



## AGENDA STAFF REPORT

**STEVE ROBBINS**  
**ADMINISTRATION BUILDING**  
75515 Hovley Lane East  
Palm Desert, CA 92211

**CVWD's COACHELLA CAMPUS**  
51501 Tyler Street  
Coachella, CA 92236

[www.cvwd.org](http://www.cvwd.org)

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**Agenda Number: D**

**File ID: 0653.1, 0721.1, TR 31202**

**Section Name: CONSENT CALENDAR**

**Project ID: N/A**

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**MEETING DATE:** November 8, 2022

**SUBJECT:** Adopt Resolution No. 2022-53 Declaring APN 779-370-005 To Be Exempt Surplus Land Under The Surplus Land Act, Approve The Sale Of Said Parcel To Monroe 52 Builders, LLC; Authorize The General Manager To Execute A Purchase And Sale Agreement; and Make A Finding That Said Actions Are Exempt Under the California Environmental Quality Act

**TO:** BOARD OF DIRECTORS

**FROM:** ENGINEERING/RIGHT OF WAY, CARRIE OLIPHANT

**GENERAL MANAGER**

**RECOMMENDATION: APPROVE**

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**RECOMMENDATION:**

Adopt Resolution No. 2022-53 Declaring APN 779-370-005 To Be Exempt Surplus Land Under The Surplus Land Act, Approving The Sale Of Said Parcel To Monroe 52 Builders, LLC; Authorizing The General Manager To Execute A Purchase And Sale Agreement; and Making A Finding That Said Actions Are Exempt Under The California Environmental Quality Act.

**BUDGET IMPACT:**

A payment of \$15,000 will be deposited into the Sanitation Fund. There is no adverse impact to the FY 2022-23 Sanitation Fund by approving this Agreement.

**PROCUREMENT METHOD:**

**X** N/A

**BACKGROUND**

CVWD owns Assessor's Parcel Number (APN) 779-370-005 within Rancho Santana in La Quinta (Property). See attached map. The Property is approximately 0.11 acres. Monroe 52 Builders, LLC (Buyer) requested to purchase this Property from CVWD to merge with their adjacent parcel, APN 779-430-001, for future home sites. The Property was originally dedicated to CVWD from the original developer, Desert Elite, pursuant to the 2005 development agreement. The Property was dedicated to CVWD for a temporary lift station to be used until sewer service was constructed to the development. Developer constructed the temporary private lift station within the Property which was abandoned in 2007. CVWD staff reviewed Buyer's request and recommended to the General

Manager that the Property be deemed exempt surplus land and the General Manager recommended to proceed with the disposition.

In accordance with CVWD's Policy for Disposal of Surplus Real Property Amended October 12, 2021, Buyer completed an appraisal on the Surplus Property. The Surplus Property was appraised at \$15,000. See attached appraisal report.

The Surplus Property can be declared "Exempt Surplus Land" in accordance with the California Surplus Land Act because the Surplus Property (1) is contiguous to the new owner, (2) has no record access; (3) is less than 10,000 square feet; and (4) is not contiguous to land owned by a state or local agency that is used for open-space or low and moderate-income housing purposes.

**PRIOR BOARD ACTION:**

N/A

**DISTRICT STRATEGIC PLAN GOAL(S)/OBJECTIVES(S):**

N/A

**ENVIRONMENTAL IMPACT:**

☒ Yes, attachments included:

This activity is categorically exempt from the review of CEQA pursuant to Section 15312.

**LEGAL REVIEW**

Best Best & Krieger

**ATTACHMENTS**

Att 1 - Location Map

Att 2 - Agreement

Att 3 - Appraisal

Att 4 - Resolution No. 2022-53 Declaring Exempt Surplus Land

Att 5 – Exhibit A to Resolution

Att 6 - Notice of Exemption