

**ALAMEDA UNIFIED SCHOOL DISTRICT**  
**Alameda, California**  
**Resolution**

August 27, 2024

Resolution No. 2024-2025.07

**Granting an Easement to the City of Alameda**

*WHEREAS*, the Alameda Unified School District (“District”) owns real property located at 210 Central Avenue, Alameda, California 94501 (Assessor’s Parcel Number 074-1310-001-02), commonly known as Encinal Junior and Senior High School (“Encinal JSHS Property”); and

*WHEREAS*, the planned Measure B stadium renovation project design entails the replacement of the existing field and bleachers, and updating track and field areas on the parcel; and

*WHEREAS*, the City of Alameda (“City”) owns a storm drain on the parcel; and

*WHEREAS*, in order for the City to access the drain for repair and maintenance of the underground storm drain line, the District must grant the City a perpetual permanent easement on the Encinal JSHS Property, which the City shall formally accept through as set forth in Exhibit "C"; and

*WHEREAS*, the proposed Easement, which includes the description and location of the area of the Easement, is set forth in Exhibits “A” and “B” attached hereto and incorporated herein by this reference; and

*WHEREAS*, the District does not need the Easement Area for classroom buildings or educational purposes; and

*WHEREAS*, pursuant to Education Code section 17557, on August 13, 2024, the District's Board adopted Resolution No. 2024-2025.03 Declaration of Intent to Grant Easement to the City of Alameda; and

*WHEREAS*, in compliance with the notice requirements of Education Code section 17558, not less than five (5) days prior to the public hearing held on August 27, 2024, the District gave public notice by publication in a newspaper of general circulation; and

*WHEREAS*, on August 27, 2024, the District held a public hearing on whether it should adopt this resolution to grant the Easement to the City of Alameda.

*NOW THEREFORE, BE IT RESOLVED*, that the District’s Governing Board hereby finds, determines, declares, orders and resolves as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The District's Governing Board finds that there are no formal protests to the proposed grant of the Easement

Section 3. This resolution to grant the Easement is in accordance with the procedures of Title 1, Division 1, Part 10.5, Chapter 4, Article 15 of the Education Code, and the District’s Board hereby authorizes and directs Superintendent or Superintendent’s designee to execute the Grant of Easement conveying the Easement to the City of Alameda and to deliver it.

*PASSED AND ADOPTED* by the following vote this 27<sup>th</sup> day of August, 2024:

AYES: \_\_\_\_\_ MEMBERS: \_\_\_\_\_

NOES: \_\_\_\_\_ MEMBERS: \_\_\_\_\_

ABSENT: \_\_\_\_\_ MEMBERS: \_\_\_\_\_

\_\_\_\_\_  
Jennifer Williams, President  
Board of Education  
Alameda Unified School District

ATTEST:

By: \_\_\_\_\_  
Pasquale Scuderi, Secretary  
Board of Education  
Alameda Unified School District

EXHIBIT A  
PUBLIC STORM DRAIN EASEMENT LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF THE ALAMEDA UNIFIED SCHOOL DISTRICT, AS DESCRIBED BY DEED RECORDED IN BOOK 5711 AT PAGE 129 AND IN BOOK 5777 AT PAGE 343, OFFICIAL RECORDS OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

PARCEL ONE:

A 15-FOOT-WIDE PUBLIC STORM DRAIN EASEMENT LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT COMMON WITH THE NORTHEASTERLY LINE OF SAID LANDS OF ALAMEDA UNIFIED SCHOOL DISTRICT AND THE SOUTHWESTERLY LINE OF CENTRAL AVENUE, SAID POINT BEING MARKED BY A 1/2" IRON PIPE TAGGED RCE 31909 FROM WHICH A BRASS TAG STAMPED RCE 31909 BEARS SOUTH 55°34'54" EAST 558.01 FEET AS SHOWN AND DELINEATED ON THAT CERTAIN RECORD OF SURVEY FILED OCTOBER 10, 2019 IN BOOK 46 OF RECORDS OF SURVEYS, AT PAGES 19 AND 20, ALAMEDA COUNTY RECORDS; THENCE COINCIDENT WITH SAID NORTHEASTERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 726.34 FEET THROUGH A CENTRAL ANGLE OF 21°30'18" FOR AN ARC LENGTH OF 158.53 FEET TO THE **TRUE POINT OF BEGINNING** OF PARCEL ONE HEREIN DESCRIBED; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 48°15'00" WEST 84.94 FEET TO A POINT THAT IS 10.00 FEET EAST OF THE WESTERLY LINE OF SAID LANDS OF THE ALAMEDA UNIFIED SCHOOL DISTRICT AS SHOWN ON SAID RECORD OF SURVEY; THENCE RUNNING PARALLEL WITH AND 10.00 FEET EASTERLY OF SAID WESTERLY LINE SOUTH 01°04'54" WEST 874.84 FEET; THENCE SOUTH 53°47'25" WEST 12.57 FEET TO SAID WESTERLY LINE, BEING THE POINT OF TERMINATION OF THE LINE DESCRIBED AND HEREINAFTER REFERED TO AS "POINT A". THE NORTHERLY SIDELINES OF PARCEL ONE SHALL BE SHORTENED OR EXTENDED TO TERMINATE ON SAID SOUTHWESTERLY LINE OF CENTRAL AVENUE AND THE SOUTHERLY SIDELINES OF PARCEL ONE SHALL BE SHORTENED OR EXTENDED TO TERMINATE ON SAID WESTERLY LINE OF SAID LANDS OF THE ALAMEDA UNIFIED SCHOOL DISTRICT.

CONTAINING AN AEA OF 14,585 SQUARE FEET, MORE OR LESS.

PARCEL TWO:

A 15-FOOT-WIDE PUBLIC STORM DRAIN EASEMENT LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING FROM AFOREMENTIONED "POINT A"; THENCE COINCIDENT WITH SAID WESTERLY LINE SOUTH 01°04'54" WEST 481.25 FEET TO THE **TRUE POINT OF BEGINNING** OF PARCEL TWO HEREIN DESCRIBED; THENCE LEAVING SAID WESTERLY LINE SOUTH 22°03'20" EAST 25.33 FEET; THENCE SOUTH 16°54'37" EAST 116.27 FEET TO THE SOUTHWESTERLY LINE OF SAID LANDS OF THE ALAMEDA UNIFIED SCHOOL DISTRICT AS SHOWN ON SAID RECORD OF SURVEY AND THE POINT OF TERMINATION OF THE LINE

DESCRIBED. THE NORTHERLY SIDELINES OF PARCEL TWO SHALL BE SHORTENED OR EXTENDED TO TERMINATE ON SAID WESTERLY LINE AND THE SOUTHERLY SIDELINES OF PARCEL TWO SHALL BE SHORTENED OR EXTENDED TO TERMINATE ON SAID SOUTHWESTERLY LINE OF SAID LANDS OF ALAMEDA UNIFIED SCHOOL DISTRICT.

CONTAINING AN AREA OF 2124 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

IDENTICAL TO THAT CERTAIN RECORD OF SURVEY FILED OCTOBER 10, 2019 IN BOOK 46 OF RECORDS OF SURVEYS, AT PAGES 19 AND 20, ALAMEDA COUNTY RECORDS.

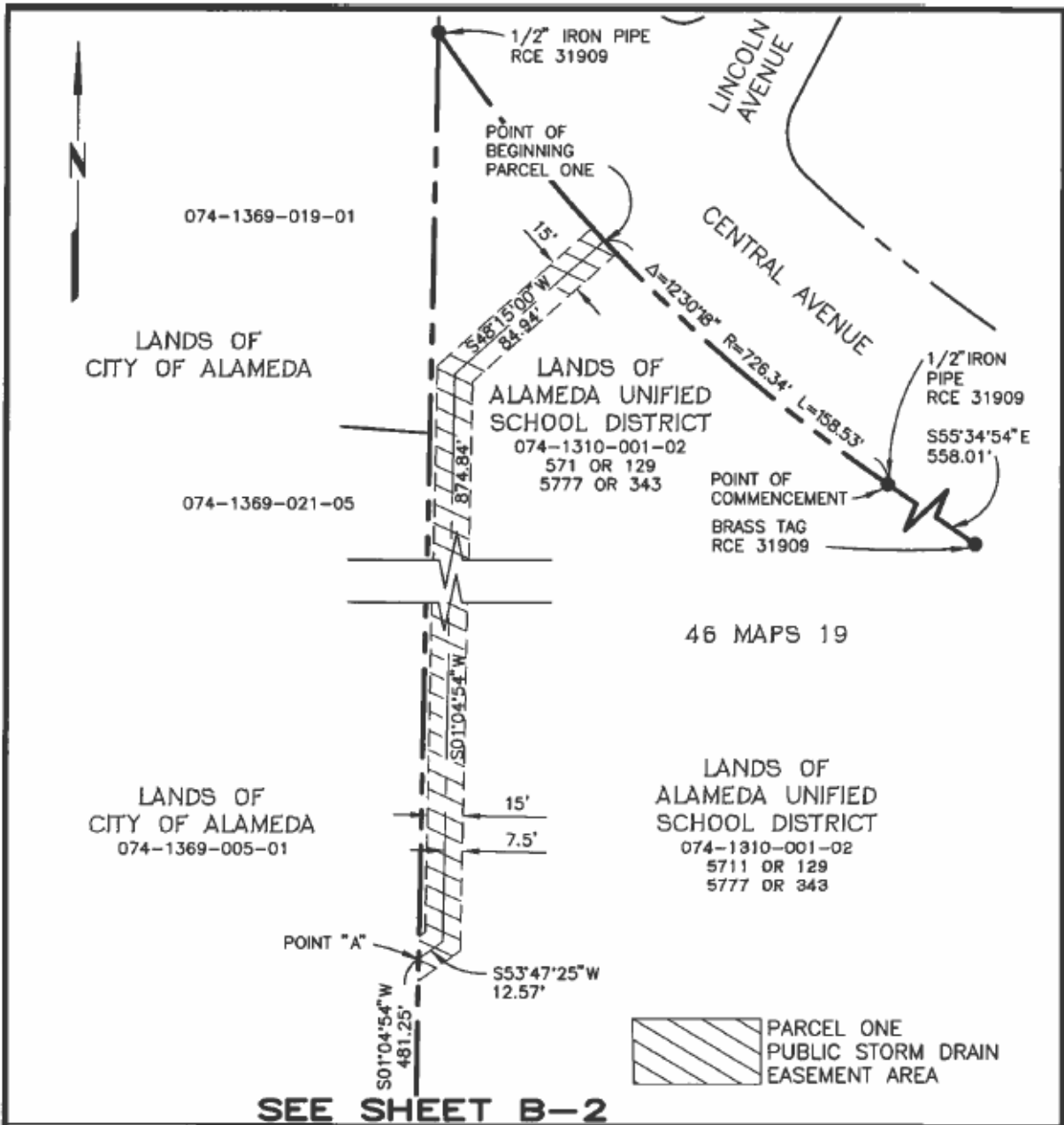
APN: 074-1310-001-02 (PORTION)

DATE: APRIL 22, 2024

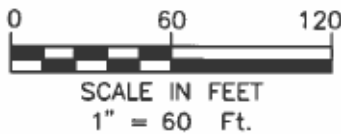
PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 3882.13





THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



JEFFREY D. ROACH PLS 9158

## EXHIBIT B-1

### 15' PUBLIC STORM DRAIN EASEMENT

OWNER: ALAMEDA UNIFIED SCHOOL DISTRICT  
2060 CHALLENGER DRIVE  
ALAMEDA, CA 94501

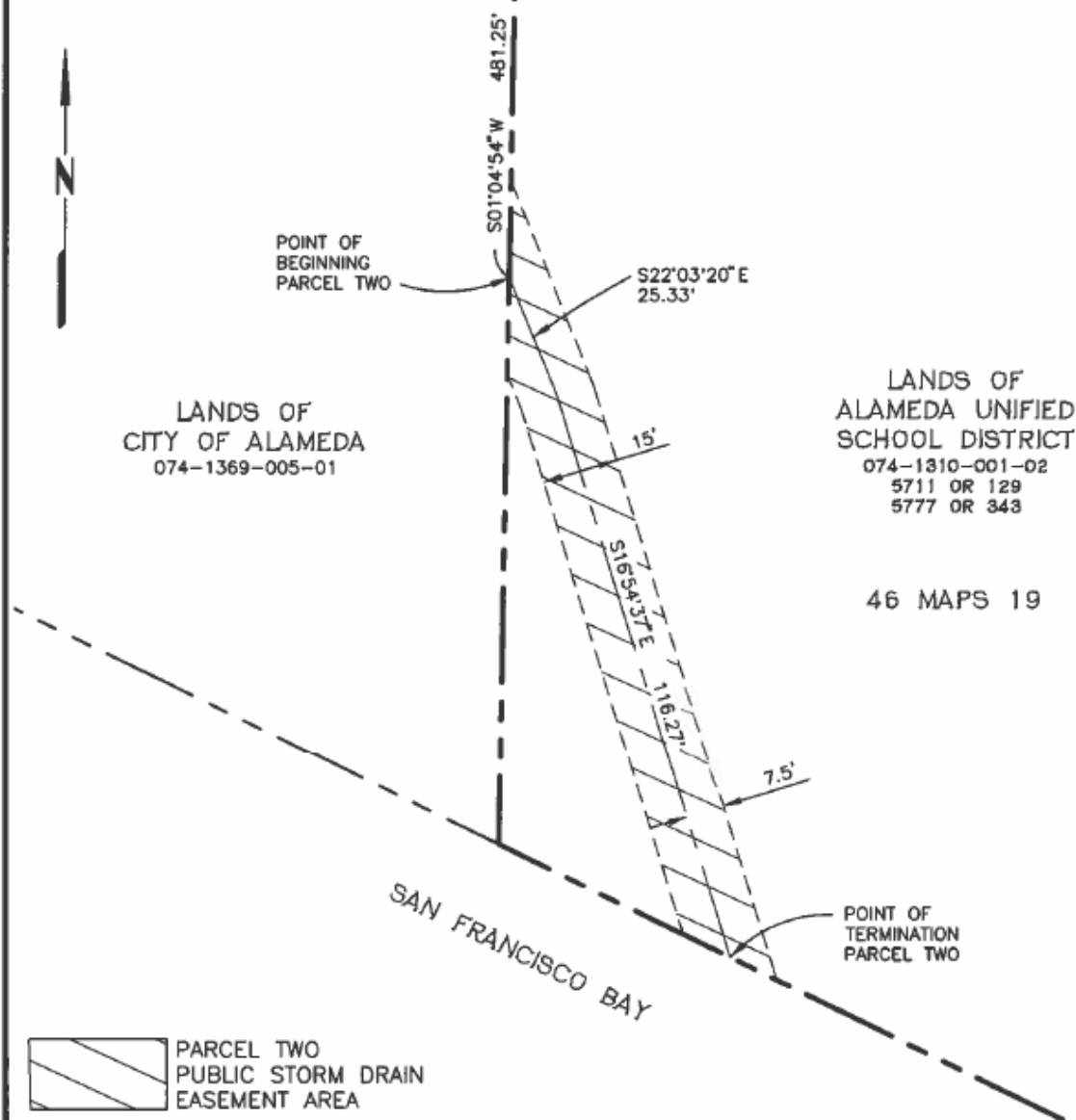
5711 OR 129 & 577 OR 343 | APN 074-1310-001-02

PREPARED BY

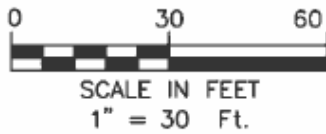
**Brelje & Race**  
CONSULTING ENGINEERS

3882.13

SEE SHEET B-1



THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



JEFFREY D. ROACH PLS 9158

## EXHIBIT B-2

### 15' PUBLIC STORM DRAIN EASEMENT

OWNER: ALAMEDA UNIFIED SCHOOL DISTRICT  
2060 CHALLENGER DRIVE  
ALAMEDA, CA 94501

5711 OR 129 & 577 OR 343 APN 074-1310-001-02

PREPARED BY

**Brelje & Race**  
CONSULTING ENGINEERS  
5711 CHALLENGER DRIVE, ALAMEDA, CA 94501  
(415) 555-1000

3882.13

Tab. Exhibit B-2

04-22-24 roach \3882\map\3882 Public Storm Drain Easement.dwg

04-22-24

CERTIFICATE OF ACCEPTANCE  
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the City of Alameda by that certain Easement dated \_\_\_\_\_, 2024, executed by Pasquale Scuderi, Superintendent, is hereby accepted by the undersigned on behalf of the City of Alameda pursuant to authority conferred by City Council Resolution No. 5328 adopted on May 16, 1958, and the City of Alameda consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_, 2024

CITY OF ALAMEDA

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

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

RESOLUTION NO. 5328

AUTHORIZING MAYOR OR VICE -MAYOR TO CONSENT  
TO THE ACCEPTANCE OF DEEDS AND GRANTS OF  
REAL PROPERTY OR EASEMENTS THEREON, FOR THE  
PURPOSE OF RECORDATION THEREOF

WHEREAS, the City of Alameda, in the future, will be acquiring interests in real property or easements thereon which will require the acceptance of deeds or grants and the recordation thereof; and

WHEREAS, Section 27281 of the Government Code of the State of California requires that each deed or grant to be recorded requires a separate resolution by the grantee political corporation consenting to acceptance of such deed or grant; or, in the alternative, that the political corporation may, by a general resolution, authorize an officer or agent to consent to acceptance of such deeds or grants;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ALAMEDA that the Mayor and Presiding Officer of said Council, or the Vice - Mayor of said City, be, and are hereby, authorized, the officers or agents to consent to the acceptance of such deeds or grants of real property or easements thereon for the purpose of recordation thereof.

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I, the undersigned, hereby certify that the forgoing Resolution was duly and regularly introduced and adopted by the Council of the City of Alameda in a regular meeting of the City Council assembled on the 15th day of May, 1956, by the following vote, to wit:

AYES: Councilmen Haag, Hove, McCall, Moresi and President Kranelly,  
(5).

NOES: None.

ABSENT: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of May, 1956.

SHIRLEY H. TENNIER  
\_\_\_\_\_  
City Clerk of the City of Alameda

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