

**SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM**

TO: **Members of the Governing Board**

SUBJECT: **ADOPTION OF RESOLUTION OF INTENT TO CONVEY
MAINTENANCE EASEMENTS TO CITY OF VACAVILLE**

REQUESTED ACTION:

- Information **OR** Approval
 Consent **OR** Non-Consent

SUMMARY:

City of Vacaville (City) seeks an easement to maintain the sidewalk and traffic equipment located on portions of the District property at the intersection of North Village Parkway at the Solano Community College, Vacaville Center. Pursuant to Education Code 81310 et seq., the Board is authorized to convey an easement to the City with a two-meeting process: (1) the first meeting is to declare its intent to convey a proposed easement; and (2) the second meeting is to hold a public hearing on the proposed conveyance. *CONTINUED ON THE NEXT PAGE*

STUDENT SUCCESS IMPACT:

- Help our students achieve their educational, professional and personal goals
 Basic skills education
 Workforce development and training
 Transfer-level education
 Other: Student and community safety at campus.

Ed. Code: 81310-81312 Board Policy: 3360 Estimated Fiscal Impact: \$0.00

SUPERINTENDENT'S RECOMMENDATION:

- APPROVAL** **DISAPPROVAL**
 NOT REQUIRED **TABLE**

Lucky Lofton
Executive Bonds Manager

PRESENTER'S NAME

4000 Suisun Valley Road
Fairfield, CA 94534

ADDRESS

(707) 863-7855

TELEPHONE NUMBER

Robert Diamond
VP, Finance & Administration

VICE PRESIDENT APPROVAL

July 2, 2020

**DATE SUBMITTED TO
SUPERINTENDENT-PRESIDENT**

Dr. Celia Esposito-Noy
Superintendent-President

July 15, 2020

**DATE APPROVED BY
SUPERINTENDENT-PRESIDENT**

GOVERNING BOARD AGENDA ITEM

TO: Members of the Governing Board

**SUBJECT: ADOPTION OF RESOLUTION OF INTENT TO CONVEY
MAINTENANCE EASEMENTS TO CITY OF VACAVILLE**

SUMMARY:

CONTINUED FROM THE PREVIOUS PAGE

The Board is asked to approve and adopt the attached Resolution of Intent (1) to declare its intent to convey an easement to the City for maintenance purposes and set a hearing date to consider and approve the easement, in accordance with statute, and (2) so staff can make the appropriate public notices in accordance with statute.

The agreement is available online at <http://www.solano.edu/measureq/planning.php>

SOLANO COMMUNITY COLLEGE DISTRICT

RESOLUTION NO. _____

RESOLUTION OF INTENT TO CONVEY EASEMENTS TO THE CITY OF VACAVILLE

WHEREAS, Section 81310 et seq. of the California Education Code authorizes the Solano Community College District ("**District**"), by two-thirds (2/3) vote of its governing board ("**Board**"), to dedicate or convey to any political subdivision or municipal corporation for public street or highway purposes, including right of way purposes, any land belonging to the community college district either with or without consideration and without a vote of the electors of the district first being taken, upon such terms and conditions as the parties thereto may agree.

WHEREAS, the District owns real property commonly referred to as the Solano Community College, Vacaville Center, located at 2001 North Village Parkway in Vacaville, California ("**Property**").

WHEREAS, the City of Vacaville ("**City**") maintains the right of ways within city limits, including sidewalks and traffic equipment, portions of which are located on the Property at the intersection of North Village Parkway.

WHEREAS, the District agreed to convey the portions of the Property to the City, for public right of way maintenance purposes, so the City can maintain and operate the sidewalk and traffic equipment at the intersection in front of the Property.

WHEREAS, the proposed Easements to be conveyed from District to City is legally described in the attached **EXHIBITS A and B**, totaling six pages.

WHEREAS, the District desires to give notice of its intent to convey the Easements to the City, and to call a public hearing in connection therewith, in accordance with California Education Code section 81311.

NOW, THEREFORE, the Governing Board of the Solano Community College District does hereby resolve as follows:

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

Section 2. Intent to Convey the Easement. The District declares its intent to convey the Easements to the City for public right of way maintenance purposes.

Section 3. Public Hearing. The Superintendent or designee is hereby directed to give notice that, on **Wednesday, August 19, 2020, at 6:30 p.m., or as soon thereafter as practicable**, in the **Administration Building, Denis Honeychurch Board Room 626** located at **4000 Suisun Valley Road in Fairfield**, the Board will hold a public hearing on the question of whether to convey the Easements to the City. The public hearing shall be held during the regularly scheduled public meeting of the Board. Notice of the public hearing shall be given by posting copies of this Resolution, signed by the Board members or a majority thereof, in three (3) public places within the District, at least ten (10) days prior to the hearing, and by publishing the notice of public hearing once in a newspaper of general circulation in the District, at least five (5) days prior to the hearing. At the time and place of the public hearing, if no legal protest is entered, the Board may adopt a resolution by a two-

thirds (2/3) vote of all of its members authorizing and directing the conveyance of the Easements to the City.

PASSED, ADOPTED, and APPROVED by a 2/3 vote of the members of the Governing Board of the Solano Community College District on July 15, 2020, by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

Signed: _____

Exhibit "A"
Traffic Signal Equipment Easement

That portion of Lot 1A as shown and delineated on that certain map entitled "Tract map for Mission Land and Development Company", recorded May 8, 1998, in Book 68 of Maps at Page 40, Solano County Records, lying in the City of Vacaville, County of Solano, State of California, described as follows:

COMMENCING at the southerly terminus of that certain course number "L31" of said map, said point being the beginning of a curve concave to the southwest, having a radius of 676.00 feet and radial bearing North70°45'33"East, said point also being on the easterly right of way line of North Village Parkway; thence along said easterly right of way, 281.75 feet along said curve, through a central angle of 23°52'48" to the **POINT OF BEGINNING**; thence leaving said easterly right of way, South82°09'47"East 31.33 feet; thence South7°50'13"West 24.00 feet; thence North82°09'47"West 30.42 feet to a point on the easterly right of way of North Village Parkway, said point being the beginning of a non-tangent curve, having a radius of 676.00 feet and a radial bearing South83°19'30"East; thence northeasterly along said right of way, 24.02 feet along said curve, through a central angle of 2°02'09" to the **POINT OF BEGINNING**.

Said description contains 739.4 square feet, more or less.

The Basis of Bearings of this Survey is the California Coordinate System, Zone 2, North American Datum of 1983 (NAD83), (Epoch 1991.35), as determined locally by a line between City of Vacaville G.P.S. Control Stations "B04II" and "C02III" being North36°22'35"East as derived from geodetic values published in that certain Record of Survey titled "City of Vacaville Record of Survey G.P.S. Control Network" filed for record January 15, 1997 in Book 22 of Surveys at Page 10, Solano County Records.

All distances and areas shown herein are "ground" distances. To obtain "grid" distances divide "ground" distances by the Combined Factor of 0.999987381.

 2-21-17

John C. Wunschel III PLS 8937 Date



EXHIBIT "B"

PORTION OF LOT 1A
68 S.D. 40

N70°45'33"E
(R)

P.O.C.
SOUTHERLY TERMINUS
OF COURSE "L31" (68 S.D. 40)

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RADIAL BEARING
- o DIMENSION POINT
-  EASEMENT AREA: 739.4 SQ.FT.



NORTH VILLAGE PKWY

R=676.00' Δ=23°52'48" L=281.75'

**SOLANO COMMUNITY
COLLEGE DISTRICT
APN 0133-180-150
LOT 1A
68 S.D. 40**

MCKEVITT AVE

P.O.B.

R=676.00'
Δ=2°02'09"
L=24.02'

S82°09'47"E 31.33'

S7°50'13"W 24.00'

S83°19'30"E (R)

N82°09'47"W 30.42'

AKERLY DRIVE



VACAVILLE CENTER INTERSECTION IMPROVEMENTS 1 OF 1
TRAFFIC SIGNAL EQUIPEMENT EASEMENT

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Exhibit "A"
Traffic Signal Equipment Easement

That portion of Parcel "B" as described in the Grant Deed to Solano Community College District, recorded on July 15, 2014, in Document No. 201400052224, Solano County Official Records, lying in the City of Vacaville, County of Solano, State of California, described as follows:

COMMENCING at the southerly terminus of that certain course number "L63" as shown and delineated on that certain map entitled "Tract map for Mission Land and Development Company", recorded May 8, 1998, in Book 68 of Maps at Page 40, Solano County Records, said point being the beginning of a curve concave to the southwest, having a radius of 546.00 feet and radial bearing North70°45'33"East, said point also being on the westerly right of way line of North Village Parkway; thence along said westerly right of way, 234.85 feet along said curve, through a central angle of 24°38'42" to the **POINT OF BEGINNING**, said point being the beginning of a curve to the right having a radius of 546.00 feet; thence continuing along said westerly right of way, 53.84 feet along said curve, through a central angle of 5°39'00"; thence leaving said westerly right of way along the following five (5) courses:

- 1) North45°05'15"West 20.00 feet;
- 2) North7°05'00"East 7.54 feet;
- 3) North82°55'00"West 46.33 feet;
- 4) North7°05'00"East 34.00 feet;
- 5) South82°55'00"East 63.20 feet to the **POINT OF BEGINNING**.

Said description contains 2,381.0 square feet, more or less.

The Basis of Bearings of this Survey is the California Coordinate System, Zone 2, North American Datum of 1983 (NAD83), (Epoch 1991.35), as determined locally by a line between City of Vacaville G.P.S. Control Stations "B04II" and "C02III" being North36°22'35"East as derived from geodetic values published in that certain Record of Survey titled "City of Vacaville Record of Survey G.P.S. Control Network" filed for record January 15, 1997 in Book 22 of Surveys at Page 10, Solano County Records.

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John C. Wunschel III PLS 8937 Date 2-21-17



EXHIBIT "B"

PORTION OF PARCEL "B"
PER DOC. 201400052224 O.R.

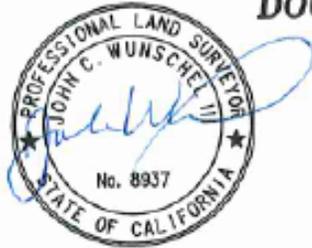
APN 133-190-540
LOT 'D'
89 S.D. 19

N70°45'33"E (R)
P.O.C.
SOUTHERLY TERMINUS
OF COURSE "L63"
(68 S.D. 40)

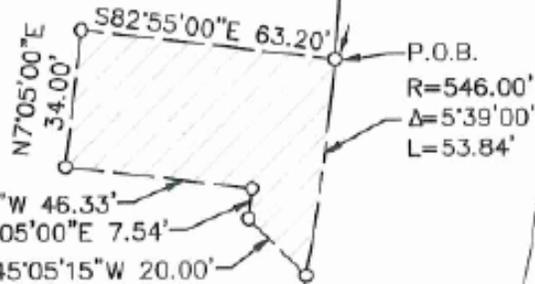


NORTH VILLAGE PKWY

**SOLANO COMMUNITY
COLLEGE DISTRICT
APN 133-190-520
PARCEL B
DOC. 201400052224**



R=546.00' Δ=24°38'42" L=234.85



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RADIAL BEARING
- o DIMENSION POINT
-  EASEMENT AREA: 2,381.0 SQ.FT.

VACAVILLE CENTER INTERSECTION IMPROVEMENTS 1 OF 1
TRAFFIC SIGNAL EQUIPEMENT EASEMENT

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Exhibit "A"
Public Sidewalk Easement

That portion of Parcel "B" as described in the Grant Deed to Solano Community College District, recorded on July 15, 2014, in Document No. 201400052224, Solano County Official Records, lying in the City of Vacaville, County of Solano, State of California, described as follows:

COMMENCING at the southerly terminus of that certain course number "L63" as shown and delineated on that certain map entitled "Tract map for Mission Land and Development Company", recorded May 8, 1998, in Book 68 of Maps at Page 40, Solano County Records, said point being the beginning of a curve concave to the southwest, having a radius of 546.00 feet and radial bearing North70°45'33"East, said point also being on the westerly right of way line of North Village Parkway; thence along said westerly right of way, 187.27 feet along said curve, through a central angle of 19°39'05" to the **POINT OF BEGINNING**, said point being the beginning of a curve to the right having a radius of 546.00 feet; thence continuing along said westerly right of way, 101.43 feet along said curve, through a central angle of 10°38'36"; thence leaving said westerly right of way along the following six (6) courses:

- 1) North45°05'15"West 20.00 feet;
- 2) North30°34'44"East 12.57 feet;
- 3) North6°13'37"East 44.58 feet;
- 4) North18°13'26"West 13.61 feet;
- 5) North57°28'46"East 15.04 feet;
- 6) North23°43'45"East 11.48 feet to the **POINT OF BEGINNING**.

Said description contains 1,114.6 square feet, more or less.

The Basis of Bearings of this Survey is the California Coordinate System, Zone 2, North American Datum of 1983 (NAD83), (Epoch 1991.35), as determined locally by a line between City of Vacaville G.P.S. Control Stations "B04II" and "C02III" being North36°22'35"East as derived from geodetic values published in that certain Record of Survey titled "City of Vacaville Record of Survey G.P.S. Control Network" filed for record January 15, 1997 in Book 22 of Surveys at Page 10, Solano County Records.

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John C. Wunschel III PLS 8937 Date



EXHIBIT "B"

PORTION OF PARCEL "B"
PER DOC. 201400052224 O.R.

APN 133-190-540
LOT 'D'
89 S.D. 19

N70°45'33"E (R)
P.O.C.
SOUTHERLY TERMINUS
OF COURSE "L63"
(68 S.D. 40)

**SOLANO COMMUNITY
COLLEGE DISTRICT
APN 133-190-520
PARCEL B
DOC. 201400052224**

NORTH VILLAGE PKWY



N23°43'45"E 11.48'
N57°28'46"E 15.04'
N18°13'26"W 13.61'
N6°13'37"E 44.58'
N30°34'44"E 12.57'
N45°05'15"W 20.00'

P.O.B.

R=546.00' Δ=19°39'05" L=187.27'
R=546.00' Δ=10°38'36" L=101.43'

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RADIAL BEARING
- o DIMENSION POINT
-  EASEMENT AREA: 1,114.6 SQ.FT.

**VACAVILLE CENTER INTERSECTION IMPROVEMENTS
PUBLIC SIDEWALK EASEMENT**

1 OF 1

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