

FILED

JAN 13 2025

NOTICE OF EXEMPTION

Bill Emlen, Clerk of the Board of Supervisors of the County of Solano, State of California

TO: Solano County Clerk of the Board of Supervisors
675 Texas Street, Suite 6500, Deputy Emily Shepherd
Fairfield, CA 94533

FROM: Vallejo City Unified School District
665 Walnut Avenue
Vallejo, CA 94592

PROJECT TITLE: Conveyance of land identified as Lot 647, as shown on the map entitled: "Country Club Crest Unit No. 8", filed in the office of the Recorder of Solano County, California, September 15, 1959, in Book 18 of Maps at Page 90 Assessor Parcel Number 0068-164-150

PROJECT LOCATION: Assessor Parcel Number 0068-164-150

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

The Project consists of the District conveying real property to the Greater Vallejo Recreational District in accordance with a reversion in the original grant deed.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Vallejo City Unified School District

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Vallejo City Unified School District

EXEMPT STATUS: The District has determined that the Project is exempt from CEQA pursuant to Title 14 of Cal. Code Regs. §§ 15061(b)(2), 15061(b)(3), and 15312.

REASON PROJECT IS EXEMPT:

The Class 12 exemption (Cal. Code Regs., tit. 14, § 15312) applies to the conveyance of surplus government property, except for parcels of land located in an area of statewide, regional, or areawide concern. Here, the Parcel is owned by the District and is thus a government property. Further, it is surplus to the District's needs. Finally, the Parcel is not located in an area of statewide, regional, or areawide concern; therefore, the Class 12 exemption is applicable.

Additionally, the cumulative impact of successive projects of the same type in this same place are not significant, there is no reasonable possibility that the sale will have a significant effect on the environment due to unusual circumstances, the conveyance will not result in damage to scenic resources, the Parcel is not a hazardous waste site, and the conveyance will not cause a substantial adverse change in the significance of a historical resource.

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1/13/25 to _____

Deputy Clerk of the Board

Finally, the catch-all commonsense exemption (Cal. Code Regs., tit. 14, § 15061(b)(3)) applies where it can be seen with certainty that a Project will not have a significant effect on the environment. Here, the proposed Parcel is being conveyed by the school district. This conveyance involves only the confirmation of transfer of title that has already occurred by operation of law. The transfer of title will not change the nature or intensity of the current use of the Parcel. Therefore, it can be said with certainty that the Project will not have a significant effect on the environment.

Thus, under Title 14 of the California Code of Regulations, sections 15061(b)(2), 15061(b)(3), and 15312, the Project is exempt.

CONTACT PERSON:

Ruben Aurello, Superintendent
Vallejo City Unified School District
665 Walnut Avenue
Vallejo, CA 94592

Signature:  Date: 12/19/24

The Notice of Exemption has been filed by the public agency approving the Project.

DATE RECEIVED FOR FILING: _____

**VALLEJO CITY UNIFIED SCHOOL DISTRICT
RESOLUTION NO. 5007**

**AUTHORIZING STAFF TO PROCEED WITH CONVEYANCE OF PROPERTY AND
MAKING RELATED FINDINGS REGARDING CEQA EXEMPTION**

WHEREAS, the Vallejo City Unified School District ("District") is the owner of a parcel of property identified as Lot 647, as shown on the map entitled: "Country Club Crest Unit No. 8", filed in the office of the Recorder of Solano County, California, September 15, 1959, in Book 18 of Maps at Page 90 Assessor Parcel Number 0068-164-150 ("Parcel");

WHEREAS, the original grant deed conveying the Parcel to the District in 1969 included reversionary language requiring reconveyance of the Parcel to the Greater Vallejo Recreational District ("GVRD") in the event that the Property was no longer used for school purposes.

WHEREAS, the Parcel has not been used for school purposes for some time and was previously declared surplus to District needs by the Board of Trustees ("Board");

WHEREAS, Government Code section 54220 et seq. requires certain local agencies to provide a notice of availability to certain housing authorities and other designated public agencies prior to disposing of certain surplus property unless the local agency finds that the property at issue is "exempt surplus land," as defined in Government Code section 54221(f);

WHEREAS, the Parcel is "exempt surplus land" pursuant to the definition in Government Code section 54221(f)(1)(J)(ii)(III), because it has current valid legal and contractual obligations or restrictions, in the form of the reversion in the original grant deed, that would prevent development of the Parcel by any party other than GVRD;

WHEREAS, since the Parcel is subject to a reversionary right that entitles GVRD to ownership of the Parcel by operation of law, through a reversion in the grant deed, the District has no obligation to comply with the additional procedures for sale of surplus property because such restrictions prevents the District from doing so;

WHEREAS, the District and GVRD intend to enter into a Property Transfer Agreement ("PTA") attached hereto as **Exhibit A**, presented at this meeting and considered by the Board, by which the conveyance of the Parcel will be effectuated in accordance with the reversion;

WHEREAS, the Board analyzed the conveyance of the Parcel in accordance with the requirements of the California Environmental Quality Act ("CEQA") as set forth in the California Public Resources Code section 21000 et seq. and the State CEQA Guidelines, and the Board has found that the conveyance of the Property is exempt from CEQA and will therefore file a Notice of Exemption with the County Clerk;

WHEREAS, pursuant to California Code of Regulations, Title 14, section 15061, the District has considered whether the conveyance of the Parcel may have a significant effect on the environment and has concluded through its own independent review and analysis that the conveyance of the Parcel will not have a significant impact on the environment; and

NOW, THEREFORE, the Board of Trustees of the Vallejo City Unified School District does hereby resolve, determine, and order as follows:

1. The foregoing recitals are hereby adopted as true and correct.
2. The District superintendent, or designee thereof, is authorized and directed to execute the PTA and associated grant deed for conveyance and any amendments and accompanying documents and to take all further action necessary to effectuate the intent of this Resolution.
3. The District superintendent, staff, and consultants are directed and authorized to take all necessary steps to effectuate the conveyance and transfer of the Parcel in accordance with the terms and conditions of the PTA.
4. The District's real estate legal counsel, Fagen Friedman & Fulfrost, LLP, is authorized and directed to prepare, review, and approve all appropriate documents, opinions, and instructions as necessary to carry out the terms and provisions of the PTA and conveyance of the Parcel as approved by this authorizing Resolution.
5. The Parcel is exempt surplus land in accordance with Government Code sections 54220 et seq.
6. The conveyance of the Parcel falls within the exemption set forth in Code of Regulations, Title 14, section 15061(b)(3), because the sale involves merely the transfer of title and, thus, it can be seen with certainty that the sale will not have a significant effect on the environment.
7. The conveyance of the Parcel falls within the exemptions set forth in Code of Regulations, Title 14, sections 15061(b)(2) and 15312, because it is the conveyance of government owned property and is not barred by any of the exceptions set forth in Code of Regulations, Title 14, section 15300.2.
8. The conveyance of the Parcel will not result in damage to scenic resources pursuant to Public Resources Code section 21084.
9. The District's superintendent, or designee thereof, is directed to file the Notice of Exemption from CEQA, attached hereto as **Exhibit B**, with the County Clerk.

PASSED AND ADOPTED by the Board of Education of the Vallejo City Unified School District, Solano County, California, on this 20th day of November, 2024, by the following vote, **which constitutes at least a two thirds majority of the Board.**

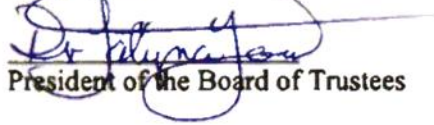
AYES:

NOES:

ABSENT: 0

ABSTAIN: 0

ATTEST: 5



President of the Board of Trustees



Clerk of the Board of Trustees