

# Attachment A

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**Before the Board of Supervisors in and for the  
County of Monterey, State of California**

Resolution No. 19-\_\_\_\_\_

Resolution of the Monterey County Board of Supervisors to:	)
	)
	)
a. Find that the action to transfer ownership of the subject property is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15305, of the California Code of Regulations.	)
	)
b. Approve and authorize the Resource Management Agency Director to execute a Quitclaim Deed conveying a 6.49 acre portion of Assessor’s Parcel Number 026-061-004-000 located at 720 Broadway Street, King City, California, “as is” to the South Monterey County Joint Union High School District, a California public school district;	)
and	)
c. Find that the proposed Quitclaim Deed is in the public interest and is done pursuant to California Education Code Section 35560.	)
	)

Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

**RECITALS**

**WHEREAS**, the County of Monterey, a political subdivision of the State of California (hereafter, “County”), does hereby remise, release, and forever quitclaim “as is” to the South Monterey County Joint Union High School District (hereafter, “School District”), a school district in Monterey County, pursuant to California Education Code Section 35560, all its rights, title, and interests in a 6.49-acre portion of Assessor’s Parcel Number 026-061-004-000 located at the King City High School campus, 720 Broadway Street, King City, California, situated in the County of Monterey, State of California (hereafter, “subject property”);

**WHEREAS**, the King City High School campus is located on six (6) parcels of real property at 720 Broadway Street, King City, California. Five (5) of these parcels are under fee ownership of the South Monterey County Joint Union High School District (School District). However, the chain of title for one (1) parcel indicates that the County is the fee owner of the

subject property. This action will transfer fee ownership of the subject property to the School District via a Quitclaim Deed.

**WHEREAS**, approval of the Quitclaim Deed conveying the subject property, as shown and designated on the Map entitled Lot Number 25, as said Lot is shown and so designated on the “Map of Burbank and Devendorf’s Villa Lot Addition to King City, Monterey County, California,” filed for record on July 11, 1895 in Volume 1 of Surveys, at Page 30, in the office of the County Recorder of the County of Monterey, will place all parcels of the high school campus under fee ownership of the School District, and the title will properly reflect that the County no longer owns any portion of the King City High School site;

**WHEREAS**, the subject property is a portion of the South Monterey County Joint Union High School District’s King City High School campus;

**WHEREAS**, the School District is experienced, capable, and equipped to own and maintain the subject parcel. School District staff is dedicated and committed to providing ongoing maintenance services for the subject parcel;

**WHEREAS**, it is recommended that the Board find that the proposed conveyance is in the public interest and is done pursuant to ARTICLE 7. Disposition of Records, Funds, Property, and Obligations When Reorganized, Section 35560 of the California Education Code which states:

When a school district is reorganized, both of the following shall apply:

(a) When the allocation of funds, property, and obligations is not fixed by terms, conditions, or recommendations as provided by law, the funds, property, and obligations of a former district, except for bonded indebtedness, shall be allocated as follows:

(1) The real property and personal property and fixtures normally situated thereat shall be the property of the district in which the real property is located.

(2) All other property, funds, and obligations, except bonded indebtedness, shall be divided pro rata among the districts in which the territory of the former district is included. The basis for the division and allocation shall be the assessed valuation of the part of the former district which is included within each of the districts.

(b) Any qualified special taxes may continue to be imposed pursuant to Section 50079.2 of the Government Code.

*(Amended by Stats. 2011, Ch. 276, Sec. 1. (AB 504) Effective January 1, 2012.)*

**WHEREAS**, the property was originally donated in 1913 to the County by the property owners, John R. and Emma A. Hersom, for the newly proposed King City High School. Neither the School District nor the County have records reflecting the transfer of fee title ownership from the County to the School District. Therefore, a formal transfer of fee title to the School District is needed;

**WHEREAS**, there is no cost to the General Fund for execution of the Quitclaim Deed;

**WHEREAS**, approval of the Quitclaim Deed will also accommodate the School District’s ability to obtain grant funding for a solar energy infrastructure project at the King City

High School campus. King City High School is only one (1) of 13 schools in California chosen for this grant-funded solar energy infrastructure project, which is on hold until the fee title ownership of the subject property is resolved. When the project is complete, annual energy costs for King City High School are expected to be reduced by \$50,000; and

**WHEREAS**, California Environmental Quality Act (CEQA) Guidelines, Section 15305, of the California Code of Regulations establishes an exemption for projects consisting of minor alterations in land use limitations that do not result in changes to land use or density. Staff recommends that the Board find that transferring ownership of the subject property that was intended for use as a school and was developed as part of the King City High School campus qualifies as a Class 5 Categorical Exemption.

**DECISION**

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Supervisors does hereby adopt a resolution to:

- a. Find that the action to transfer ownership of the subject property is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15305, of the California Code of Regulations.
- b. Approve and authorize the Resource Management Agency Director to execute a Quitclaim Deed conveying a 6.49-acre portion of Assessor's Parcel Number 026-061-004-000 located at 720 Broadway Street, King City, California, "as is" to the South Monterey County Joint Union High School District, a California public school district; and
- c. Find that the proposed Quitclaim Deed is in the public interest and is done pursuant to California Education Code Section 35560.

**PASSED AND ADOPTED** upon motion of Supervisor \_\_\_\_\_, seconded by \_\_\_\_\_ carried this 10<sup>th</sup> day of December 2019, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book \_\_\_\_ for the meeting on December 10, 2019.

Dated:

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California

By \_\_\_\_\_  
Deputy

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