

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: December 14, 2023

PREPARED BY: Deborah Glickman, Management Analyst

REQUEST: APPROVE CENTRAL INVENTORY OF SURPLUS LAND OWNED BY THE CITY OF PALM DESERT AND SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY AND DIRECT THE REPORTING OF INFORMATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATION:

1. Approve the City of Palm Desert Central Inventory of surplus land and land in excess of foreseeable need in connection with properties owned by the City of Palm Desert and Successor Agency to the Palm Desert Redevelopment Agency (SARDA), as outlined in the staff report, pursuant to Government Code Section 54230(a)(1).
2. Authorize staff to report to the California State Department of Housing and Community Development (HCD) information about such properties pursuant to Government Code 54230(a)(2).

BACKGROUND/ANALYSIS:

The Surplus Land Act, as amended, (Government Code § 54220 et seq.) (the “Act”), requires pursuant to Government Code Section 54230(a)(1), that on or before December 31 of each year, each county and city in the state must “make a central inventory of all surplus land, as defined in Government Code Section 54221(b), and all lands in excess of its foreseeable needs, if any, identified pursuant to Government Code Section 50569, located in all urbanized areas and urban clusters within the jurisdiction of the county or city that the county or city or any of its departments, agencies, or authorities owns or controls” (the Central Inventory).

Government Code Section 54221(b) defines “surplus land” to mean land that is owned in fee simple by a local agency for which the local agency’s governing board takes formal action in a regular public meeting declaring that the land is surplus and not necessary for the agency’s use.

Land shall be declared either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures. Surplus land must be made publicly available for purchase or lease through an HCD prescribed process, which includes distribution of a Notice of Availability (NOA) to a list of housing developers prepared and updated regularly by HCD and designated public entities. The disposition of exempt surplus land is not subject to the HCD prescribed process under the Act.

The Central Inventory does not provide for the disposition of any property, and staff will return to the City Council or Successor Agency, as applicable, at future meetings to address the disposition of individual properties as appropriate.

Pursuant to Government Code Section 54230(a)(2), each county and city shall make a description of each parcel described in Government Code Section 54230(a)(1) a matter of public record and shall report this information to HCD no later than April 1st of each year in a form prescribed by HCD (Table H), as part of its annual progress report submitted pursuant to Government Code Section 65400(a)(2). Each county and city shall provide the Central Inventory without charge, to those who request it.

According to the Act, the City of Palm Desert (City) Central Inventory shall provide a description of each property that includes the following:

- Street address or similar location information
- Assessor's parcel number
- Existing use
- Number of units
- Whether the property is surplus land, exempt surplus land, or in excess of Palm Desert's foreseeable need
- Size in acres

The information in the Central Inventory is to be used to complete Table H, which is the form prescribed by HCD for inclusion in the City's annual progress report submitted pursuant to Government Code Section 65400(a)(2). The purpose of this request is to provide the City Council with the current Central Inventory, included hereto as Exhibit A, "City of Palm Desert Central Inventory", pursuant to Government Code 54230(a)(1), for approval in accordance with the Act. The Central Inventory will serve as the central inventory for the City, and SARDA properties. Concurrently, staff is seeking authorization to report this information to HCD in Table H pursuant to Government Code 54230(a)(2).

Properties remain on the Central Inventory until disposed of or deemed to be exempt for public purposes. Since the City Council's approval of the last Central Inventory on December 15, 2022, six (6) properties are in the process of being sold. These properties remain on the Central Inventory until sold.

- Desert Willow Lots C-D-E
- Desert Willow Lot A
- Alessandro Alley
- Wallaroo
- Joslyn Center (adjacent parcels)
- Mountain View (house)

The City Council has also already approved staff to release an NOA for the following properties:

- Fred Waring Drive and San Pablo Avenue
- Portola Avenue and El Cortez Way
- Entrada del Paseo

NOAs for the above referenced properties will be released in early to mid-2024.

Legal Review:

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

FINANCIAL IMPACT:

There is no fiscal impact associated with approval of the Central Inventory. When the sale of these properties occurs, professional real estate transaction services including a title review, appraisal, and escrow will be required. Funds are available for these purposes and are allocated to the Economic Development Department's professional services account.

ATTACHMENTS:

1. December 2023 Central Inventory
2. Map of December 2023 Central Inventory Properties