

**TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 19-2022-2023**

**RESOLUTION OF INTENT TO CONVEY A PUBLIC UTILITY EASEMENT TO  
TRUCKEE DONNER PUBLIC UTILITY DISTRICT**

**WHEREAS**, Education Code section 17556 et seq. authorizes Tahoe Truckee Unified School District ("District"), by two-thirds (2/3) vote of its governing board ("Board"), to dedicate or convey an easement/real property to the state, or any political subdivision or municipal corporation thereof, for public street or highway purposes, and/or to a public corporation, or private corporation engaged in the public utility business, 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; and

**WHEREAS**, the District owns a parcel of real property in Nevada County, APN 018-500-012, what is commonly referred to as Truckee Elementary School, located at 11911 Donner Pass Road, Truckee, California 96161 ("Property"); and

**WHEREAS**, in connection with water facilities on the Property, the District desires to convey by easement deed a portion of the Property, as further described herein ("Easement"), to Truckee Donner Public Utility District ("TDPUD"), for right of way purposes, so TDPUD can do all things necessary for the construction, installation, upgrade, operations, repair, and maintenance (including ingress and egress thereto) upon the Easement for water utility purposes; and

**WHEREAS**, the proposed Easement to be conveyed from District to TDPUD is legally described and depicted in the attached **EXHIBIT 1**; and

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

**NOW, THEREFORE**, the Governing Board of the Tahoe Truckee Unified School District does hereby resolve as follows:

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

Section 2.     Intent to Convey the Easement. The District declares its intent to convey the Easement to TDPUD for right of way purposes.

Section 3.     Public Hearing. The Superintendent or designee is hereby directed to give notice that a public hearing will be held on the question of the District conveying the Easement during the regular meeting of the Board on April 12, 2023, at 4:30 p.m., or as soon thereafter as practicable, at the District Office, 11603 Donner Pass Road, Truckee, CA 96161. Notice of the public hearing shall be given by posting copies of this Resolution, signed by the Board members, 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 Easement to TDPUD.

**PASSED, ADOPTED, and APPROVED** by a 2/3 vote of the members of the Governing Board of the Tahoe Truckee Unified School District on March 8, 2023, by the following votes:

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

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

ABSTAIN: \_\_\_\_\_

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

Signed: \_\_\_\_\_  
Dianna Driller, President

Signed: \_\_\_\_\_  
Cris Hennessey, Board Clerk

Signed: \_\_\_\_\_  
Kirsten Livak, Board Member

Signed: \_\_\_\_\_  
Patrick Mooney, Board Member

Signed: \_\_\_\_\_  
Denyelle Nishimori, Board Member

**EXHIBIT 1**

PROPOSED EASEMENT DEED

Attached starting on next page.

RECORDED AT THE REQUEST OF  
AND WHEN RECORDED MAIL TO:

TRUCKEE DONNER PUBLIC UTILITY DISTRICT  
Sara Owens  
Contract Administrator  
11570 Donner Pass Road  
Truckee, CA 96161

**THE UNDERSIGNED DECLARES  
DOCUMENTARY TRANSFER TAX IS \$0**  
GOVT. CODE 27383  
APN 018-500-012

---

**GRANT DEED FOR PUBLIC UTILITY EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT, Grantor, does hereby grant to the TRUCKEE DONNER PUBLIC UTILITY DISTRICT, Grantee, a permanent public utility easement over a portion of APN 018-500-012 located in the Town of Truckee, Nevada County, California, and further described in Exhibit "A" and Exhibit "B" attached hereto.

The easement granted herein includes the right to do all things necessary for the construction, installation, upgrade, operations, repair, and maintenance of water facilities on this easement including, but not limited to, a right of ingress and egress, a right to temporarily store equipment and materials, to excavate, to drive vehicles over, to place markers on, to survey to inspect and repair and to remove rocks, boulders, trees and plant life in the course of excavation or re-excavation.

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

\_\_\_\_\_  
Tahoe Truckee Unified School District  
Carmen Ghysels, Superintendent Chief Learning Officer

**MAIL TAX STATEMENTS TO:  
SAME AS ABOVE**

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 California )

County of )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.

\_\_\_\_\_  
Notary Public (Seal)

**EASEMENT ACCEPTANCE**

This is to certify that the interest in the utility easement conveyed by this document to the Truckee Donner Public Utility District, a local public agency of the State of California, is hereby accepted by the undersigned on behalf of the Board of Directors of the Truckee Donner Public Utility District pursuant to authority conferred by Resolution No. 9003 of said Board adopted on January 2, 1990.

Dated \_\_\_\_\_

\_\_\_\_\_  
Michael D. Holley, P.E., General Manager  
TRUCKEE DONNER PUBLIC UTILITY DISTRICT

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 California )

County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.

\_\_\_\_\_  
Notary Public (Seal)

EXHIBIT "A"  
LEGAL DESCRIPTION  
WATER EASEMENT  
TRUCKEE ELEMENTARY SCHOOL  
PAGE 1 OF 2

BEING LOCATED WITHIN THE PROPERTY OF TRUCKEE ELEMENTARY SCHOOL (TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT PROPERTY) AND BEING WITHIN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 16 TOWNSHIP 17 NORTH RANGE 16 EAST M.D.M. AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 17 TOWNSHIP 17 NORTH RANGE 16 EAST M.D.M., NEVADA COUNTY, STATE OF CALIFORNIA.

COMMENCING AT THE NORTHWEST CORNER OF PARCEL OWNED BY TAHOE-TRUCKEE UNIFIED SCHOOL DISTRICT IN BOOK 291 OFFICIAL RECORDS PAGE 160 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 6 OF SURVEY MAPS PAGE 47 ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF NEVADA, STATE OF CALIFORNIA. SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY OF DONNER PASS ROAD. THENCE THE FOLLOWING THREE (3) COURSES TO THE TRUE POINT OF BEGINNING:

1. ALONG THE SOUTHERLY RIGHT OF WAY OF DONNER PASS ROAD ALONG A CURVE TO THE LEFT OF LENGTH 70.88 FEET, RADIUS OF 4960.00 FEET, SUBTENDED BY A CHORD BEARING SOUTH 83°49'47" WEST 70.88 FEET;
2. SOUTH 83°23'42" WEST, 1128.95 FEET TO THE NORTHWEST PROPERTY CORNER OF PARCEL DESCRIBED BY DEED DOCUMENT 1993-037580 ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF NEVADA, STATE OF CALIFORNIA;
3. CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 83°23'15" WEST, 73.82 FEET TO THE TRUE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FORTY-ONE (41) COURSES:

1. LEAVING AFORESAID SOUTHERLY RIGHT OF WAY OF DONNER PASS ROAD SOUTH 06°49'17" EAST, 16.28 FEET;
2. SOUTH 36°24'19" EAST, 35.05 FEET;
3. SOUTH 01°42'03" EAST, 26.38 FEET;
4. NORTH 88°17'57" EAST, 22.79 FEET;
5. SOUTH 01°42'03" EAST, 20.00 FEET;
6. SOUTH 88°17'57" WEST, 22.79 FEET;
7. SOUTH 01°42'03" EAST, 213.58 FEET;
8. SOUTH 88°17'57" WEST, 150.08 FEET;
9. SOUTH 01°42'03" EAST, 92.52 FEET;
10. SOUTH 88°17'57" WEST, 112.87 FEET;
11. SOUTH 00°51'47" EAST, 3.99 FEET;
12. SOUTH 89°08'13" WEST, 20.00 FEET;
13. NORTH 00°51'47" WEST, 3.70 FEET;
14. SOUTH 88°17'57" WEST, 121.38 FEET;
15. NORTH 46°50'09" WEST, 45.96 FEET;
16. NORTH 69°27'49" WEST, 140.42 FEET;
17. SOUTH 88°17'57" WEST, 35.27 FEET;
18. SOUTH 01°42'03" EAST, 6.70 FEET;
19. SOUTH 88°17'57" WEST, 20.00 FEET;
20. NORTH 01°42'03" WEST, 6.70 FEET;
21. SOUTH 88°17'57" WEST, 118.70 FEET;
22. NORTH 01°42'03" WEST, 182.18 FEET;
23. SOUTH 60°35'00" WEST, 9.49 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
WATER EASEMENT  
TRUCKEE ELEMENTARY SCHOOL  
PAGE 2 OF 2

24. NORTH 29°25'00" WEST, 20.00 FEET;
25. NORTH 60°35'00" EAST, 9.90 FEET;
26. NORTH 29°25'00" WEST, 42.16 FEET;
27. NORTH 06°49'17" WEST, 10.24 FEET TO THE SOUTHERLY RIGHT OF WAY OF DONNER PASS ROAD;
28. ALONG THE SOUTHERLY RIGHT OF WAY OF DONNER PASS ROAD NORTH 83°23'15" EAST, 20.00 FEET;
29. LEAVING SAID RIGHT OF WAY SOUTH 06°49'17" EAST, 6.17 FEET;
30. SOUTH 29°25'00" EAST, 62.32 FEET;
31. SOUTH 01°42'03" EAST, 167.99 FEET;
32. NORTH 88°17'57" EAST, 157.91 FEET;
33. SOUTH 69°27'49" EAST, 148.35 FEET;
34. SOUTH 46°50'09" EAST, 41.70 FEET;
35. NORTH 88°17'57" EAST, 226.00 FEET;
36. NORTH 01°42'03" WEST, 92.52 FEET;
37. NORTH 88°17'57" EAST, 150.08 FEET;
38. NORTH 01°42'03" WEST, 233.71 FEET;
39. NORTH 36°24'19" WEST, 34.08 FEET;
40. NORTH 06°49'17" WEST, 21.63 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY OF DONNER PASS ROAD;
41. ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 83°23'15" EAST, 20.00 FEET TO THE POINT OF THE BEGINNING.

CONTAINING: 28,524.00 SQUARE FEET OR 0.65 +/- ACRES

BASIS OF BEARING FOR THIS DESCRIPTION IS IDENTICAL TO THAT RECORD OF SURVEY RECORDED IN BOOK 6 OF SURVEY MAPS PAGE 47 ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF NEVADA, STATE OF CALIFORNIA.

END OF DESCRIPTION

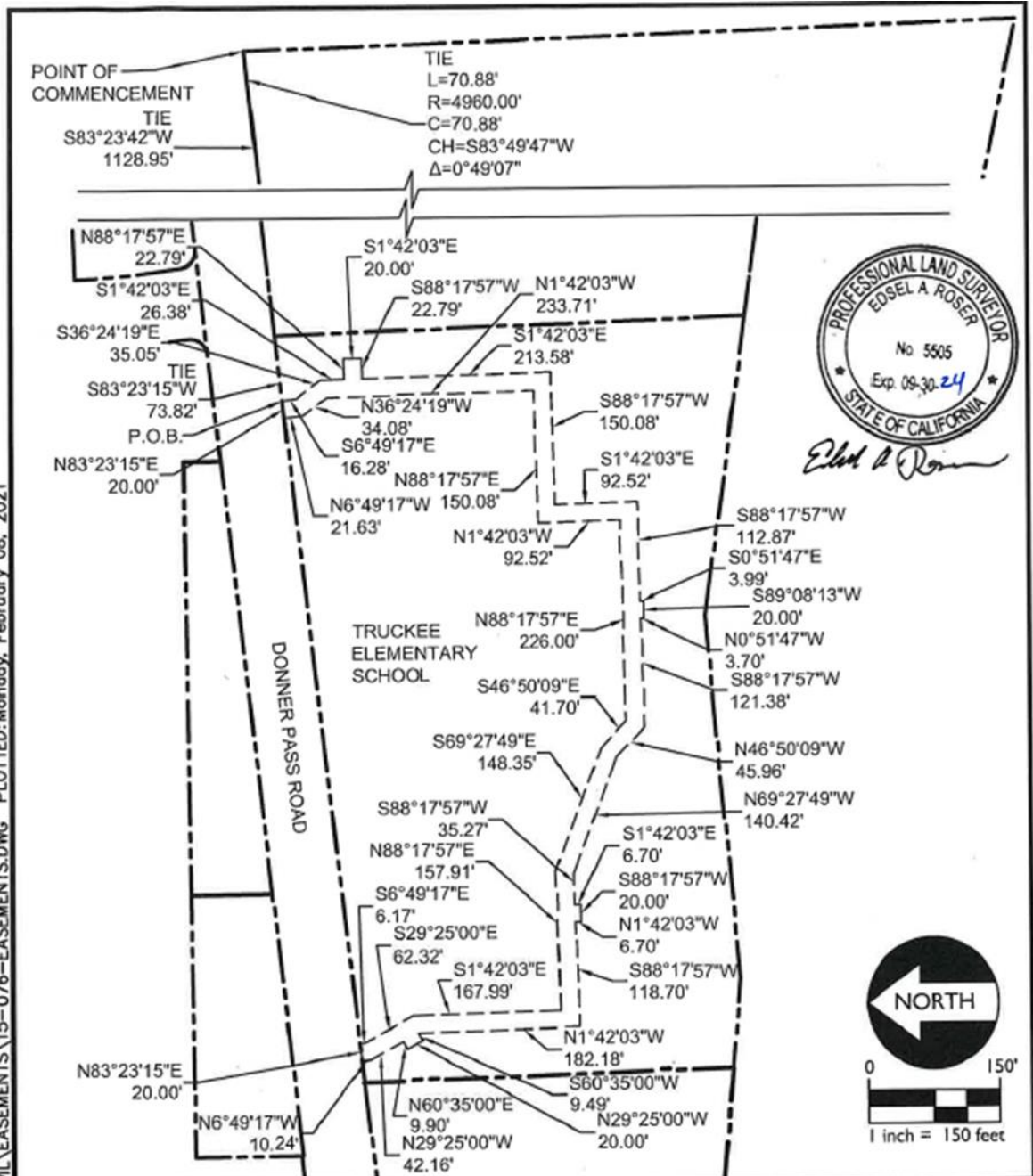
PREPARED BY: WARREN CONSULTING ENGINEERS, INC.  
1117 WINDFIELD WAY, STE. 110  
EL DORADO HILLS, CA 95762



*Edsel A. Roser*



FILENAME: i:\15-076\CIVIL\EASEMENTS\15-076-EASEMENTS.DWG PLOTTED: Monday, February 08, 2021



**WCE**  
 WARREN CONSULTING ENGINEERS, INC.  
 1117 WINDFIELD WAY, SUITE 110  
 EL DORADO HILLS, CA 95762 | (916) 985-1870

Title: EXHIBIT "B"		Ref:	
Project: WATER EASEMENT TRUCKEE ELEMENTARY SCHOOL		Job No: 15-076	Sheet No. EX. B
		Scale: 1"=150'	
		Date: 02-07-23	