 385,750	\$ 391,750	\$ 397,750	\$ 403,750	\$ 409,750	\$ 415,750	\$ 421,750	\$ 427,750	\$ 433,750	\$ 439,750	\$ 445,750	\$ 451,750	\$ 457,750
Debt Monitoring Fees	3.00%	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300	\$ 5,400	\$ 5,500	\$ 5,600	\$ 5,700	\$ 5,800	\$ 5,900	\$ 6,000	\$ 6,100	\$ 6,200	\$ 6,300	\$ 6,400	\$ 6,500	\$ 6,600	\$ 6,700	\$ 6,800	\$ 6,900	\$ 7,000	\$ 7,100	\$ 7,200	\$ 7,300	\$ 7,400	\$ 7,500	\$ 7,600	\$ 7,700	\$ 7,800	\$ 7,900	\$ 8,000	
LP Asset Management Fees	3.00%	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300	\$ 5,400	\$ 5,500	\$ 5,600	\$ 5,700	\$ 5,800	\$ 5,900	\$ 6,000	\$ 6,100	\$ 6,200	\$ 6,300	\$ 6,400	\$ 6,500	\$ 6,600	\$ 6,700	\$ 6,800	\$ 6,900	\$ 7,000	\$ 7,100	\$ 7,200	\$ 7,300	\$ 7,400	\$ 7,500	\$ 7,600	\$ 7,700	\$ 7,800	\$ 7,900	\$ 8,000	
Admin GP Fee	3.00%	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300	\$ 5,400	\$ 5,500	\$ 5,600	\$ 5,700	\$ 5,800	\$ 5,900	\$ 6,000	\$ 6,100	\$ 6,200	\$ 6,300	\$ 6,400	\$ 6,500	\$ 6,600	\$ 6,700	\$ 6,800	\$ 6,900	\$ 7,000	\$ 7,100	\$ 7,200	\$ 7,300	\$ 7,400	\$ 7,500	\$ 7,600	\$ 7,700	\$ 7,800	\$ 7,900	\$ 8,000	
Management GP Fee	3.00%	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300	\$ 5,400	\$ 5,500	\$ 5,600	\$ 5,700	\$ 5,800	\$ 5,900	\$ 6,000	\$ 6,100	\$ 6,200	\$ 6,300	\$ 6,400	\$ 6,500	\$ 6,600	\$ 6,700	\$ 6,800	\$ 6,900	\$ 7,000	\$ 7,100	\$ 7,200	\$ 7,300	\$ 7,400	\$ 7,500	\$ 7,600	\$ 7,700	\$ 7,800	\$ 7,900	\$ 8,000	
Net Project Cash Flow		\$ 26,439	\$ 27,273	\$ 28,107	\$ 28,941	\$ 29,775	\$ 30,609	\$ 31,443	\$ 32,277	\$ 33,111	\$ 33,945	\$ 34,779	\$ 35,613	\$ 36,447	\$ 37,281	\$ 38,115	\$ 38,949	\$ 39,783	\$ 40,617	\$ 41,451	\$ 42,285	\$ 43,119	\$ 43,953	\$ 44,787	\$ 45,621	\$ 46,455	\$ 47,289	\$ 48,123	\$ 48,957	\$ 49,791	\$ 50,625	\$ 51,459	\$ 52,293
DEBT SERVICE COVERAGE RATIO		1.15%	1.17%	1.19%	1.21%	1.23%	1.25%	1.27%	1.29%	1.31%	1.33%	1.35%	1.37%	1.39%	1.41%	1.43%	1.45%	1.47%	1.49%	1.51%	1.53%	1.55%	1.57%	1.59%	1.61%	1.63%	1.65%	1.67%	1.69%	1.71%	1.73%	1.75%	1.77%
FCM Gross Revenue Ltd	no more than 25.0% of 10.0% of 10.0%	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300	\$ 5,400	\$ 5,500	\$ 5,600	\$ 5,700	\$ 5,800	\$ 5,900	\$ 6,000	\$ 6,100	\$ 6,200	\$ 6,300	\$ 6,400	\$ 6,500	\$ 6,600	\$ 6,700	\$ 6,800	\$ 6,900	\$ 7,000	\$ 7,100	\$ 7,200	\$ 7,300	\$ 7,400	\$ 7,500	\$ 7,600	\$ 7,700	\$ 7,800	\$ 7,900	\$ 8,000	
Net Operating Expense Ltd	no more than 25.0% of 10.0% of 10.0%	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300	\$ 5,400	\$ 5,500	\$ 5,600	\$ 5,700	\$ 5,800	\$ 5,900	\$ 6,000	\$ 6,100	\$ 6,200	\$ 6,300	\$ 6,400	\$ 6,500	\$ 6,600	\$ 6,700	\$ 6,800	\$ 6,900	\$ 7,000	\$ 7,100	\$ 7,200	\$ 7,300	\$ 7,400	\$ 7,500	\$ 7,600	\$ 7,700	\$ 7,800	\$ 7,900	\$ 8,000	
Deferred Cash Flow	1.00%	\$ 26,439	\$ 27,273	\$ 28,107	\$ 28,941	\$ 29,775	\$ 30,609	\$ 31,443	\$ 32,277	\$ 33,111	\$ 33,945	\$ 34,779	\$ 35,613	\$ 36,447	\$ 37,281	\$ 38,115	\$ 38,949	\$ 39,783	\$ 40,617	\$ 41,451	\$ 42,285	\$ 43,119	\$ 43,953	\$ 44,787	\$ 45,621	\$ 46,455	\$ 47,289	\$ 48,123	\$ 48,957	\$ 49,791	\$ 50,625	\$ 51,459	\$ 52,293
Cash Available After Deferred Fee Payment		\$ 26,439	\$ 27,273	\$ 28,107	\$ 28,941	\$ 29,775	\$ 30,609	\$ 31,443	\$ 32,277	\$ 33,111	\$ 33,945	\$ 34,779	\$ 35,613	\$ 36,447	\$ 37,281	\$ 38,115	\$ 38,949	\$ 39,783	\$ 40,617	\$ 41,451	\$ 42,285	\$ 43,119	\$ 43,953	\$ 44,787	\$ 45,621	\$ 46,455	\$ 47,289	\$ 48,123	\$ 48,957	\$ 49,791	\$ 50,625	\$ 51,459	\$ 52,293
Total Cash Available for Waterfall		\$ 26,439	\$ 27,273	\$ 28,107	\$ 28,941	\$ 29,775	\$ 30,609	\$ 31,443	\$ 32,277	\$ 33,111	\$ 33,945	\$ 34,779	\$ 35,613	\$ 36,447	\$ 37,281	\$ 38,115	\$ 38,949	\$ 39,783	\$ 40,617	\$ 41,451	\$ 42,285	\$ 43,119	\$ 43,953	\$ 44,787	\$ 45,621	\$ 46,455	\$ 47,289	\$ 48,123	\$ 48,957	\$ 49,791	\$ 50,625	\$ 51,459	\$ 52,293
Cash Available For Debt Loans	68.00%	\$ 18,000	\$ 18,400	\$ 18,800	\$ 19,200	\$ 19,600	\$ 20,000	\$ 20,400	\$ 20,800	\$ 21,200	\$ 21,600	\$ 22,000	\$ 22,400	\$ 22,800	\$ 23,200	\$ 23,600	\$ 24,000	\$ 24,400	\$ 24,800	\$ 25,200	\$ 25,600	\$ 26,000	\$ 26,400	\$ 26,800	\$ 27,200	\$ 27,600	\$ 28,000	\$ 28,400	\$ 28,800	\$ 29,200	\$ 29,600	\$ 30,000	\$ 30,400
Asset/Loan Ltd	27.18%	\$ 7,200	\$ 7,364	\$ 7,528	\$ 7,692	\$ 7,856	\$ 8,020	\$ 8,184	\$ 8,348	\$ 8,512	\$ 8,676	\$ 8,840	\$ 9,004	\$ 9,168	\$ 9,332	\$ 9,496	\$ 9,660	\$ 9,824	\$ 9,988	\$ 10,152	\$ 10,316	\$ 10,480	\$ 10,644	\$ 10,808	\$ 10,972	\$ 11,136	\$ 11,300	\$ 11,464	\$ 11,628	\$ 11,792	\$ 11,956	\$ 12,120	\$ 12,284
Local Funds - Authority Loan	48.54%	\$ 8,400	\$ 8,642	\$ 8,884	\$ 9,126	\$ 9,368	\$ 9,610	\$ 9,852	\$ 10,094	\$ 10,336	\$ 10,578	\$ 10,820	\$ 11,062	\$ 11,304	\$ 11,546	\$ 11,788	\$ 12,030	\$ 12,272	\$ 12,514	\$ 12,756	\$ 13,000	\$ 13,242	\$ 13,484	\$ 13,726	\$ 13,968	\$ 14,210	\$ 14,452	\$ 14,694	\$ 14,936	\$ 15,178	\$ 15,420	\$ 15,662	\$ 15,904
Local Funds - CIP/ID 2006	24.27%	\$ 3,840	\$ 3,952	\$ 4,064	\$ 4,176	\$ 4,288	\$ 4,400	\$ 4,512	\$ 4,624	\$ 4,736	\$ 4,848	\$ 4,960	\$ 5,072	\$ 5,184	\$ 5,296	\$ 5,408	\$ 5,520	\$ 5,632	\$ 5,744	\$ 5,856	\$ 5,968	\$ 6,080	\$ 6,192	\$ 6,304	\$ 6,416	\$ 6,528	\$ 6,640	\$ 6,752	\$ 6,864	\$ 6,976	\$ 7,088	\$ 7,200	\$ 7,312
Cash Flow Available After Debt Loan Loans	1.00%	\$ 18,000	\$ 18,400	\$ 18,800	\$ 19,200	\$ 19,600	\$ 20,000	\$ 20,400	\$ 20,800	\$ 21,200	\$ 21,600	\$ 22,000	\$ 22,400	\$ 22,800	\$ 23,200	\$ 23,600	\$ 24,000	\$ 24,400	\$ 24,800	\$ 25,200	\$ 25,600	\$ 26,000	\$ 26,400	\$ 26,800	\$ 27,200	\$ 27,600	\$ 28,000	\$ 28,400	\$ 28,800	\$ 29,200	\$ 29,600	\$ 30,000	\$ 30,400
Subordinate External Partnership Expense fee	0.00%	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Partnership Admin Fee 2006/07 with Floor	30.00%	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Cash Flow Available After Partnership Admin Fee		\$ 18,000	\$ 18,400	\$ 18,800	\$ 19,200	\$ 19,600	\$ 20,000	\$ 20,400	\$ 20,800	\$ 21,200	\$ 21,600	\$ 22,000	\$ 22,400	\$ 22,800	\$ 23,200	\$ 23,600	\$ 24,000	\$ 24,400	\$ 24,800	\$ 25,200	\$ 25,600	\$ 26,000	\$ 26,400	\$ 26,800	\$ 27,200	\$ 27,600	\$ 28,000	\$ 28,400	\$ 28,800	\$ 29,200	\$ 29,600	\$ 30,000	\$ 30,400
LP Distribution	68.00%	\$ 12,240	\$ 12,512	\$ 12,784	\$ 13,056	\$ 13,328	\$ 13,600	\$ 13,872	\$ 14,144	\$ 14,416	\$ 14,688	\$ 14,960	\$ 15,232	\$ 15,504	\$ 15,776	\$ 16,048	\$ 16,320	\$ 16,592	\$ 16,864	\$ 17,136	\$ 17,408	\$ 17,680	\$ 17,952	\$ 18,224	\$ 18,496	\$ 18,768	\$ 19,040	\$ 19,312	\$ 19,584	\$ 19,856	\$ 20,128	\$ 20,400	\$ 20,672
GP Distribution	0.00%	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Consolidating Cash Flow After Partnership Distribution		\$ 5,760	\$ 5,888	\$ 6,016	\$ 6,144	\$ 6,272	\$ 6,400	\$ 6,528	\$ 6,656	\$ 6,784	\$ 6,912	\$ 7,040	\$ 7,168	\$ 7,296	\$ 7,424	\$ 7,552	\$ 7,680	\$ 7,808	\$ 7,936	\$ 8,064	\$ 8,192	\$ 8,320	\$ 8,448	\$ 8,576	\$ 8,704	\$ 8,832	\$ 8,960	\$ 9,088	\$ 9,216	\$ 9,344	\$ 9,472	\$ 9,600	\$ 9,728

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 27, 2025

PREPARED BY: Ivan Tenorio, Homeless and Supportive Services Manager

SUBJECT: SUBSTANTIAL AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK
GRANT PROGRAM YEAR 2024 ANNUAL ACTION PLAN AND THE
CITIZEN PARTICIPATION PLAN

RECOMMENDATION:

Continue the Public Hearing to a date uncertain.

BACKGROUND/ANALYSIS:

A public hearing notice was published in the Desert Sun. City staff is requesting that the City Council continue this item to a future meeting. A new public hearing notice will be published before this request is returned to the City Council for consideration.

ATTACHMENT:

1. Public Notice

Govt Public Notices

Originally published at desertsun.com on 02/26/2025

CITY OF PALM DESERT

NOTICE TO RECEIVE PUBLIC COMMENT AND REVIEW

FOR THE SUBSTANTIAL AMENDMENT TO PROGRAM YEAR 2024 CDBG ANNUAL ACTION PLAN AND THE CITIZEN PARTICIPATION PLAN

The City of Palm Desert invites public review and comment on a Substantial Amendment to the Program Year (PY) 2024 Community Development Block Grant (CDBG) Annual Action Plan and the Citizen Participation Plan. The Annual Action Plan identifies the City's housing and community development needs and outlines how CDBG funds will be invested to address these needs. The Citizen Participation Plan establishes the procedures for community involvement in HUD-related planning and funding decisions. The proposed amendments ensure alignment with the City's 2023-2028 Consolidated Plan and program priorities.

Unspent funds are being reallocated to the City's Housing Authority for public facility upgrades and repairs.

NOTICE IS HEREBY GIVEN THAT the public is invited to review and comment on the Draft Substantial Amendment to PY2024 CDBG Annual Action Plan and the Consolidated Plan beginning February 26, 2025 through March 26, 2025, prior to the public hearing which will be held on March 27, 2025 at 4:00pm at the Palm Desert City Hall in Council Chambers, 73510 Fred Waring, Palm Desert, CA.

Copies of the Draft Substantial Amendment to Program Year 2024 CDBG Annual Action Plan and the amended the Citizen Participation Plan will be available on the City's website at: <https://www.cityofpalmdesert.org/departments/special-programs/community-development-block-grant-cdbg>

Questions and written comments regarding the Substantial Amendment to Program Year 2024 CDBG Annual Action Plan and the Citizen Participation Plan may be addressed to Ivan Tenorio, Homeless and Supportive Services Manager, City of Palm Desert. Mr. Tenorio can be reached via email at itenorio@palmdesert.gov. The City of Palm Desert will provide necessary reasonable auxiliary aids and services to those individuals with impairments who wish to attend its public meetings upon receiving at least one week's notice. Any such individual requiring such aids or services should contact the City by writing to City of Palm Desert ADA Coordinator, 73510 Fred Warning, Palm Desert, CA, or calling 760-346-0611 to access the TDD (Telecommunication Device for the Deaf) for individuals with hearing or speech impairment. Si necesita ayuda con esta notificaci3n puede comunicarse al correo electr3nico de Daniel Hurtado, dhurtado@palmdesert.gov o tel3fono a 760-346-0611.

/S/ ANTHONY J. MEJIA
PALM DESERT CITY CLERK
February 26 2025
LYRK0246953