



# Explorer Drive Surplus Land Act Exemption

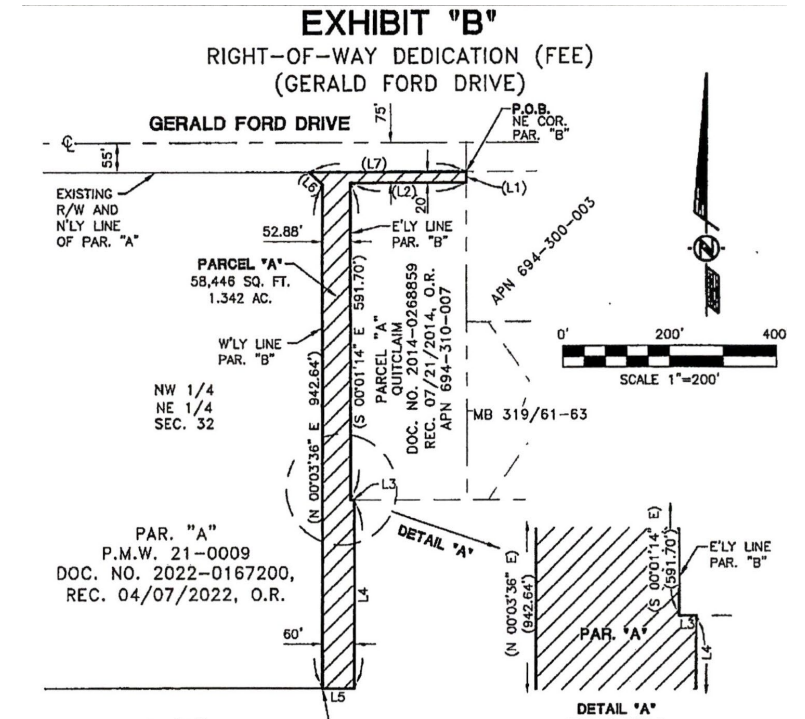
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City Council  
July 11, 2024

# Background

June 23, 2022 - Successor Agency approved the purchase and sale agreement to the City for public right of way (1.32 acres) to serve the Vitalia Affordable Housing Development.

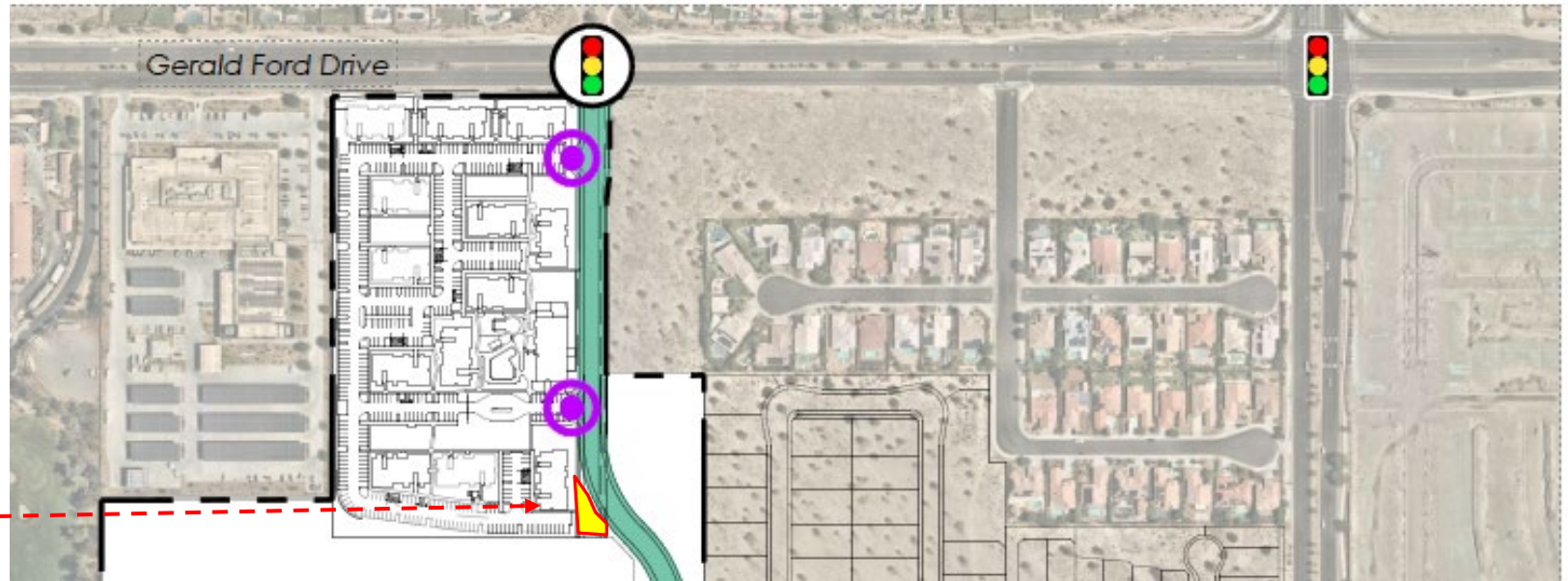
November 17, 2022 - City Council approved the adjacent Refuge Specific Plan and Tentative Tract Map 38434 (TTM 38434) to subdivide a 93.56-acres into a condominium lot (14.29 acres) and 339 single family residential lots and its associated club house, open space, retention basins, and infrastructure (approximately 78 acres).



# Background

REFUGE: SPECIFIC PLAN

To provide for traffic calming, the Refuge Specific Plan included a curvature of the proposed future extension of Explorer Drive, creating an excess portion of right of way; 0.13 acres



# Action Needed

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Step 1 - Surplus declaration and SLA exemption finding.

Step 2 – Transmit “Action” to State

Step 3 - Execute agreements with Pulte for maintenance and infrastructure obligations on the 0.13 acres which will remain in effect until the City conveys this land at a future date.

➤ Sales price to be based on prior land sale to the City from the Successor Agency

Action is needed regardless if Final Tract Map 38434-1 is considered today.

As a result, the City will not have any ownership obligations FTM 38434-1.

# SLA Exemption

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1. Property is “surplus land” because it is land owned in fee simple by the City for which the City Council will take formal action (in the form of adoption of the attached resolution) at a regular public meeting declaring that the land is surplus and is not necessary for the City’s use
2. The Property may be declared exempt surplus land if it is less than one-half acre in area and it is not contiguous to state or local agency property used for open-space or low- or moderate-income housing (Government Code section 54221(f)(1)(B))
3. None of the characteristics listed under Government Code section 54221(f)(2) apply to the Property

# Recommendation

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Adopt a Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF CITY OF PALM DESERT, CALIFORNIA, DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY LOCATED AT THE TERMINUS OF EXPLORER DRIVE IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.”

