

**RESOLUTION NO. 2025-08**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTY SERVICE AREA 64 – SPRING VALLEY DECLARING THAT COUNTY SERVICE AREA 64-OWNED PROPERTY [ASSESSOR'S PARCEL NUMBER 0473-183-23-0000], CONSISTING OF APPROXIMATELY 0.29 ACRES, IN VICTORVILLE, IS SURPLUS AND NO LONGER NECESSARY FOR THE USES AND PURPOSES OF COUNTY SERVICE AREA 64 PURSUANT TO GOVERNMENT CODE SECTIONS 25526.5, 25212(b), AND COUNTY POLICY 12-17 AND THAT SAID PROPERTY IS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(B); AND AUTHORIZING THE CONVEYANCE OF SAID PROPERTY TO THE ADJOINING PROPERTY OWNER, LEE DALE GRAHAM, PURSUANT TO PUBLIC RESOURCES CODE SECTION 5786.1(b), AND GOVERNMENT CODE SECTIONS 25526.5 AND 25212(b).**

On Tuesday January 14, 2025, on motion of Supervisors Hagman, duly seconded by Supervisor Baca, Jr. and carried, the following resolution is adopted by the Board of Supervisors of the County Service Area 64 – Spring Valley (District), San Bernardino County, State of California.

WHEREAS, the District is the owner in fee simple of that certain real property consisting of approximately 0.29 acres (12,632 square feet) located in Victorville, which is commonly known as Assessor Parcel Number (APN) 0473-183-23-0000 (Property); and

WHEREAS, Government Code Sections 25526.5, 25212(b) and County Policy No. 12-17 – Surplus Real Property (Policy No. 12-17) provide that if the Property is no longer needed, the District's Board of Supervisors (Board) may declare it surplus and authorize its disposition; and

WHEREAS, the Surplus Land Act, Government Code Sections 54220-54234 (Act), surplus land defines land as owned in fee simple by the District for which the Board of Supervisors takes formal action in a regular public meeting declaring the land is surplus and not necessary for the District's use, and provides that the surplus land shall be disposed of in accordance with the Act; and

WHEREAS, Section 54221(f)(1)(B) of the Act provides for an exemption if the surplus land that is less than one-half acre 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, none of the characteristics described in Government Code section 54221, subdivision (f)(2) apply to this Property, and

WHEREAS, Lee Dale Graham (Buyer) owns real property commonly known as APN 0473-183-42-0000, which is located adjacent to the Property; and

WHEREAS, Buyer desires to purchase the Property from the District and has agreed to pay \$6,300, an amount determined by the Real Estate Services Department to be consistent with fair market value, and agrees to pay for all escrow and title fees associated with this request; and

WHEREAS, the District reviewed the request and determined that the Property is surplus and no longer necessary for its uses and purposes and may sell the Property to Buyer pursuant to Government Code Sections 25526.5, 25212(b), and County Policy No. 12-17; and

WHEREAS, the District may sell the Property to Buyer pursuant to and in accordance with Public Resources Code Section 5786.1(b), which provides the District with the right to dispose of its real property, and Government Code Sections 25526.5 and 25212(b), since the Property is no longer needed for public purposes and the value of the Property does not exceed \$25,000; and

WHEREAS, the Board of Supervisors has considered the staff report presented at its meeting of January 14, 2025, relating to sale of the surplus Property to Buyer; and

NOW, THEREFORE, the Board of Supervisors of the District hereby finds, declares, and resolves as follows:

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

SECTION 2. The Board of Supervisors hereby declares that the Property is surplus land pursuant to Government Code Sections 25526.5, 25212(b) and County Policy No. 12-17 because it is no longer necessary for the uses and purposes of the District and is exempt surplus land pursuant to Government Code Section 54221(f)(1)(B), because the Property is surplus land that is less than one-half acre 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 Supervisors authorizes the sale of the Property to the Buyer for \$6,300, which has been determined as the fair market value, plus payment of all escrow fees and closing costs in accordance with Public Resources Code Section 5786.1(b), which provides the District with the right to dispose of its real property, and Government Code Sections 25526.5 and 25212(b) since the Property is no longer needed for public purposes and the value of the Property does not exceed \$25,000.

PASSED AND ADOPTED by the Board of Supervisors of County Service Area 64 – Spring Valley, by the following vote:

AYES: SUPERVISORS: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

NOES: SUPERVISORS: None.

ABSENT: SUPERVISORS: None.

\* \* \* \* \*

STATE OF CALIFORNIA )  
 )  
SAN BERNARDINO COUNTY ) ss.

I, **LYNNA MONELL**, Clerk of the Board of Supervisors of the County Service Area 64 – Spring Valley, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of January 14, 2025. #64 MBA

LYNNA MONELL  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy