

RESOLUTION NO. 18, 2020-21

RESOLUTION OF THE BOARD OF EDUCATION  
OF THE REDLANDS UNIFIED SCHOOL DISTRICT  
DECLARING ITS INTENT TO DEDICATE AN INTEREST  
IN REAL PROPERTY TO THE CITY OF REDLANDS

WHEREAS, Education Code Section 17556 *et seq.* establishes procedures for dedication or conveyance by California public school districts of interests in real property for public street and highway purposes; and

WHEREAS, in accordance with Education Code Section 17557, before ordering any such dedication or conveyance, the governing board of a school district must during a regular open-session meeting adopt, by not less than two-thirds vote of all of its members, a resolution declaring its intent to dedicate or convey the real property interest; and

WHEREAS, such resolution of intent must describe the real property in such manner as to identify it, must specify the purposes for which, and the terms and conditions upon which, the property will be dedicated or conveyed; and

WHEREAS, Education Code Section 17557 also requires that the resolution of intent shall establish a time and date for a public hearing regarding the dedication or conveyance; and

WHEREAS, such public hearing is to occur during a public meeting of the governing board of the school district, at its regular place of meeting and not sooner than ten days following adoption of the resolution of intent; and

WHEREAS, Education Code Section 17558 requires giving of notice of the adoption of a resolution of intent by: (i) posting copies of the resolution signed by a majority of all members of the governing board of the school district in three public places within the boundaries of the school district at least ten days prior to the date of the public meeting; and (ii) publishing the notice once, at least five days before the date of the public meeting, in a newspaper of general circulation in the school district; and

WHEREAS, as provided in Education Code Section 17559, unless a protest to the proposed dedication or conveyance signed by at least ten percent of the qualified electors of the school district is filed with the governing board of the school district, the governing board may adopt a resolution to dedicate or convey the real property interest, at the meeting of the governing board at which the public hearing is held or at any other meeting of the governing board held within sixty days thereafter; and

WHEREAS, the Redlands Unified School District ("District") owns certain real property located south of W. Domestic Avenue, west of Texas Street, and north of W. Pioneer Avenue (collectively, the "Surrounding Streets") in the City of Redlands ("City"), County of San Bernardino, State of California, which generally is the site of the Citrus Valley High School ("District Property"); and

WHEREAS, the City intends to widen the Surrounding Streets and has requested that the District grant an easement over a portion of the District Property for public street purposes; and

WHEREAS, the portion of the District Property that would be subject to the easement requested by the City ("Subject Property") is described and depicted in the proposed "Grant of Roadway Easement" attached as Exhibit "A" to this Resolution;

NOW, THEREFORE, the Board of Education of the Redlands Unified School District ("Board of Education") hereby resolves, determines and orders as follows:

**Section 1.** The foregoing recitals are true and correct.

**Section 2.** The Board of Education has considered and approved this Resolution during open session of a regular meeting of the Board of Education.

**Section 3.** The Board of Education hereby declares its intent to dedicate an interest in the Subject Property to the City in accordance with Education Code Section 17556 *et seq.* and in the form of an irrevocable roadway easement.

**Section 4.** A public hearing on the question of dedicating an interest in the Subject Property to the City ("Public Hearing") shall be held during the regular meeting of the Board of Education on December 15, 2020, beginning at 7:00 p.m. or as soon thereafter as the matter may be heard, in the Redlands Unified School District Board Room located at 25 West Lugonia Avenue, Redlands, California.

**Section 5.** The Assistant Superintendent of Business Services for the District shall cause notice to be given, as provided in Education Code Section 17558, of the adoption of this Resolution and of the date, time, and place of the Public Hearing.

*[The remainder of this page intentionally left blank.]*

**Section 6.** This Resolution shall take effect immediately upon approval and adoption by the Board of Education of this Resolution by not less than two-thirds vote of all members of the Board of Education.

The foregoing resolution was adopted this 10th day of November 2020, by the following vote:

Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0

THE GOVERNING BOARD OF THE  
REDLANDS UNIFIED SCHOOL DISTRICT

[Signature]  
Michelle A. Ravello  
Dotty S. Polohan  
Jim O'Neil  
Christina Purani

**EXHIBIT "A"**  
**Proposed Grant of Roadway Easement**

RECORDING REQUESTED BY:  
MUNICIPAL UTILITIES & ENGINEERING  
DEPARTMENT  
CITY OF REDLANDS

WHEN RECORDED, RETURN TO:  
CITY CLERK'S OFFICE  
CITY OF REDLANDS  
P O BOX 3005  
REDLANDS CA 92373

(THIS SPACE FOR RECORDER'S USE ONLY)

**GRANT OF ROADWAY EASEMENT**

This Grant of Roadway Easement is entered into by and between

REDLANDS UNIFIED SCHOOL DISTRICT

and the City of Redlands, a Municipal Corporation (herein "City") duly organized in accordance with the laws of the State of California.

For valuable consideration, receipt of which is hereby acknowledged

REDLANDS UNIFIED SCHOOL DISTRICT

hereby grants to the City of Redlands an irrevocable roadway easement over that certain real property ("Easement Area"), described on Exhibit "A" and shown on Exhibit "B" attached hereto, for the following purposes:

A. Right-of-way at any time, or from time to time, to construct, maintain, operate replace, and renew the roadway described on Exhibit "A" and shown on Exhibit "B", and appurtenant structures in, upon and across said Easement Area or any part thereof; and

B. Ingress and egress over the Easement Area for vehicular or pedestrian traffic.

Executed on \_\_\_\_\_, 2020 REDLANDS UNIFIED SCHOOL DISTRICT

By: \_\_\_\_\_  
Mauricio Arellano,  
Superintendent of Schools

CERTIFICATE OF ACCEPTANCE

This is to Certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, by REDLANDS UNIFIED SCHOOL DISTRICT, is hereby accepted by the undersigned officer or agent on behalf of the City Council of the City of Redlands pursuant to the authority conferred by Resolution No. 6756 of the City Council of the City of Redlands adopted on September 3, 2008 and the grantee consents to recordation thereof by its duly authorized officer.

DATED: \_\_\_\_\_

BY: \_\_\_\_\_  
Charles M. Duggan Jr., City Manager

ATTEST: \_\_\_\_\_  
Jeanne Donaldson, City Clerk

EXHIBIT "A"  
LEGAL DESCRIPTION  
RIGHT OF WAY DEDICATION

Being a portion of Lots 1, 2, 3, 4, 5 and 6 of the Davenport Subdivision as recorded in Map Book 13, Page 42 therein, Records of San Bernardino County, lying in the north half of the southeast quarter and the south half of the northeast quarter of Section 16, Township 1 South, Range 3 West, SBM, in the City of Redlands, County of San Bernardino, State of California, more particularly described as follows:

Parcel 1

Commencing at the centerline intersection of Pioneer Avenue and Texas Street;

Thence South 89°52'13" West along the centerline of Pioneer Street, a distance of 1345.24 feet;

Thence North 00°07'47" West, a distance of 33.00 feet to a point on the northerly right of way of Pioneer Avenue, being 33.00 feet half width, said point also being the Point of Beginning;

Thence South 89°52'13" West along said northerly right of way, a distance of 634.61 feet to the westerly line of said Lot 1;

Thence North 00°31'52" West along said westerly line, a distance of 11.00 feet to a point on a line parallel with and distance 11 feet northerly, measured at a right angle, from said northerly right of way;

Thence North 89°52'13" East along said parallel line a distance of 634.61 feet;

Thence South 00°29'59" East a distance of 11.00 feet to the Point of Beginning.

Containing 0.16 acres, more or less.

Parcel 2

Commencing at the centerline intersection of Pioneer Avenue and Texas Street;

Thence North 00°29'28" West along the centerline of Texas Street, a distance of 33.21 feet;

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Thence South 89°30'32" West, a distance of 33.00 feet to a point on the northerly right of way of Pioneer Avenue, being 33.00 feet half width, said point also being the Point of Beginning;

Thence South 89°52'13" West along said northerly right of way, a distance of 1287.03 feet;

Thence North 00°29'59" West a distance of 11.00 feet to a point on a line parallel with and distance 11 feet northerly, measured at a right angle, from said northerly right of way;

Thence North 89°52'13" East along said parallel line a distance of 236.36 feet;

Thence North 00°07'47" West a distance of 4.00 feet to a point on a line parallel with and distance 15 feet northerly, measured at a right angle, from said northerly right of way;

Thence North 89°52'13" East along said parallel line a distance of 622.16 feet;

Thence South 00°07'47" East a distance of 4.00 feet to a point on a line parallel with and distance 11 feet northerly, measured at a right angle, from said northerly right of way;

Thence North 89°52'13" East along said parallel line a distance of 385.76 feet to the beginning of a tangent curve concave to the northwest, having a radius of 38.33 feet, from which the radius point bears North 00°07'47" West;

Thence easterly and northeasterly, along said curve to the left, through a central angle of 55°37'40", an arc distance of 37.21 feet, to a point on a line parallel with and distance 11 feet westerly, measured at a right angle, from the westerly right of way of Texas Street, being 33.00 feet half width, said point also bears North 55°45'27" West to the radius point;

Thence North 00°29'28" West along said parallel line a distance of 1219.77 feet to the beginning of a non-tangent curve concave to the southwest, having a radius of 19.83 feet, from which the radius point bears South 40°28'19" West;

Thence northwesterly and westerly, along said curve to the left, through a central angle of 40°29'41", an arc distance of 14.02 feet, to a point on a line parallel with and distance 10 feet southerly, measured at a right angle, from the southerly right of way of Domestic Avenue, being 20.00 feet half width, said point also bears South 00°01'23" East to the radius point;

Thence South 89°58'37" West along said parallel line a distance of 1180.89 feet;

Thence North 00°29'59" West a distance of 10 feet to a point on the said southerly right of way of Domestic Avenue;

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Thence North 89°58'37" East along said southerly right of way, a distance of 1204.73 feet to a point on the said westerly right of way of Texas Street;

Thence South 00°29'28" East along said westerly right of way, a distance of 1262.19 feet to the Point of Beginning.

Containing 0.98 acres, more or less.

### Parcel 3

Commencing at the centerline intersection of Domestic Avenue and Texas Street;

Thence South 89°58'37" West along the centerline of Domestic Avenue, a distance of 1320.08 feet;

Thence South 00°01'23" East, a distance of 20.00 feet to a point on the southerly right of way of Domestic Avenue, being 20.00 feet half width, said point also being the Point of Beginning;

Thence continuing South 00°01'23" East a distance of 10.00 feet to a point on a line parallel with and distance 10 feet southerly, measured at a right angle, from the said southerly right of way;

Thence South 89°58'37" West along said parallel line a distance of 660.22 feet to the westerly line of said Lot 1;

Thence North 00°01'23" West along said westerly line a distance of 10.00 feet to a point on said southerly right of way;

Thence North 89°58'37" East along said southerly right of way a distance of 660.22 feet to the Point of Beginning.

Containing 0.15 acres, more or less.

See exhibit "B" attached hereto and made a part thereof.

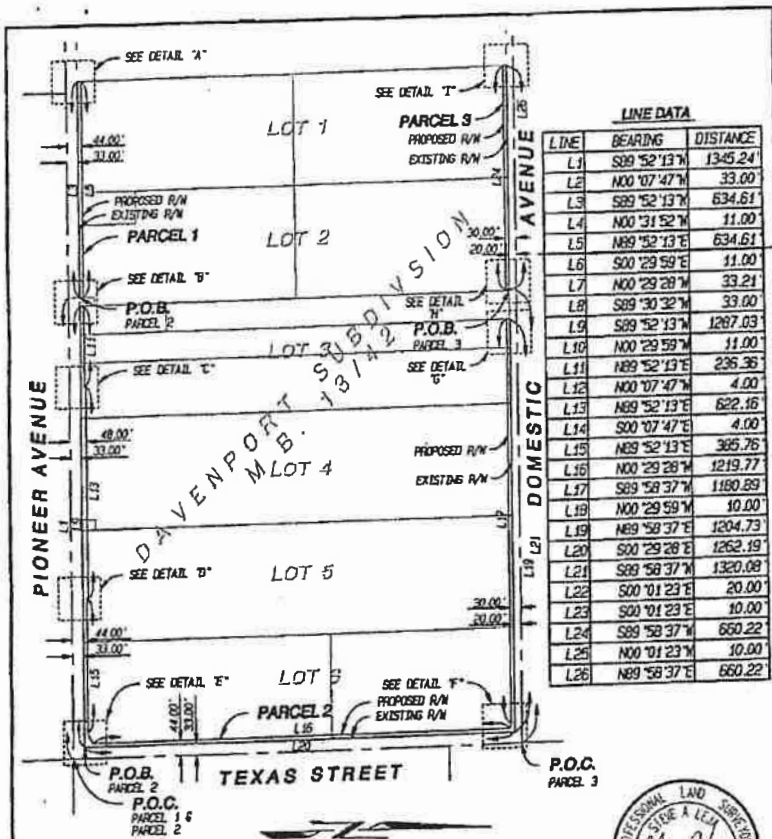


Date: 7/10/2020

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| LINE DATA |             |          |
|-----------|-------------|----------|
| LINE      | BEARING     | DISTANCE |
| L.1       | S09°52'13"W | 1345.24' |
| L.2       | N00°07'47"E | 33.00'   |
| L.3       | S89°52'13"W | 634.61'  |
| L.4       | N00°31'52"E | 11.00'   |
| L.5       | N89°52'13"E | 634.61'  |
| L.6       | S00°29'59"E | 11.00'   |
| L.7       | N00°29'28"W | 33.21'   |
| L.8       | S89°30'32"W | 33.00'   |
| L.9       | S89°52'13"W | 1267.03' |
| L.10      | N00°29'59"W | 11.00'   |
| L.11      | N89°52'13"E | 236.36'  |
| L.12      | N00°07'47"E | 4.00'    |
| L.13      | N89°52'13"E | 622.16'  |
| L.14      | S00°07'47"E | 4.00'    |
| L.15      | N89°52'13"E | 365.76'  |
| L.16      | N00°29'28"W | 1219.77' |
| L.17      | S89°58'37"W | 1180.89' |
| L.18      | N00°29'59"W | 10.00'   |
| L.19      | N89°59'37"E | 1204.73' |
| L.20      | S00°29'28"E | 1262.19' |
| L.21      | S89°58'37"W | 1320.08' |
| L.22      | S00°01'23"E | 20.00'   |
| L.23      | S00°01'23"E | 10.00'   |
| L.24      | S89°58'37"W | 660.22'  |
| L.25      | N00°01'23"W | 10.00'   |
| L.26      | N89°58'37"E | 660.22'  |

| CURVE DATA |           |        |        |         |
|------------|-----------|--------|--------|---------|
| LINE       | DELTA     | RADIUS | APC    | TANGENT |
| C1         | 55°37'40" | 39.33' | 37.21' | 20.22'  |
| C2         | 40°29'41" | 19.83' | 14.02' | 7.31'   |

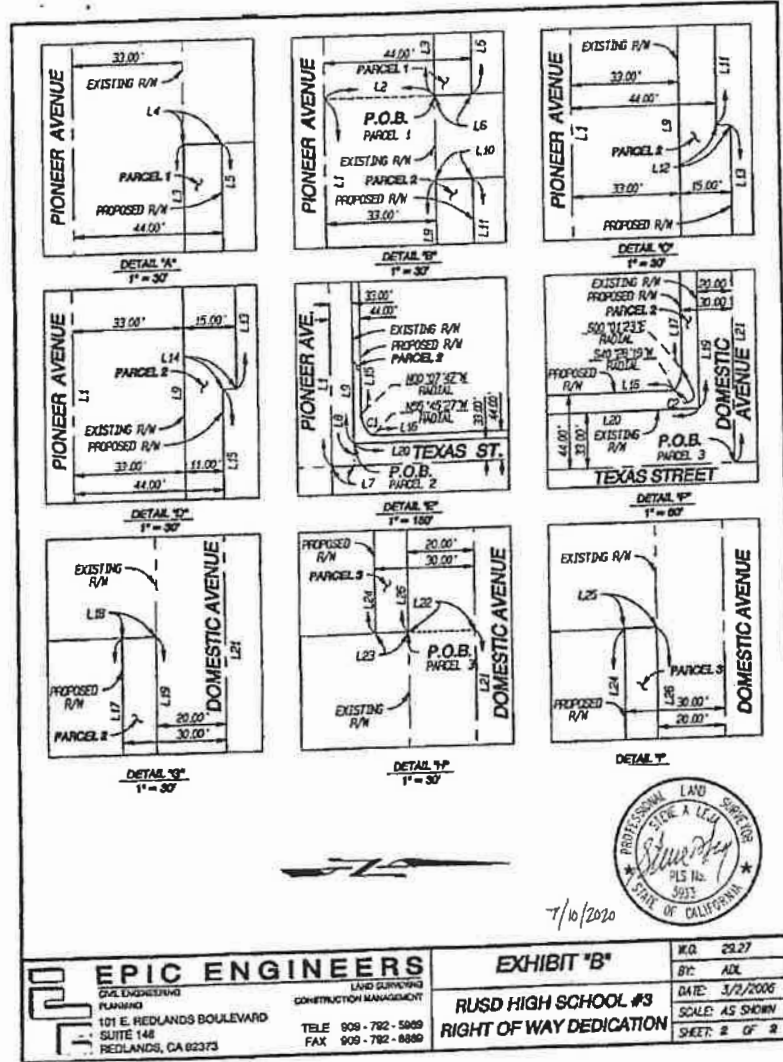


7/10/2020

**EPIC ENGINEERS**  
 CIVIL ENGINEERING PLANNING  
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 TELE 909-782-5869  
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**EXHIBIT "B"**  
 RUHD HIGH SCHOOL #3  
 RIGHT OF WAY DEDICATION  
 N.D. 29.27  
 B.C. ADL  
 DATE: 3/2/2006  
 SCALE: 1" = 300'  
 SHEET: 1 OF 2

7/10/2027 Redlands High #3 (RHS) 24pro Plat Date: 3/2/2006



7/10/2020

**EPIC ENGINEERS**  
 CIVIL ENGINEERING PLANNING  
 101 E. REDLANDS BOULEVARD SUITE 148  
 REDLANDS, CA 92373  
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**EXHIBIT "B"**  
 RUHD HIGH SCHOOL #3  
 RIGHT OF WAY DEDICATION  
 N.D. 29.27  
 B.C. ADL  
 DATE: 3/2/2006  
 SCALE: AS SHOWN  
 SHEET: 2 OF 2

7/10/2027 Redlands High #3 (RHS) 24pro Plat Date: 3/2/2006