

## JEFFERSON UNION HIGH SCHOOL DISTRICT

### PUBLIC HEARING NOTICE

#### PROPOSED DEDICATION AND CONVEYANCE OF A SEWER EASEMENT TO NORTH SAN MATEO COUNTY SANITATION DISTRICT

**NOTICE IS HEREBY GIVEN** that, pursuant to Education Code section 17556, *et seq.*, the Board of Trustees ("Board") of the Jefferson Union High School District ("District") has adopted a Resolution of Intention to dedicate and convey a sewer easement to North San Mateo County Sanitation District ("Sanitation District") for right of way purposes, so the Sanitation District can excavate, install, construct, remove, repair, replace, reconstruct, maintain and/or use sewer facilities, together with a right of way therefor, within the easement area, and for Sanitation District's compliance with state or federal regulations, and also ingress thereto and egress therefrom, over and across a portion of the District's property located at 699 Serramonte Boulevard, Daly City, California, APN 091-211-230 ("Easement").

A public hearing will be held on the question of the District conveying the Easement during the regular meeting of the Board on November 1, 2022, at 7:00 p.m., in the District's Board Room, located at Serramonte del Rey, 699 Serramonte Boulevard, Daly City, California, or as soon thereafter as practicable.

Any interested person may be heard on the matter of the District conveying the Easement during the public hearing.

These matters will be considered at such time as this agenda item is considered by the Board of the District. At the time and place of the public hearing, if no legal protest satisfying the requirements of Education Code section 17560 is entered, the Board may adopt a resolution by a two-thirds (2/3) vote of its Board members authorizing and directing the execution of an easement deed conveying the Easement to the Sanitation District.

Copies of the adopted and signed Resolution of Intention are posted at the following three (3) locations within the District's boundaries:

1. North West Entrance
2. North East Entrance
3. South East Entrance

A copy of the adopted and signed Resolution of Intention is also posted on the District's website, accessible at: [Juhsd.net](http://Juhsd.net) – Construction Page

**JEFFERSON UNION HIGH SCHOOL DISTRICT**

RESOLUTION NO. 2022-23/5

**RESOLUTION OF INTENT  
TO CONVEY SEWER EASEMENT TO NORTH SAN MATEO COUNTY SANITATION  
DISTRICT AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH**

**WHEREAS**, Section 17556 et seq. of the California Education Code authorizes the Jefferson Union High School District ("District"), by two-thirds (2/3) vote of its governing board ("Board"), to convey an easement to any political subdivision or municipal corporation of the state, to lay, construct, reconstruct, maintain, and operate water, sewer, gas, or storm drain pipes or ditches, electric or telephone lines, and access roads used in connection therewith, either with or without consideration and without a vote of the electors of the District first being taken;

**WHEREAS**, the District owns a parcel of real property, located at 699 Serramonte Boulevard, Daly City, California, APN 091-211-230 (the "Property"), which is the site of the Serramonte Del Rey Faculty and Staff Housing Project ("Project");

**WHEREAS**, the North San Mateo County Sanitation District, a subsidiary district of the City of Daly City ("Sanitation District") desires to acquire a sewer easement for purposes of the Project, together with the right-of-way therefor, on, over, along, upon and under the easement area on the Property to erect, install, construct, remove, repair, replace, maintain and use, for sanitary sewer purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, necessary for the transmission, collection, and delivery of sewage upon a portion of the Property described and depicted in **Attachment "1"** ("Easement");

**WHEREAS**, the District desires to give notice of its intent to convey the Easement to Sanitation District and to call a public hearing in connection therewith;

**NOW, THEREFORE**, the Board of Trustees of the Jefferson Union High School District does hereby resolve as follows:

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

**Section 2. Intent to Convey Easement.** The District declares its intent to convey the Easement to the Sanitation District for the sanitary sewer purposes described herein, pursuant to terms and conditions agreed upon by the parties.

**Section 3. Public Hearing.** The Superintendent or his/her designee is hereby directed to give notice that during the Board's regular meeting on **November 1, 2022**, at **7:00 p.m.** or as soon thereafter as practicable, at Serramonte del Rey, 699 Serramonte Blvd, Room 223, Daly City, California, the Board will hold a public hearing on the question of conveying the Easement to the Sanitation District. Notice of the public hearing shall be given by posting copies of this resolution, signed by at least a majority of the Board, 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. The notice of public hearing shall contain details as to how any interested person may be heard on the matter of the District conveying the Easement during the public hearing. At the time and place of the hearing, if no legal protest is entered, the Board may adopt a resolution by a two-thirds (2/3) vote of

all its members authorizing and directing conveyance and recordation of the Easement to the Sanitation District.


PASSED, ADOPTED, and APPROVED by the Board of Trustees of the Jefferson Union High School District this 18th day of October, 2022, by the following votes:


AYES: 4


NOES: None

ABSTAIN: None

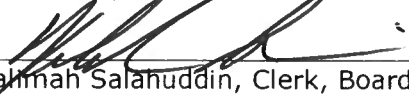
ABSENT: 1

By:   
Rosie Tejada, President, Board of Trustees

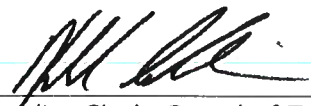
By:   
Andrew Lie, Vice President, Board of Trustees

By:   
Carla Ng-Garrett, Trustee, Board of Trustees

By:   
Nick Occhipinti, Trustee, Board of Trustees

By:   
Kalimah Salahuddin, Clerk, Board of Trustees

Attested to:

  
Kalimah Salahuddin, Clerk, Board of Trustees

## ATTACHMENT 1

### Sewer Easement

RECORDING REQUESTED BY:  
North San Mateo County Sanitation District  
City of Daly City

WHEN RECORDED MAIL TO:

City of Daly City  
Attn: City Clerk  
333 90<sup>th</sup> Street  
Daly City, CA 94015

APN: 091-211-230

### SEWER EASEMENT DEED

THE UNDERSIGNED GRANTOR DECLARES:

Documentary Transfer Tax – EXEMPT – Rev. & Tax. C.A. § 11922  
Filing Fee – EXEMPT – Gov. Code § 6103

**JEFFERSON UNION HIGH SCHOOL DISTRICT** ("Grantor"), a union high school district of the County of San Mateo, State of California, owner of that certain real property located in the City of Daly City, County of San Mateo, State of California, **HEREBY GRANTS** to the **NORTH SAN MATEO COUNTY SANITATION DISTRICT**, a subsidiary district of the City of Daly City, a municipal corporation ("Grantee"), a **SEWER EASEMENT** over and under that certain real property more particularly described and attached hereto as Exhibit A, and depicted on the plat attached hereto as Exhibit B ("Sewer Easement"), for the right to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for sanitary sewer purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, necessary for the transmission, collection, and delivery of sewage over, along, upon, under and across the lands of Grantor for all purposes useful or convenient in connection with or incidental to the exercise of the rights herein.

**GRANTOR FURTHER GRANTS TO GRANTEE** the right to:

1. Review and control the maintenance of any improvements within said easement; and
2. Enter upon said easement for the purpose of construction, replacement, maintenance and repair of any and all public service facilities and appurtenances within said easement. Grantee shall have the further right to pass through the contiguous real property of Grantor for access to the easement.

**GRANTOR FURTHER ACKNOWLEDGES AND AGREES** to the following:

1. Grantor shall not plant any trees or bushes within or erect, construct or install any fence, wall, irrigation or any other type of structure, improvement or private utilities over, across or under said easement without first obtaining written permission from Grantee. Grantor

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shall keep the easement area clear from any obstructions that will make the area inaccessible for the purposes described herein.

The conveyance of said easement is made for the benefit of all parties who have or may acquire any right, title, or interest in any part of the above described real property. This conveyance is binding on the Grantor, its heirs, assigns and successors in interest.

**JEFFERSON UNION HIGH SCHOOL  
DISTRICT, a political subdivision of the State  
of California**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**DATED:** \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF ACCEPTANCE**  
(Government Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the Sewer Easement Deed dated \_\_\_\_\_, 20\_\_ from JEFFERSON UNION HIGH SCHOOL DISTRICT to the North County San Mateo County Sanitation District, a subsidiary district of the City of Daly City, a municipal corporation, is hereby accepted by the undersigned on behalf of the North County San Mateo County Sanitation District pursuant to the authority conferred by Resolution No. \_\_\_\_\_ adopted on \_\_\_\_\_, 20\_\_, and the North County San Mateo County Sanitation District consents to recordation thereof by its duly authorized officer.

NORTH SAN MATEO COUNTY SANITATION  
DISTRICT, a subsidiary district of the CITY OF  
DALY CITY, a municipal corporation

Dated: \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Thomas Piccolotti  
Interim General Manager

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 \_\_\_\_\_ )  
 ) SS  
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 \_\_\_\_\_

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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 \_\_\_\_\_ )  
 ) SS  
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 \_\_\_\_\_

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June 16, 2022  
Project No. 20180823

**EXHIBIT A  
LEGAL DESCRIPTION  
SEWER EASEMENT**

All that real property situate in the City of Daly City, County of San Mateo, California, described as follows:

An easement over a portion of Parcel A, as said parcel is shown on that map entitled "Parcel Map of the Lands of Jefferson Union High School District", filed for record on December 18, 1985, in Book 56 of Parcel Maps at pages 68 and 69, San Mateo County Records, more particularly described as follows;

**BEGINNING** at the westerly terminus of that certain line labeled "N85°50'00"E 478.38" as shown on said map, said point also being on the southerly right-of-way line of Serramonte Boulevard as shown on said map;

Thence continuing along said right-of-way line the following two (2) courses:

1. North 85°50'00" East, 157.92 feet to the **TRUE POINT OF BEGINNING** of this description;
2. North 85°50'00" East, 15.48 feet;

Thence leaving said line, South 31°34'57" West, 9.38 feet;

Thence South 04°10'22" East, 257.75 feet;

Thence South 09°21'42" West, 52.17 feet;

Thence South 85°49'38" West, 137.21 feet;

Thence South 04°10'22" East, 16.69 feet;

Thence South 42°45'12" West, 84.69 feet;

Thence South 04°10'00" East, 93.02 feet;

Thence South 88°24'24" East, 46.02 feet;

Thence South 05°31'00" East, 238.66 feet;

Thence South 78°19'48" East, 325.57 feet to the common line of said Parcel A and Lot 3 as shown on that certain Record Subdivision Map recorded September 12, 1986 in Book 115 of Record Subdivision Maps at pages 35 and 36, San Mateo County Records;

BKF ENGINEERS  
255 Shoreline Drive, Suite 200, Redwood City, CA 94065 | 650.482.6300

Thence along said common line the following two (2) courses:

1. South 81°43'01" West, 29.30 feet;
2. North 78°19'48" West, 305.40 feet;

Thence leaving said common line, North 05°31'00" West, 237.21 feet;

Thence North 88°24'24" West, 46.23 feet;

Thence North 04°10'00" West, 106.40 feet;

Thence North 42°45'12" East, 84.69 feet;

Thence North 04°10'22" West, 22.34 feet;

Thence North 85°49'38" East, 139.33 feet;

Thence North 09°21'42" East, 43.11 feet;

Thence North 04°10'22" West, 264.18 feet to the **TRUE POINT OF BEGINNING**.

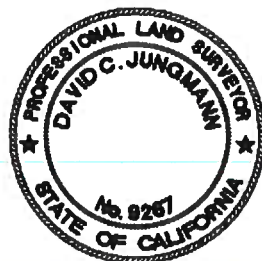
Containing 12,562 square feet, more or less.

A plat showing the above described easement area is attached hereto and made a part hereof as Exhibit B.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David C. Jungmann, PLS 9267



**END OF DESCRIPTION**

06/16/2022  
Date



**EXHIBIT B**

**Sewer Easement Depiction**

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N85°50'00"E	15.48'
L2	S31°34'57"W	9.38'
L3	S04°10'22"E	257.75'
L4	S09°21'42"W	52.17'
L5	S85°49'38"W	137.21'
L6	S04°10'22"E	16.69'
L7	S42°45'12"W	84.69'
L8	S04°10'00"E	93.02'
L9	S88°24'24"E	46.02'
L10	S05°31'00"E	238.66'
L11	S78°19'48"E	325.57'
L12	S81°43'01"W	29.30'
L13	N78°19'48"W	305.40'
L14	N05°31'00"W	237.21'
L15	N88°24'24"W	46.23'
L16	N04°10'00"W	106.40'
L17	N42°45'12"E	84.69'
L18	N04°10'22"W	22.34'
L19	N85°49'38"E	139.33'
L20	N09°21'42"E	43.11'
L21	N04°10'22"W	264.18'
L22	S78°19'48"E	21.93'



255 SHORELINE DR.  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com

SUBJECT EXHIBIT B -- SEWER EASEMENT  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
JOB NO. 20180823  
BY JMS APPR. DCJ DATE 06/16/2022  
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