

Chino Unified School District

LAND ACQUISITION
CORPORATION

February 20, 2020

LAND ACQUISITION CORPORATION
REGULAR MEETING
5130 Riverside Drive, Chino, CA 91710
Immediately Following the Regular Meeting of the
Chino Valley Unified School District Board of Education
February 20, 2020

AGENDA

- The public is invited to address the Board of Education regarding items listed on the agenda. Comments on an agenda item will be accepted during consideration of that item, or prior to consideration of the item in the case of a closed session item. Persons wishing to address the Board are requested to complete and submit to the Administrative Secretary, Board of Education, a "Request to Speak" form available at the entrance to the Board room.
- In compliance with the Americans with Disabilities Act, please contact the Administrative Secretary, Board of Education, if you require modification or accommodation due to a disability.
- Agenda documents that have been distributed to members of the Board of Education less than 72 hours prior to the meeting are available for inspection at the Chino Valley Unified School District Administration Center, 5130 Riverside Drive, Chino, California, during the regular business hours of 7:30 a.m. to 4:30 p.m., Monday through Friday.
- Order of business is approximate and subject to change.

I. OPENING BUSINESS

I.A. CALL TO ORDER

1. Roll Call

I.B. COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

In accordance with Board Policy 9323 Bylaws of the Board – Meeting Conduct: a) limit remarks to three minutes (total for all remarks); b) if a topic has been covered, limit remarks to new points; and c) please contact the Superintendent's Office for procedures regarding complaints against employees, or see the Administrative Secretary, Board of Education, for the form.

II. ACTION

II.A.1. Chino Unified School District Land Acquisition Corporation Transfer of Real Property to the Chino Valley Unified School District

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Recommend the Chino Unified School District Land Acquisition Corporation approve the transfer of real property to the Chino Valley Unified School District.

II.A.2. Minutes of the December 12, 2019, Land Acquisition Corporation Organizational Meeting

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Recommend the Board of Directors approve the minutes of the December 12, 2019, Land Acquisition Corporation organizational meeting.

III. ADJOURNMENT

Date posted: February 14, 2020
Prepared by: Patricia Kaylor, Administrative Secretary, Board of Education

The proceedings of this meeting are being recorded.

**CHINO UNIFIED SCHOOL DISTRICT
LAND ACQUISITION CORPORATION**

DATE: February 20, 2020

TO: Members, Board of Directors

FROM: Norm Enfield, Ed.D., Superintendent

PREPARED BY: Gregory J. Stachura, Assistant Superintendent, Facilities, Planning, and Operations

SUBJECT: CHINO UNIFIED SCHOOL DISTRICT LAND ACQUISITION CORPORATION TRANSFER OF REAL PROPERTY TO THE CHINO VALLEY UNIFIED SCHOOL DISTRICT

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BACKGROUND

In connection with the Joint Occupancy Project to develop the Yorba Property (13.75 acres), the District needs to hold title to the Property in compliance with the Education Code requirements for joint occupancy projects.

Accordingly, the Chino Unified School District Land Acquisition Corporation needs to grant title to the Chino Valley Unified School District any and all portions of the Property to which the Chino Unified School District Land Acquisition Corporation (“Corporation”) currently holds title (the “Corporation Property”). Pursuant to the Corporation’s Bylaws, the Corporation has the power to transfer or convey any interest it holds in real property. The Corporation can delegate authority to Chairman or the Chairman’s designee to execute any and all grant deeds for the Corporation Property and to do any and all things necessary to execute and deliver any and all documents which the Chairman or the Superintendent’s Chairman’s designee, in consultation with legal counsel, may deem necessary or advisable in order to consummate the transfer of title of the Corporation Property to the District.

RECOMMENDATION

It is recommended the Chino Unified School District Land Acquisition Corporation approve the transfer of real property to the Chino Valley Unified School District.

FISCAL IMPACT

None.

NE:GJS:pw

LEGAL DESCRIPTION OF YORBA PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 51, IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CHINO, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPT THE SOUTH ONE-HALF THEREOF.

NOTE: AREA AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF ADJOINING STREETS AS SHOWN ON SAID MAP.

APN: 1019-511-06-0-000

PARCEL 2:

THE SOUTH ½ OF LOT 46, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

APN: 1019-441-03-0-000

PARCEL 3:

THE NORTH ½ OF LOT 46, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

EXCEPTING THEREFROM THE EASTERLY 5 FEET OF THE NORTHERLY 55 FEET OF LOT 46, AND THE EASTERLY 5 FEET OF THE SOUTHERLY 55 FEET OF THE NORTHERLY 162 FEET OF SAID LOT 56, AS CONVEYED TO THE CITY OF CHINO, A MUNICIPAL CORPORATION, FOR STREET AND HIGHWAY PURPOSES BY DEED RECORDED MAY 18, 1962 IN BOOK 5702, PAGE 175 OFFICIAL RECORDS.

APN: 1019-441-04-0-000

Map

**LAND ACQUISITION CORPORATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
December 12, 2019**

MINUTES

I. OPENING BUSINESS

I.A. CALL TO ORDER

1. Roll Call

Treasurer Schaffer called to order the organizational meeting of the Land Acquisition Corporation at 7:38 p.m. with Blair, Gagnier, and Schaffer present. Mr. Cruz and Mr. Na were absent.

I.B. COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

None.

II. CONSENT

II.A.1. Minutes of the December 13, 2018, Land Acquisition Corporation Organizational Meeting

Moved (Blair) seconded (Gagnier) motion carried (3-0, Cruz and Na were absent) to approve the minutes of the December 13, 2018, Land Acquisition Corporation organizational meeting.

III. ADJOURNMENT

Treasurer Schaffer adjourned the Land Acquisition Corporation meeting at 7:40 p.m.

Andrew Cruz, Chairperson, Land Acquisition Corporation

Recorded by: Patricia Kaylor, Administrative Secretary, Board of Education