

RESOLUTION 20-46
OF THE BOARD OF DIRECTORS OF HELIX WATER DISTRICT
AUTHORIZING THE SALE OF LAND IN UNINCORPORATED LAKESIDE, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ASSESSOR PARCEL NUMBERS
392-050-47 (POR.) AND 392-060-43 (POR.); 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 unincorporated Lakeside, county of San Diego, state of California, described as a 97.428-acre property, assessor parcel numbers 392-050-47 (por.) and 392-060-43 (por.); and

WHEREAS, Helix Water District has been leasing property since the early 1950s; and

WHEREAS, Helix Water District declared approximately 104 acres of the El Monte River bottom surplus to its needs on March 18, 2020; and

WHEREAS, one of the long standing tenants, Darin and Nicole Bankhead of River Valley Equestrian, is purchasing 7.071 acres of the total surplus land and the County of San Diego desires the balance of the surplus land for continuation of its existing recreation and open space uses; 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 in order to allow the County of San Diego to pursue the property purchase; and

WHEREAS, the property was appraised on April 29, 2020, establishing the market value of the subject acres at \$34,000 per acre, or \$3,336,725. Following the commissioning of its own appraisal by the County of San Diego, which concluded \$25,000 per acre and further negotiations adjusting to \$28,000 per acre, district staff negotiated a counter offer of \$32,000 per acre or \$3,117,664; and

WHEREAS, the County of San Diego Board of Supervisors heard the matter on December 9, 2020 and was presented with three options: 1) to decline the purchase; 2) to accept the district's price of \$3,117,664; or 3) to counter offer with a number in-between district and County figures. The Board of Supervisors directed County staff to negotiate with the district per option 3 and increased its offer to \$30,000 per acre, or \$2,922,840; and

WHEREAS, in a closed session meeting on December 9, 2020, the Helix Water District Board of Directors approved the County's new offer of \$30,000 per acre, or \$2,922,840; 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

