

**NOTICE OF PUBLIC HEARING OF THE  
JURUPA UNIFIED SCHOOL DISTRICT  
REGARDING CONVEYANCE OF AN EASEMENT TO JURUPA  
COMMUNITY SERVICES DISTRICT AT INDIAN HILLS ELEMENTARY  
SCHOOL**

NOTICE IS HEREBY GIVEN, pursuant to Education Code Section 17558, that the Governing Board of Education (Board) of the Jurupa Unified School District (District) has adopted Resolution No. 2020/34 (Resolution), which states the Board's intent to grant Jurupa Community Services District (JCSD) an easement to provide necessary public water and sewer facilities to the District's Indian Hills Elementary School, located at 7750 Linares Avenue in the City of Riverside, identified as Riverside County Assessor Parcel No. 185-343-001. A copy of the Resolution is on file at the District's offices, located at 4850 Pedley Road, Jurupa Valley, CA 92509, and is available for public inspection upon request.

Pursuant to Education Code Section 17557 and 17559, the Board is calling a public hearing on this matter to be held on June 8, 2020, at 6:00 p.m., or as soon thereafter as the matter may be reasonably heard, via livestream, on whether to grant the proposed easement to the JCSD.

For this public hearing, the District requests any public comments be submitted electronically through the District's Public Comment Submission Form. The link to the District's Public Comment Submission Form can be found on the District's website, or, below:

Public Comment Submission Form (English): <https://forms.gle/isKUTURvV3kCczfv9>  
Oprima aquí para enviar (español): <https://forms.gle/isKUTURvV3kCczfv9>

A staff member will facilitate the reading of public comment submissions at the time of the public hearing. For more information regarding the submission of public comments, please visit the District's website and agenda.

If any individual requires reasonable accommodations to submit a comment, is unable to submit a comment via electronic submission as listed above, or requires more information regarding the easement and rights of way, please contact the Planning and Development Office at (951) 361-6571.

Date: May 11, 2020

**RESOLUTION OF THE GOVERNING BOARD OF THE  
JURUPA UNIFIED SCHOOL DISTRICT**

**Resolution No. 2020/34**

**Resolution of Intent to Consider the Conveyance of an Easement to Jurupa  
Community Services District at Indian Hills Elementary School**

**WHEREAS**, the Jurupa Community Services District of Riverside County (JCSD) requires an easement and right of way from the Jurupa Unified School District (District) in order to construct, reconstruct, install replace, remove, repair, alter, operate, maintain, inspect, together with any easement roads and appurtenances within the right of way including, but not limited to, sewer line and manholes, and for the ingress and egress throughout the entire easement area and right of way (Facilities); and

**WHEREAS**, the Facilities will provide public sewer facilities to Indian Hills Elementary School (Indian Hills ES), located at 7750 Linares Avenue in the City of Jurupa Valley, identified as Riverside Assessor Parcel No. 185-343-001 (District Property); and

**WHEREAS**, the easement sought by the JCSD and the specific location of the easement is attached hereto as Exhibit 1, and is incorporated herein by this reference (JCSD Easement); and

**WHEREAS**, the JCSD Easement is located in an area that will not interfere with the District's operation of its academic facilities at Indian Hills ES, or otherwise negatively impact school operation; and

**WHEREAS**, Education Code § 17556 *et seq.* provides the authority for the District to dedicate or convey to a public utility an easement on any real property belonging to the District upon such terms and conditions as the parties thereto may agree;

**WHEREAS**, Education Code § 17557 provides that the Resolution of Intent shall fix a time, not less than ten (10) days thereafter, for a public meeting of the District's Governing Board of Education (Board) to be held at its regular place of meeting for a public hearing upon the question of whether to convey the requested JCSD Easement; and

**WHEREAS**, Education Code § 17558 provides that notice of the adoption of the Resolution of Intent and the public hearing to be held shall be made by (1) posting copies of the Resolution of Intent, signed by the members of the Board or a majority thereof, in three public places in the District for at least ten (10) days before the date of the public meeting, and (2) publishing the notice once at least five (5) days before the date of the meeting in a newspaper of general circulation within the District; and

**WHEREAS**, pursuant to the provisions of Education Code § 17559, unless a protest to the proposed granting of the JCSD Easement signed by at least ten (10) percent

of the qualified electors of the District is entered, the Board may adopt a resolution to grant the proposed JCSD Easement either at the meeting of the Board at which the public hearing is held or at any other meeting of the Board held within sixty (60) days thereafter; and

**WHEREAS**, the Board desires to convey the JCSD Easement to the JCSD in a manner substantially similar to that set forth in Exhibit 1, and generally subject to the terms and conditions set forth therein.

**NOW, THEREFORE, THE BOARD DOES HEREBY DETERMINE, RESOLVE, AND ORDER AS FOLLOWS:**

**Section 1.** The above recitals are true and correct, and are incorporated herein by reference.

**Section 2.** The Board, in a regular and open meeting, hereby declares its intention to convey the JCSD Easement as set forth in Exhibit 1.

**Section 3.** In accordance with the provisions of Education Code Section 17557, a public hearing on the question of granting the proposed Easement shall be held at the public meeting of the Board to be held on June 8, 2020, beginning at 6:00 p.m., or as soon thereafter as the matter may be reasonably heard, at the District Benita B. Roberts Education Center, located at 4850 Pedley Road, Jurupa Valley, CA 92509. However, in light of COVID-19, the Governor's Executive Order No. N-29-20 and any applicable Executive Orders, and orders from the State Public Health Officer, the public meeting to be held on June 8, 2020 may not have a physical location available for the public to attend. The District may hold the public meeting and conduct the public hearing via livestream. The Superintendent, or the Superintendent's designee, shall specify on the agenda for the June 8, 2020 meeting that the Board shall hold a public hearing on the question of conveying the JCSD Easement to the JCSD.

**Section 4.** In accordance with the provisions of Education Code Section 17558, the Superintendent, or the Superintendent's designee, shall cause notice of the adoption of this Resolution, along with the time and place of the public hearing and meeting to consider the conveyance of the Easement, to be given by posting copies of this Resolution, signed by the Board or a majority thereof, in three (3) public places in the District not less than ten (10) days before the date of the meeting, and by publishing the notice once, not less than five (5) days before the date of the meeting in a newspaper of general circulation within the District or County, as appropriate.

**Section 5.** The Board hereby authorizes the Superintendent, or the Superintendent's designee, to take such additional action as may be reasonably required to effectuate the intent of this Resolution.

Passed and adopted this 11<sup>th</sup> day of May 2020 by the following vote:

AYES: 5

NOES: 0

ABSTAIN: 0

ABSENT: 0



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Silvia Ortega, President  
Governing Board  
Jurupa Unified School District

ATTEST:



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Karen Bradford, Clerk  
Governing Board  
Jurupa Unified School District

**EXHIBIT 1**

**JCSD EASEMENT**

Recording requested by

When recorded mail to:

Jurupa Community Services District  
11201 Harrel Street  
Jurupa Valley, California 91752

APN: 185-343-001

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383  
NO DOCUMENTARY TRANSFER TAX PER R&T CODE §11922

**GRANT OF PERMANENT SEWER EASEMENT**

**Jurupa Unified School District (Grantor)** , hereby grants to **JURUPA COMMUNITY SERVICES DISTRICT of RIVERSIDE COUNTY, a public agency ("Grantee")**, its successors and assigns, a permanent easement and right of way in, over, upon, under and across the lands hereinafter described to construct, reconstruct, install replace, remove, repair, alter, operate, maintain, inspect, together with any easement roads and appurtenances within the right of way including, but not limited to, sewer line and manholes, and for the ingress and egress throughout the entire easement area and right of way (collectively, "**Easement Area**") in connection with the exercise of any of the foregoing rights. The property subject to this easement is located in the County of Riverside, State of California, described as follows:

See Exhibits "A" (Description) and "B" (Plat) attached hereto and made a part hereof.

It is further understood and agreed that no other easement or easements shall be granted on, under, or over said Easement Area by the Grantor to any person, firm, corporation, or other entity without the previous written consent of said Grantee.

Grantor, and his successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said Easement Area and right of way without the prior written consent of Grantee.

Grantor, and Grantor's successors and assigns, further agree that no building, fences, walls or other structures of any kind, or trees, shall be installed, constructed, erected, placed, planted or maintained in any portion of the Easement Area, and no future shrubs or other plants or vegetation shall be placed, planted or maintained in the portion of Easement Area which is included within any travel way, and that no changes in the alignment of grading of any such road will be made without prior written consent of the Grantee.

The Permanent Easement, as applicable, shall include, without limitation, the right and privilege of Grantee and its employees, agents, representatives, contractors, subcontractors, and workmen to: (i) perform all activities as may be necessary to facilitate the purposes of the Permanent Easement; (ii) use, control and occupy the Easement Area (iii) have access to, ingress to, and egress from the Easement Area; (iv) construct and utilize an access road within said Easement Area, and to use gates in all fences which now cross said Easement Area; (v) use and temporarily place and operate tools, equipment, machinery, and materials on the Easement Area, and (vi) trim, cut, remove, or clear away any trees, brush, or other vegetation or flora, including the roots thereof, located within the Easement Area. No additional fences or gates shall be constructed across said Easement Area unless approved in writing by the Grantee. Grantee shall also have the right to mark the location of this easement in a manner which will not interfere with Grantor's reasonable and lawful use of said Easement Area.

The covenants contained herein shall run with the land.

This Grant shall inure to the benefit of and be binding upon the Grantor and Grantee and their respective assigns, heirs and voluntary and involuntary successors in interest.

IN WITNESS WHEREOF, Grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

GRANTOR:

\_\_\_\_\_  
Elliott Duchon  
Superintendent  
Jurupa Unified School District

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by that certain Grant of Easement to which this Certificate is attached from County of Riverside ("Grantor"), to JURUPA COMMUNITY SERVICES DISTRICT, a public agency ("Grantee"), is hereby accepted by the undersigned officer or agent on behalf of the Grantee, pursuant to authority conferred by resolution of the Board of Directors adopted on January 24, 1994, and the Grantee consents to recordation thereof.

Dated: \_\_\_\_\_ (insert date)

JURUPA COMMUNITY SERVICES DISTRICT,  
a public agency

By: \_\_\_\_\_  
Chris Berch  
General Manager

**EXHIBIT "A"**  
**JCSD EASEMENT**  
**LEGAL DESCRIPTION**

BEING A PORTION OF SCHOOL LOT 34 AS SHOWN BY TRACT MAP NO. 10850-1 FOUND IN BOOK 107 OF MAPS, AT PAGES 51 THROUGH 53, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 WEST, AS SHOWN PER MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCHO RECORDED IN BOOK 9, AT PAGE 26, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CENTERLINE INTERSECTION OF LINARES DRIVE (33.00 FEET IN SOUTHERLY HALFWIDTH) WITH GRAND VALLEY TRAIL (30.00 FEET IN EASTERLY HALFWIDTH) AS SHOWN BY SAID TRACT MAP NO. 10850-1;**

**THENCE NORTH 88°52'53" EAST ALONG THE CENTERLINE OF SAID LINARES DRIVE, A DISTANCE OF 357.84 FEET;**

**THENCE LEAVING SAID CENTERLINE, SOUTH 1°07'07" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LINARES DRIVE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;**

**THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 1°07'07" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 7.00 FEET, MEASURED AT A RIGHT ANGLE, TO SAID RIGHT-OF-WAY LINE;**

**THENCE NORTH 88° 52'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 31.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 54.50 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 66°24'18" EAST;**

**THENCE NORTHERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°52'37", AN ARC DISTANCE OF 7.49 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE, TO WHICH A RADIAL LINE BEARS SOUTH 74°16'56" EAST;**



THENCE SOUTH 88°52'53" WEST ALONG SAID RIGHT-OF-WAY LINE, A  
DISTANCE OF 33.86 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 228.35 SQUARE FEET, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.  
PREPARED UNDER MY SUPERVISION

  
\_\_\_\_\_  
Michael E. Johnson, L.S. 7673

3/31/20  
Date

Prepared By: IM  
Checked By: TM



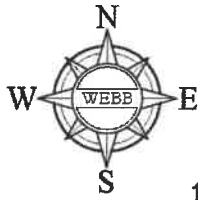
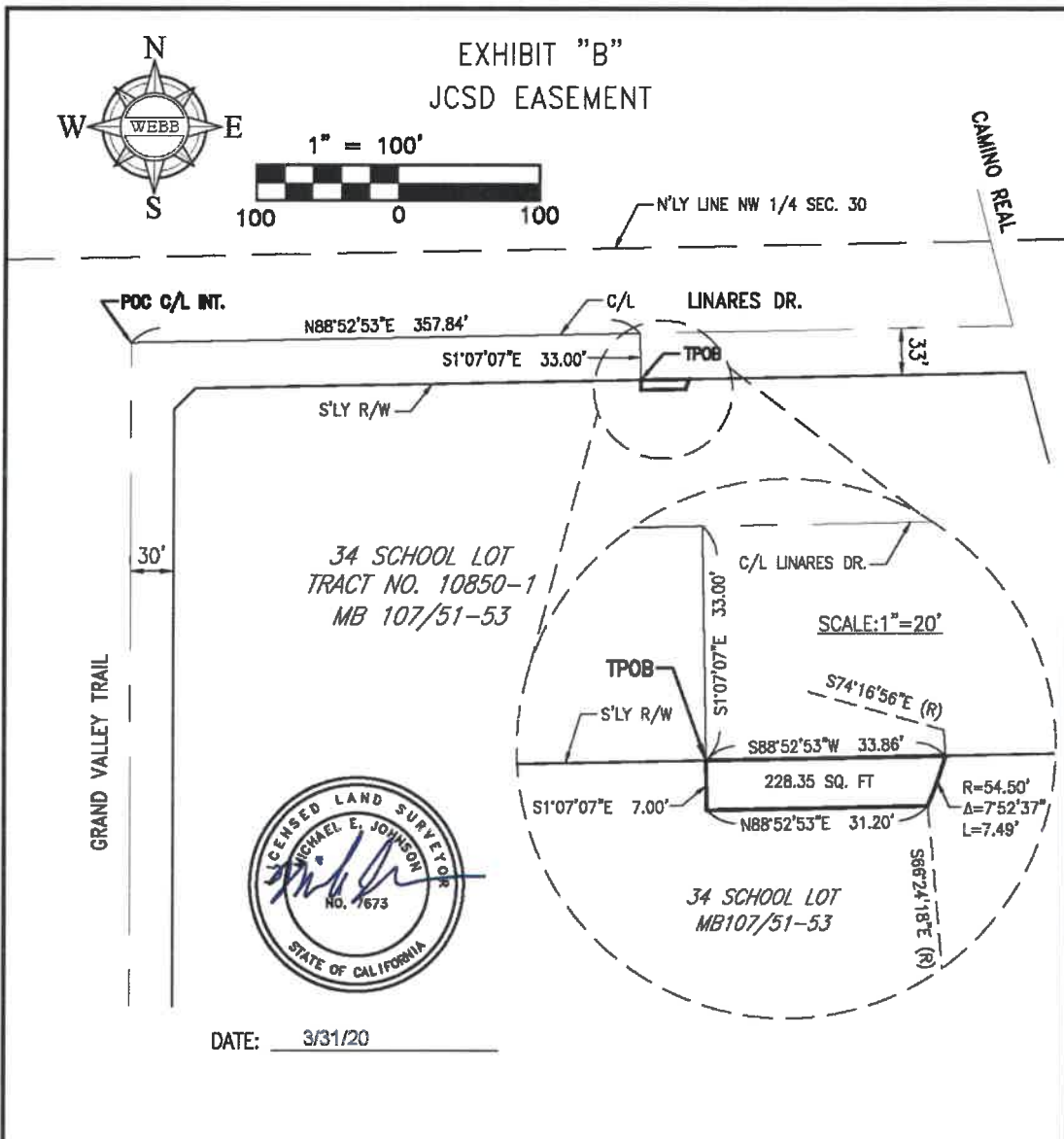
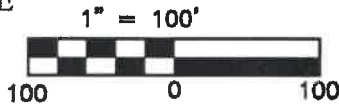


EXHIBIT "B"  
JCS D EASEMENT



DATE: 3/31/20

SEC. 30, T2S, R5W, JURUPA RANCHO

<b>ALBERT A. WEBB ASSOCIATES</b>	<b>JURUPA COMMUNITY SERVICES DISTRICT</b>	
	<small>G:\2018\18-0025\Drawings\DRAWINGS\MAPPING\LEGALS &amp; PLATS\JCS D ESMNT\18-0025-V-JCS D ESMNT.dwg 3/31/2020 12:37 PM</small>	
<small>THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.</small>	<b>SHEET 1 OF 1</b>	<small>W.O.</small> <b>18-0025</b>
<small>SCALE: 1"=100'</small>	<small>DRWN BY JIM</small> <small>CHKD BY MEJ</small>	<small>DATE 03/31/20</small> <small>DATE</small>
<b>SUBJECT: JCS D PREASURE REDUCING STATION EASEMENT</b>		