

RESOLUTION 20-45
OF THE BOARD OF DIRECTORS OF HELIX WATER DISTRICT
AUTHORIZING THE SALE OF LAND IN THE EL MONTE VALLEY OF UNINCORPORATED LAKESIDE,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ASSESSOR PARCEL NUMBERS
392-050-47 (POR.), 392-060-43 (POR.) AND 390-130-47; APPROVE THE PURCHASE AND SALE
AGREEMENT; AUTHORIZE THE GENERAL MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY
TO OPEN ESCROW AND CLOSE THE TRANSACTION; AND DETERMINE THE PROJECT IS EXEMPT
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Helix Water District is the owner of real property located in the El Monte Valley within unincorporated Lakeside, county of San Diego, state of California, described as 7.071 acres in El Monte Valley, assessor parcel numbers 392-050-47 (por.), 392-060-43 (por.) and 390-130-47; and

WHEREAS, Helix Water District has been leasing the property to the River Valley Equestrian, and its predecessor in interest, since the early 1950s to supplement the River Valley Equestrian operations; and

WHEREAS, Helix Water District declared 104.501 acres of the El Monte River bottom surplus to its needs on March 18, 2020; and

WHEREAS, the subject 7.071 acres is desired by the existing tenant, River Valley Equestrian, for continuation of its equestrian operations; and

WHEREAS, the land lays within the jurisdiction of the San Diego River Conservancy and at a public meeting on September 10, 2020, in accordance with the Public Resources Code Section 32646, the San Diego River Conservancy Board voted to waive its right of first refusal. The waiver was conditioned upon the district placing a deed restriction against the land to indefinitely prohibit sand mining; and

WHEREAS, the property was appraised on April 29, 2020, establishing the market value of the subject 7.071 acres at \$30,000 per acre, or \$212,130; and

WHEREAS, pursuant to Government Code Section 54220 *et seq.*, staff notified various government agencies that the property was available for purchase as surplus property providing 60 days to reply with their interest in the property. Following the 60-day holding period, with no government agencies interested in buying the land, the land was considered cleared for sale to a private party; and

WHEREAS, the Helix Water District Board of Directors approves the sale at the appraised value (\$212,130) to Darin and Nicole Bankhead, owners of River Valley Equestrian; and


WHEREAS, the district's approval of the project is not subject to environmental review under Title 14 of the California Code of Regulations, Section 15312 (Class 12, sale of surplus properties). None of the exceptions to the categorical exemptions apply (14 C.C.R. Section 15300.2).

PASSED, ADOPTED AND APPROVED this 16th day of December 2020, by the following vote:

AYES: Scalzitti, Hedberg, McMillan, Gracyk, Verbeke

NOES: None

ABSENT: None



Joel A. Scalzitti, President

ATTEST:



Sandra L. Janzen, Secretary of the Board

