

RESOLUTION NO. 14, 2024-25

**RESOLUTION OF THE BOARD OF EDUCATION
OF THE REDLANDS UNIFIED SCHOOL DISTRICT
DECLARING ITS INTENT TO DEDICATE AN INTEREST
IN REAL PROPERTY TO SOUTHERN CALIFORNIA EDISON**

WHEREAS, Education Code Section 17557 *et seq.* establishes procedures for dedication or conveyance of any property by California public school districts of interests in real property for the purpose of providing electrical power to vehicle charging stations; 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 known as the Transportation Department, located at 955 E. Citrus Avenue in the City of Redlands (“City”), County of San Bernardino, State of California (“District Property”); and

WHEREAS, Southern California Edison (SCE) is requesting a grant of easement and right of way to provide electrical power to vehicle charging stations; and

WHEREAS, the portion of the District Property that would be subject to the easement requested by SCE (“Subject Property”) is described and depicted in the proposed “Grant of 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 SCE in accordance with Education Code Section 17557 *et seq.* and in the form of a revocable easement.

Section 4. A public hearing on the question of dedicating an interest in the Subject Property to SCE (“Public Hearing”) shall be held during the regular meeting of the Board of Education on October 22, 2024, beginning at 6:00 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 is 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 8th day of October 2024, by the following vote:

THE GOVERNING BOARD OF THE
REDLANDS UNIFIED SCHOOL DISTRICT

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

Exhibit A

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

Mail Tax Statements to: N/A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc No.:

**GRANT OF
EASEMENT**
Vehicle Charging Station

DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00).	DISTRICT Redlands	SERVICE ORDER TD2226791	SERIAL NO.	MAP SIZE
SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	GVM 202-2250-1 APN 0170-241-37	APPROVED: VEGETATION & LAND MANAGEMENT/LAW DEPARTMENT (M.A.R.)	BY SLS/BT	DATE 08/13/2024

REDLANDS UNIFIED SCHOOL DISTRICT OF SAN BERNARDINO COUNTY, (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time overhead and underground electrical supply systems and internal communication systems for SCE's sole use (hereinafter referred to as "systems"), consisting of poles, guys and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, solely for the purpose of providing electrical power to vehicle charging stations, in, on, over, under, across and along that certain real property in the City of Redlands, County of San Bernardino, State of California, described as follows:

VARIOUS STRIPS OF LAND LYING WITHIN THAT PORTION OF LOTS 9, 10, AND 11 IN BLOCK "L" OF LUGONIA PARK, AS PER MAP RECORDED IN BOOK 4, PAGE 50 OF MAPS, SAID PORTION IS MORE PARTICULARLY DESCRIBED IN THE DEED TO THE GRANTOR HEREIN, RECORDED ON SEPTEMBER 17, 1964 IN BOOK 6233, PAGE 531, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, HEREINAFTER REFERRED TO AS "LAND", THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN CURVE IN THE WESTERLY LINE OF SAID "LAND", DESCRIBED AS BEING CONCAVE TO *THE SOUTHWEST*, HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 43°36'07", AND AN ARC LENGTH OF 176.55 FEET IN SAID DEED, A RADIAL LINE PASSING THROUGH SAID TERMINUS BEARS NORTH 89°45'02" EAST;

THENCE NORTHERLY ALONG SAID CERTAIN CURVE, THROUGH A CENTRAL ANGLE OF 09°56'32" AN ARC DISTANCE OF 40.26 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 12.50 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 60°40'10" EAST;

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°34'15" AN ARC DISTANCE OF 9.07 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 235.00 FEET, SAID CURVE BEING CONCENTRIC WITH

AND DISTANT 3.00 FEET EASTERLY FROM SAID CERTAIN CURVE IN THE WESTERLY LINE OF SAID "LAND";

THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°01'30" AN ARC DISTANCE OF 65.73 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 12.50 FEET;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°04'35" AN ARC DISTANCE OF 10.71 FEET;

THENCE NORTH 20°48'40" EAST 3.94 FEET TO THE **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHERLY IN THE WESTERLY LINE OF SAID "LAND" AND NORTHERLY IN THE SOUTHWESTERLY LINE OF STRIP #2 DESCRIBED HEREINBELOW.

STRIP #2 (17.00 FEET WIDE)

COMMENCING AT SAID POINT "A";

THENCE NORTH 27°41'21" WEST 3.57 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 62°18'39" EAST 14.00 FEET TO THE **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

STRIP #3 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "B";

THENCE SOUTH 27°41'21" EAST 3.25 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 77°49'15" EAST 10.35 FEET;

THENCE SOUTH 30°22'14" EAST 3.00 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE WESTERLY IN THE NORTHEASTERLY LINE OF STRIP #2 DESCRIBED HEREINABOVE AND TO JOIN AT THE ANGLE POINT.

It is understood and agreed that the above description is approximate only, it being the intention of the Grantor(s) to grant an easement for said systems as constructed. The centerline of the easement shall be coincidental with the centerline of said systems as constructed in, on, over, under, across, and along the Grantor(s) property.

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor agrees for itself, its heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the hereinbefore described easement area. The Grantee, and its contractors, agents and employees, shall have the right to trim or top such trees and to cut such roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

Upon written request, Grantee shall relocate its facilities installed hereunder to another mutually approved area on Grantor's property and provided that Grantee has first been given an easement over such new area on terms identical to those set forth herein. Such relocation shall be at Grantor's sole cost and expense. Upon completion of the relocation, Grantee shall execute a quitclaim of this easement on terms reasonably acceptable to Grantor and Grantee.

To the extent Grantor removes the vehicle charging stations, and such removal is not part of a relocation, Grantor may, upon sixty (60) days written notice, terminate this easement and Grantee shall execute a quitclaim on a mutually acceptable form. However, except in connection with a termination of that certain Charge Ready Participation agreement affecting Grantor's property (the "CR Agreement) in accordance with the terms thereof, in no event will the vehicle charging stations be removed for a period of ten (10) years from "In-Service Date" (as defined in the CR Agreement). Upon termination, Grantee shall have a limited right to access the property for the purpose of removing its facilities or Grantee may abandon its systems in place. In addition, upon written request, Grantee will execute a quitclaim of this easement on terms reasonably acceptable to Grantee and Grantor.

EXECUTED this ____ day of _____, 20__.

GRANTOR
REDLANDS UNIFIED SCHOOL DISTRICT OF SAN BERNARDINO COUNTY
By _____ Exhibit A
Name _____
Title _____

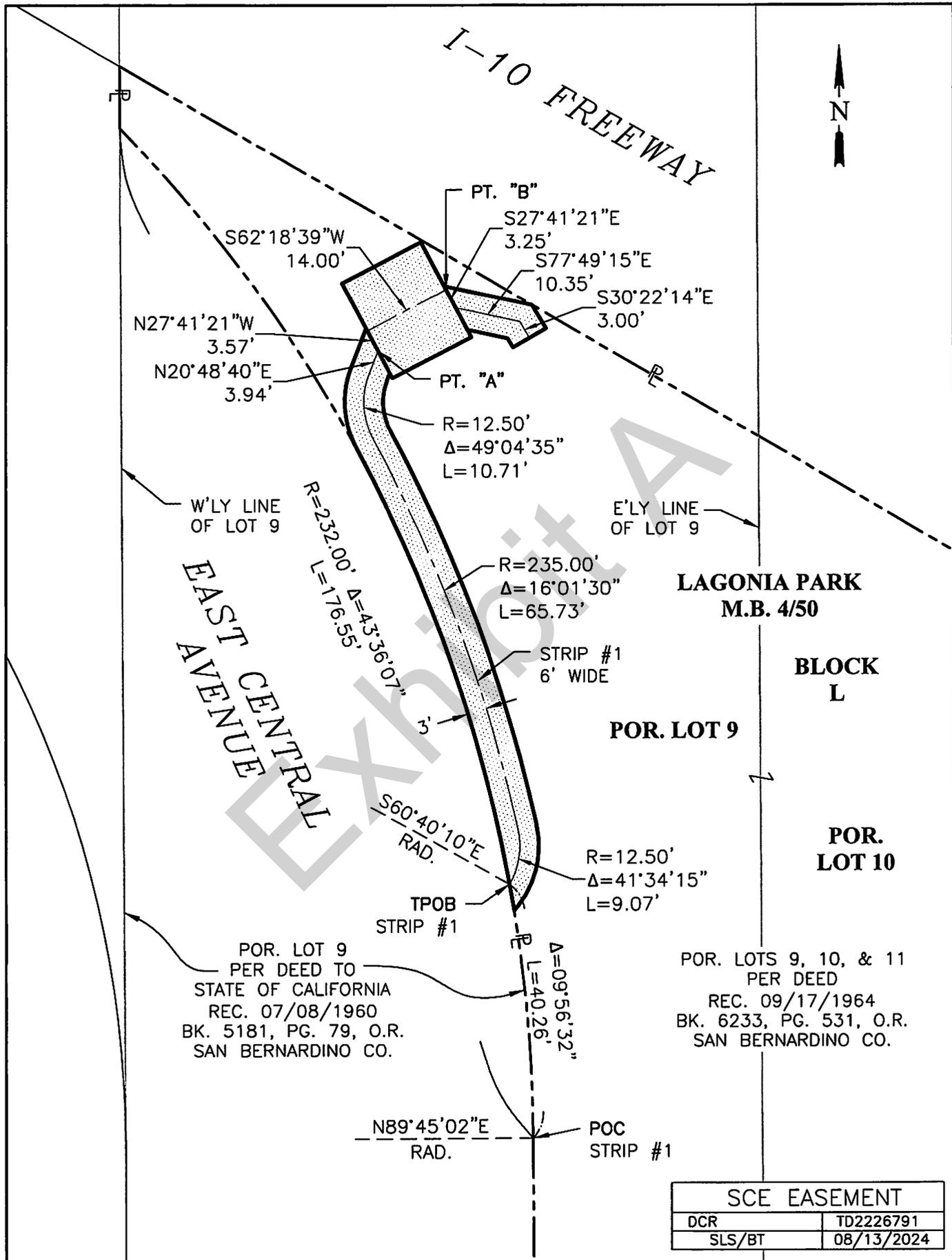
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)



EAST AVENUE CENTRAL

I-10 FREEWAY



S62°18'39"W 14.00'
 N27°41'21"W 3.57'
 N20°48'40"E 3.94'
 S27°41'21"E 3.25'
 S77°49'15"E 10.35'
 S30°22'14"E 3.00'
 PT. "B"
 PT. "A"

R=12.50'
 $\Delta=49^{\circ}04'35''$
 L=10.71'

W'LY LINE OF LOT 9

E'LY LINE OF LOT 9

R=232.00'
 $\Delta=43^{\circ}36'07''$
 L=176.35'

R=235.00'
 $\Delta=16^{\circ}01'30''$
 L=65.73'

LAGONIA PARK
M.B. 4/50

BLOCK L

POR. LOT 9

STRIP #1
6' WIDE

POR. LOT 10

S60°40'10"E
 RAD.

R=12.50'
 $\Delta=41^{\circ}34'15''$
 L=9.07'

TPOB
STRIP #1

POR. LOT 9
 PER DEED TO
 STATE OF CALIFORNIA
 REC. 07/08/1960
 BK. 5181, PG. 79, O.R.
 SAN BERNARDINO CO.

POR. LOTS 9, 10, & 11
 PER DEED
 REC. 09/17/1964
 BK. 6233, PG. 531, O.R.
 SAN BERNARDINO CO.

$\Delta=09^{\circ}56'32''$
 L=40.26'

N89°45'02"E
 RAD.

POC
STRIP #1

SCE EASEMENT	
DCR	TD2226791
SLS/BT	08/13/2024