



RESOLUTION NO. 26-06

RESOLUTION OF THE BOARD OF DIRECTORS HI-DESERT MEMORIAL HEALTHCARE DISTRICT

Morongo Basin Healthcare District

DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the Morongo Basin Healthcare District, formerly known as the Hi Desert Memorial Hospital District (hereafter, the “District”) is the owner in fee simple of that certain real property described in Exhibit “A,” attached hereto and incorporated herein, located at and commonly known as 57463 Twentynine Palms Hwy, Yucca Valley, Ca 92284, Units 205 and 206 (respectively, APNs: 0595-192-30-0000 and 0595-192-31-0000), which combined have approximately 5,900 square feet in exclusive condominium space (together, together “Property”); and

WHEREAS, the Property is less than one half acre in area, or 21,780 square feet, and it 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 no longer has any use for the Property; and

WHEREAS, the Surplus Land Act, Government Code sections 54220 *et seq.* (as amended, the “Act”), applies when a local agency disposes of “surplus land,” as that term is defined in Government Code section 54221; and

WHEREAS, the Property is “surplus land” under the Act, because it is land owned in fee simple by the District for which the District’s Board of Directors (“Board”) will take formal action (in the form of adoption of this resolution) in a regular public meeting declaring that the land is surplus and is not necessary for the District’s use; and

WHEREAS, the Property may be declared exempt surplus land if it is less than one-half acre in area and it is not contiguous to state or local agency property used for open-space or low- or moderate-income housing (Government Code section 54221(f)(1)(B)); and

WHEREAS, none of the characteristics listed under Government Code section 54221(f)(2) apply to the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution and findings of the Board.

Section 2. The Board hereby finds that (i) the Property is no longer necessary for the District’s use, (ii) the Property is smaller than one-half acre (or 21,780 square feet), and (iii) the Property 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. The District finds that to the extent that the Property is contiguous to another parcel declared exempt surplus pursuant to section 54221(f)(1)(B) of the Act, and in the event that the properties are disposed of simultaneously, they will not be disposed of to the same entity or entities working in concert. Furthermore, none of the characteristics listed under

Government Code section 54221(f)(2) apply to the Property. Further, the District finds that the entire lot for the condominium complex is also less than one-half acre, and thus the associated ownership in the common areas does not result in the Property exceeding one-half acre in size.

Section 3. The Board therefore declares that the Property is exempt surplus land pursuant to section 54221(f)(1)(B) of the Act.

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 mere designation of the Property as exempt surplus and authorization for District staff to comply with the Act do not qualify as a "project" as defined in State CEQA Guidelines section 15378. First, Section 15378 defines a project as an activity that "has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (State CEQA Guidelines, § 15378(a).) Here, the action is to declare the Property as exempt surplus, which will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Accordingly, the action is not a "project" subject to CEQA. (State CEQA Guidelines, § 15060(c).) Second, Section 15378 explicitly excludes from its definition of "project" the following: "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (State CEQA Guidelines, § 15378(b)(5).) The action to designate the Property as exempt surplus land constitutes an organizational or administrative activity that will not result in a physical change in the environment, and it therefore is not subject to CEQA. This Resolution does not constitute a binding commitment to any particular use of the Property.

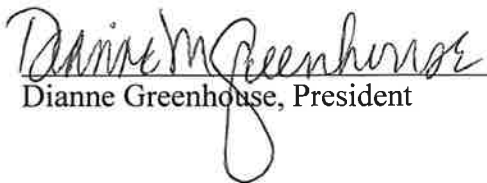
Section 5. The District's Chief Executive Officer, or designee, is hereby authorized and directed to send a copy of this Resolution to the California Department of Housing and Community Development in accordance with the requirements of Section 400(e) of the SLA Guidelines.

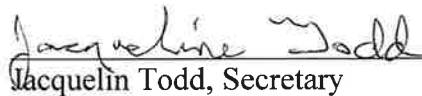
Section 6. If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

Section 7. The Board Clerk shall certify the adoption of this Resolution.

CERTIFICATION: This Resolution was passed and adopted at the regular meeting of the Board of Directors of the Hi-Desert Memorial Health Care District on the first day of October 2026 by the following roll call vote:

Director Cooper:	☒ Yes	☐ No	☐ Abstain	☐ Absent
Director Evans:	☒ Yes	☐ No	☐ Abstain	☐ Absent
Director Markle-Greenhouse:	☒ Yes	☐ No	☐ Abstain	☐ Absent
Director Todd	☒ Yes	☐ No	☐ Abstain	☐ Absent


Dianne Greenhouse, President


Jacquelin Todd, Secretary

ATTEST: _____
Karen Graley, Board Clerk