



**Coachella Valley Water District  
Board of Directors**

**Resolution No: 2022-53**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA VALLEY WATER DISTRICT(1) DECLARING A PARCEL OF LAND (APN 779-370-005) TO BE EXEMPT SURPLUS LAND UNDER THE SURPLUS LAND ACT; (2) APPROVING THE SALE OF THE PARCEL TO MONROE 52 BUILDERS, LLC PURSUANT TO A PURCHASE AND SALE AGREEMENT; AND (3) FINDING THAT THESE ACTIONS ARE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

***WHEREAS***, the Coachella Valley Water District (“District”) is a public agency of the State of California, and is a “local agency” within the meaning of the Surplus Land Act, Government Code section 54220 et seq. (as amended, the “Act”); and

***WHEREAS***, the District is an owner in fee simple of a parcel of real property of approximately 0.11 acres, and which is located in the City of La Quinta, California (APN 779-370-005), as more particularly identified on Exhibit “A”, attached hereto and made a part hereof (the “Property”); and

***WHEREAS***, the District no longer has any use for the Property; and

***WHEREAS***, the Act applies when a local agency disposes of “surplus land” or “exempt surplus land” as those terms are defined in Government Code section 54221; and

***WHEREAS***, the Property can be declared to be “exempt surplus land” under section 54221.2(f)(1)(B)(iii) of the Act since it: is owned in fee simple by the District; is contiguous to land owned Monroe 52 Builders, LLC , the proposed buyer of the Property; has no record access; is less than 10,000 square feet in area; and 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; and

***WHEREAS***, the District desires to sell and Monroe 52 Builders, LLC desires to purchase the Property, which will be accomplished by execution of a Purchase and Sale Agreement, attached hereto as Exhibit “B” and made a part hereof by this reference (the “Agreement”).

***NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COACHELLA VALLEY WATER DISTRICT AS FOLLOWS:***

**Coachella Valley Water District**  
**Board of Directors**  
**Resolution No: 2022-53**

***SECTION 1.*** The above recitals are true and correct and are a substantive part of this Resolution.

***SECTION 2.*** The Board of Directors hereby declares the Property to be “exempt surplus land” under section 54221.2(f)(1)(B)(iii) of the Act since it: is owned in fee simple by the District; is contiguous to land owned Monroe 52 Builders, LLC, the proposed buyer of the Property; has no record access; is less than 10,000 square feet in area; and 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,

***SECTION 3.*** The Board of Directors hereby approves the sale of the Property and authorizes the General Manager to take all action necessary to finalize and execute the Purchase and Sale Agreement for the sale of the Property, attached hereto and incorporated herein by reference.

***SECTION 4.*** This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”). District staff has determined that the declaration of the Property as “exempt surplus land” under the Act does not constitute a project under CEQA, and no environmental assessment is required. Furthermore, sale of the Property to a third party purchaser is categorically exempt under CEQA Guidelines section 15312. Pursuant to CEQA, the Board directs staff to file a Notice of Exemption with the County Clerk within five (5) working days of adoption of this resolution.

***SECTION 5.*** If any section, subsection, paragraph, sentence, clause, or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

***PASSED and ADOPTED*** by the Board of Directors of the Coachella Valley Water District this 8<sup>th</sup> day of November 2022, by the following vote:

**Coachella Valley Water District**  
**Board of Directors**  
**Resolution No: 2022-53**

AYES:

NOES:

ABSENT:

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John P. Powell, Jr., President

Attest:

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Sylvia M. Bermudez, MMC  
Clerk of the Board  
Coachella Valley Water District

APPROVED AS TO FORM:

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Jeff Ferre, District Counsel

**Exhibit A: Legal Description of Property**  
**Exhibit B: Purchase and Sale Agreement**