

**SONORA UNION HIGH SCHOOL DISTRICT
BOARD OF TRUSTEES**

RESOLUTION NO. 2018/19-11

**Adopting Notice of Exemption under the California Environmental Quality Act and
Directing Staff to Proceed with Disposal of Surplus Real Property**

WHEREAS, the Sonora Union High School District is the owner of certain real property known as Wildcat Ranch, Assessor's Parcel Number (APN) 097-130-04 (the "Property"), located within the territory of the District and as more specifically described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, on October 3, 2017, the Board of Trustees of the District (the "Board") received and considered the final report prepared by the District's Advisory 7-11 Committee which recommended that the Property not be declared surplus or sold by the District, among other things; and

WHEREAS, the Committee's recommendations are advisory only and are not binding on the Board; and

WHEREAS, the interests of the Board and the local community would best be served by the Board's disposal of said Property; and

WHEREAS, on July 10, 2018, the Board approved Resolution No. 2018/19-02 which declared the Property as surplus; and

WHEREAS, Resolution No. 2018/19-02 directed staff and consultants of the District to offer the Property for sale to entities as statutorily required pursuant to Education Code sections 17464 and 17485, et seq., and Government Code section 54220, et seq.; and

WHEREAS, the Park Foundation, a non-profit public benefit corporation, expressed an interest in the purchase of the Property in response to the District's statutory offer, the District and the Park Foundation have engaged in good faith negotiations regarding the sale of the Property, and it is this Board's intent to proceed with the sale of the Property; and

WHEREAS, the District's proposed sale of the Property is a "Project" for purposes of the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Guidelines for CEQA, California Code of Regulations Title 14, Chapter 13 ("State CEQA Guidelines"), exempt certain projects from further CEQA evaluation, including Class Twelve for Surplus Government Property Sales (Cal. Code Regs., tit. 14, § 15312); and

WHEREAS, there is no possibility that the sale of the Property will have a significant effect on the environment and, as such, the sale is exempt from CEQA review (Cal. Code Regs., tit. 14, § 15061(b)(3));

WHEREAS, the sale of the Property does not involve any of the following and so is eligible for a categorical exemption as described above under CEQA Guidelines section 15300.2:

- (a) the cumulative impact of successive projects of the same type in the same place, which over time are significant;
- (b) an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- (c) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
- (d) a hazardous waste site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and
- (e) a project which may cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Sonora Union High School District, as follows:

SECTION 1. The above recitals are true and correct, and the Board so finds and determines.

SECTION 2. The disposal and sale of the Property is found to be exempt from the California Environmental Quality Act (“CEQA”) pursuant to Public Resource Code section 21084 and California Code of Regulations, Title 14, sections 15061(b)(2) and 15312. A Notice of Exemption regarding the disposal of said Property is hereby approved and the Superintendent (or his designee) is directed to file the Notice of Exemption, together with a certified copy of this Resolution, with the County Clerk in accordance with the terms of CEQA and its implementing regulations.

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Resolution No. 2018/19-11

PASSED AND ADOPTED upon the motion of Trustee _____, seconded by Trustee _____, at a meeting of the Sonora Union High School District Board of Trustees on December 4, 2018, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Dated: _____

Kim Norton, Clerk
SUHSD Board of Trustees

Dated: _____

Dr. Mark Miller, Secretary
SUHSD Board of Trustees

EXHIBIT A

SURPLUS PROPERTY LEGAL DESCRIPTION

The land referred to herein below is situated in City of Sonora, County of Tuolumne, State of California, and is described as follows:

Beginning at the quarter corner common to Sections 9 and 10, Township 1 North, Range 15 East, M.D.B. & M.; thence North 0° 34' 29" East 641.67 feet; thence from a tangent bearing North 56° 59' 20" East through a curve to the left with a radius of 848.88 feet and a delta of 6° 35' 20", a distance of 97.62 feet; thence North 50° 24' East 474.49 feet; thence through a curve to the right with a radius of 250 feet and a delta of 58° 16', a distance of 254.24 feet; thence South 71° 20' East 218.45 feet; thence through a curve to the left with a radius of 1190 feet and a delta of 19° 44' 30", a distance of 410.02 feet; thence North 88° 55' 30" East 542.27 feet; thence through a curve to the right with a radius of 1960 feet and a delta of 13° 02' 08", a distance of 445.93 feet; thence South 78° 02' 22" East 375.37 feet; thence South 0° 23' 31" West 2161.77 feet; thence North 89° 21' 52" West 2647.27 feet; thence North 0° 24' 12" East 1328.45 feet to the point of beginning and being the North one-half of the Southwest quarter and that portion of the South one-half of the Northwest quarter of Section 10 lying South of the Sonora-Tuolumne County Road and East of the Wards Ferry County Road.¹

Assessor's Parcel No. 097-130-04

¹ Yosemite Title Company Preliminary Report; June 25, 2018