



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 10.1

Meeting Date: April 18, 2024

Subject: **Public Hearing for Resolution No. 3397 Resolution to Convey Utility Easement Entitlements to the Sacramento Municipal Utilities District for the PS7 School Project**

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: _____)
- Conference/Action
- Action
- Public Hearing

Division: Facilities Support Services

Recommendation: Provide a Public Hearing on Resolution No. 3397, which conveys easement entitlements to Sacramento Municipal Utilities District (SMUD) for a utilities easement at PS7 Elementary as part of the modernization at that site. Approve subsequent Resolution No. 3397 as part of the Consent Agenda during the same meeting.

Background/Rationale: St Hope Schools is modernizing PS7 Elementary and SMUD has jurisdiction over the electrical distribution facilities that serve the PS7 site. SMUD requires a utility easement to move and provide electrical services to the site.

Financial Considerations: N/A

LCAP Goal(s): Operational Excellence

Documents Attached:

1. Notice of Pubic Hearing
2. Executive Summary
3. SMUD Commitment Letter
4. Location of PS7 Utility Easement

Estimated Time of Presentation: 3 minutes

Submitted by: Ben Wangberg, Facilities Planning Manager
Nathaniel Browning, Director of Facilities

Approved by: Chris Ralston, Assistant Superintendent, Facilities Support Services
Janea Marking, Chief Business and Operations Officer
Lisa Allen, Interim Superintendent

Sacramento City Unified School District
Compliance with Education Code Article 15 [17556-17561] Dedication of Real Property

NOTICE OF PUBLIC HEARING

The Sacramento City Unified School District hereby gives notice that a
Public Hearing will be held as follows:

Topic of Hearing:

**Resolution No. 3397: Resolution to Convey Utility Easement Entitlements to the Sacramento
Municipal Utilities District for PS7 Elementary School**

Copies of this program may be inspected at:

**Serna Educational Center
5735 47th Avenue
Sacramento, CA 95824**

**SCUSD Facilities Department Office
425 1st Ave
Sacramento, CA 95818**

**PS7 Elementary School
5201 Strawberry Lane
Sacramento, CA 95820**

The Sacramento City Unified School District Governing Board will consider adoption of a
Resolution to Convey Utility Easement Entitlements to PS7 Elementary School.

HEARING DATE: April 18, 2024

TIME: 6:30 p.m.

LOCATION: Serna Educational Center

5735 47th Avenue
Sacramento, CA 95824

FOR ADDITIONAL INFORMATION CONTACT: SCUSD Facilities Support Services Department
(916) 643-9233

Board of Education Executive Summary

Facilities Support Services

Public Hearing for Resolution No. 3397 Resolution to Convey Utility Easement Entitlements to the Sacramento Municipal Utilities District for PS7 Elementary
April 18, 2024



I. Overview/History of Department or Program

St Hope Public Schools, who operates PS7 Elementary School as a Public Charter School, is undertaking a modernization project at PS7, as previously approved by [Board Resolution No. 3040](#) that executed a Memorandum of Understanding for the modernization project. During this phase, St Hope is working with local jurisdictions. The Sacramento Municipal Utilities District (SMUD), has jurisdiction over the electrical distribution facilities that will serve PS7 Elementary. SMUD requires a utility easement for it to provide electrical services to this facility.

To initiate the process for a utility easement, Education Code 17557 specifies that the District has to provide a resolution of its intention to dedicate real property. On the March 21, 2024, Board of Education Meeting, the Governing Board adopted Resolution No. 3393 which declared the District's intention to convey District property located at 5201 Strawberry Lane, Sacramento, CA 95820, to SMUD for a utility easement.

Thereafter, Pursuant to Education Code 17558, copies of Resolution No. 3393 were posted in three public places within the District and a Notice of Public Hearing was published in the Daily Recorder on April 4, 2024.

II. Driving Governance:

Education Code Article 15 §17556-17561

III. Budget:

N/A

IV. Goals, Objectives and Measures:

Convey Utility Easement Entitlements to SMUD for it to provide electrical services to PS7 Elementary School.

V. Major Initiatives:

N/A

VI. Results:

PS7 Elementary School upon completion will have adequate electrical services provided by SMUD to run its operations.

VII. Lessons Learned/Next Steps:

Adopt Resolution No. 3397, which conveys Utility Easement Entitlements to SMUD for PS7 Elementary School, as part of the Consent Agenda during the same meeting.

REQUEST FOR LAND ACTION

Job Name: ST. HOPE ACADEMY PS7
 Job Location: 5201 STRAWBERRY LN, Sacramento, 95820

SO / SN Order #: 30172550
 Date: 08/15/2023

Designer: Tony Dias Ext. 7347

NOTE: Use identical name and location that will appear on final approved job.

Designer Area: 4

Add dimensions on print from new facilities to the nearest existing street centerline or cross street centerline.

Thomas Bros: 317F4

Return any land information material to Real Estate Services

Block Map #: 314/152

Customer/Coordination Name: Danny McKeivitt / dmckeivitt@engent.com

Telephone Number: 530-927-5793

Owner Name: Benjamin Rodriguez / benjaminrodriguez@earthlink.net

Telephone Number: 916-649-7850

RIGHT OF WAY

PERMITS

- NO
- Contact Designer if Real Estate Service determines Service Only

- SMUD Only OH UG
- R/W Permanent
 - R/W Temporary

JOINT Easement – To Be Acquired By: _____

- R/W Permanent OH UG
- R/W Temporary

Existing Easement to be Quit Claimed at Same Time New Rights Acquired

Other Company's Name _____

Contact Person: _____

Contact's Phone Number: _____

R/W Authorization No. _____ Job No. _____

Staking to be done by: Survey Party Estimator None

Planned Construction Start Date 12/14/23

Date Land Release Needed: 12/13/23

- City of Sac Folsom Galt City of Citrus Heights
- City of Rancho Cordova City of Elk Grove McClellan
- County of Sacramento County of Placer
- Conflict Drawing PDF Scanned Into SAP

Depth x width x total length of trench / bore (circle installation type _____ x _____ x _____)

Type of surface _____

Type and diameter of conduit _____

Location of facilities to physical features and road right of way line _____

Width of sidewalk _____

Attach sewer & storm drain conflicts for all County of Sacramento permits

- Railroad with: Union Pacific Central California Traction
- Complete and attach railroad data sheet Regional Transit

Height of conductors above tracks _____

State Highway

Distance to nearest post mile _____

- Transmission line crossings Complete and attach information data sheet

OTHER: _____

NOTE: Send electronic copy of Land Action Request and all pertinent documents and drawings to realestate@smud.org.

REMARKS

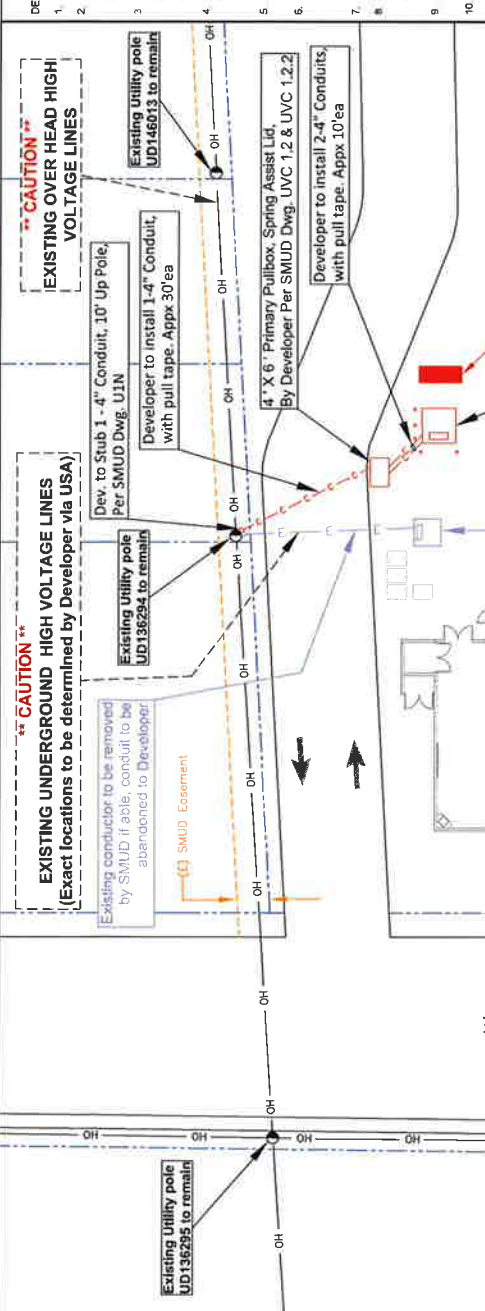
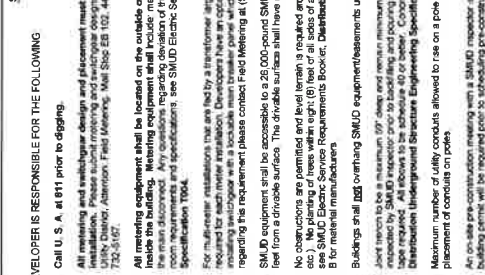
Designer: R16 R/W – Post R/W See sketch	Land Dept. _____ Returned _____
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SMUD NOTES

DEVELOPER IS RESPONSIBLE FOR THE FOLLOWING

1. Call U.S.A. # 811 prior to digging.
2. All existing and switching design and placement must be submitted and approved by SMUD's Field Meeting prior to installation. SMUD's Field Meeting is held on the 2nd floor of the SMUD Administration Building, 2200 J Street, Sacramento, CA 95833. SMUD's Field Meeting is held on the 2nd floor of the SMUD Administration Building, 2200 J Street, Sacramento, CA 95833. SMUD's Field Meeting is held on the 2nd floor of the SMUD Administration Building, 2200 J Street, Sacramento, CA 95833.
3. All existing equipment shall be located on the outside of the building. The existing equipment is NOT ALLOWED to be located inside the building. Existing equipment shall include metering, current and potential transformer sections, pull sections, and the main disconnect. Any questions regarding deviation of this requirement, please contact Field Meeting @ (916) 332-5167. For metering equipment, see SMUD Electric Service Requirements Booklet, Commercial Industrial Engineering Specification 100A.
4. For metering installations that are fed by a transformer larger than 1500KVA and secondary voltage of 277/480v, a transformer will be installed on a separate pad. A transformer shall be installed on a separate pad which shall be approved by SMUD. SMUD equipment shall be no further than 15 feet from a drivable surface. The drivable surface shall have a minimum width of 20 feet.
5. SMUD equipment shall be accessible to a 20,000-pound SMUD service vehicle in all weather. SMUD equipment shall be no further than 15 feet from a drivable surface. The drivable surface shall have a minimum width of 20 feet.
6. No obstructions are permitted on the level top of a finished floor or ceiling. All obstructions (Transformers, Cables, T. Pipe, etc.) No painting of trees within eight (8) feet of all sides of any overhead SMUD equipment. For equipment clearances and specifications, see SMUD Electric Service Requirements Booklet, Distribution Underground Structure Engineering Specification 1007 and SMUD commitment booklet.
7. Buildings shall not overhang SMUD equipment/transformers unless approved in writing by a SMUD Designer.
8. All steel rebar to be a minimum 1/2" diameter and section modulus of 6 feet from building or structure. All rebar shall be installed by SMUD Inspector prior to backfilling and pouring concrete. Concrete to be PCC-03 120 grade or better. SMUD approved pull tape required. All rebar to be schedule 40 or better. Concrete encasement may be required. See Electric Service Requirements Booklet, Distribution Underground Structure Engineering Specification 1007 and SMUD commitment booklet.
9. Maximum number of utility conduits allowed to run on a pole is three. Please review utility conduit risers with SMUD Inspector prior to placement of conduits on poles.
10. An on-site pre-construction meeting with a SMUD Inspector is mandatory 48 hours in advance of construction. Copies of the local agency building permit will be required prior to scheduling pre-construction meetings with SMUD Inspectors for non-residential developments. To schedule your appointment, please call (916) 732-8996.
11. Only those electrical conduits intended for electric service shall be placed under a SMUD transformer pad. The placement of other conduits or structure foreign to the electric service must be approved in writing by a SMUD Designer.
12. Customer service runs are per local agency codes and inspected and approved by the local inspection agency. Customer is responsible for and will be required to provide SMUD approved connectors and compression bolting for any non-standard SMUD secondary conductors. Please contact SMUD's Designer when necessary.
13. A permit or right-of-way to SMUD may be required for conduit runs, vaults, transformer pads, etc. prior to any SMUD construction.
14. Any street light required by the City or County must be coordinated with SMUD.
15. Service voltage will be 277/480V with THREE PHASE, 4 WIRE, WYE.
16. Any deviation from the commitment must be approved by a SMUD Designer or SMUD Inspector prior to installation of underground facilities.
17. PLEASE NOTE: It is the responsibility of the developer to install all infrastructure as shown per SMUD commitment drawing as SMUD does not review or approve developer composite drawings.
18. PLEASE NOTE: SMUD commitments are valid for twelve (12) months. SMUD reserves the right to cancel SMUD commitments after the period of time. New SMUD commitments will normally be required unless a customer has requested and received written approval for a longer period of time from a SMUD Designer.

ORDER # 30M-2023-0050 SHEET 001/011 SMUD DESIGNER: Tony Dias
 TELEPHONE: (916) 732-7347 DATE: 08/15/2023



5201 Strawberry Ln

STRAWBERRY LANE

3651 27th Ave

27TH AVE

26TH AV

MARTIN LUTHER KING BL

36TH ST

27TH ST

26TH AV

STRAWBERRY LN

5201 STRAWBERRY LN

SACRAMENTO

COMMITMENT SKETCH

JOB NUMBER: 30172550 REV. 0

NOTIFICATION: 32055811 SHEET 1 OF 1

DESIGNER: TONY DIAS PHONE: (916) 732-7347 DATE: 08/15/2023 MAP NUMBER: 314/152

SMUD SACRAMENTO MUNICIPAL UTILITY DISTRICT

NOTE: UNDERGROUND FACILITIES WILL BE INSTALLED PER SMUD'S STANDARD ENTITLED "ELECTRIC SERVICE REQUIREMENTS DISTRIBUTION UNDERGROUND STRUCTURE" ENGINEERING SPECIFICATION 1007. SMUD INSPECTOR'S APPROVAL OF THE EXACT LOCATION AND CONFIGURATION OF ELECTRIC DISTRIBUTION FACILITIES IS REQUIRED BEFORE THE START OF TRENCHING. SEE SMUD NOTE #10 FOR MORE INFORMATION.

811 Know what's below. Call before you dig. or (800) 227-2600

RECORD AT REQUEST OF AND RETURN TO:
 Sacramento Municipal Utility District
 Attention: Real Estate Services – B 209
 P. O. Box 15830
 Sacramento, CA 95852-1830

No Fee Document – Per Govt. Code Sec. 6103 & 27383
 No County Transfer Tax Per R & T Code 11922

SMUD BY: *JH* ARWS

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APN: 022-0290-017-0000

R/W U-2023/226
 SO 30172550

GRANT OF EASEMENT

Sacramento City Unified School District, Grantor, is the owner of record of that certain real property located in Sacramento County, California, designated by the above referenced Assessor's Parcel Number and more fully described as follows:

As described in that certain GRANT DEED, dated October 26, 1948, recorded in the office of the Recorder of Sacramento County on November 5, 1948, in Book 1567 of Official Records at Page 167.

Grantor hereby grants to SACRAMENTO MUNICIPAL UTILITY DISTRICT, a municipal utility district, Grantee, and its successors and assigns, the right from time to time to construct, place, inspect, remove, replace, maintain and use electrical and communication facilities consisting of underground conduits, wires and cables, with associated, above-ground or below-ground transformers, transformer pads, pedestals, service equipment, terminals, splicing, switching and pull boxes, switch and fuse cubicles, cubicle pads, and all other necessary fixtures and appurtenances (Facilities), within the following Easement Area described in EXHIBIT A attached hereto and made a part hereof.

Said right includes the trimming and removal by Grantee of any trees or foliage along the Easement Area considered necessary for the complete enjoyment thereof and the right of ingress to and egress from said Easement Area for the purpose of exercising and performing all rights and privileges granted herein. In addition, the Easement Area shall be kept clear of any building or other structure and Grantor will not drill or operate any well within the Easement Area.

Grantor understands and acknowledges that the Facilities will be installed within the Easement Area based on Grantee's design and actual site conditions. Upon completion of the installation, Grantee shall obtain a survey by a licensed land surveyor setting forth a legal description of the area actually occupied by the Facilities and required for complete enjoyment of the rights granted herein. Grantee will, within a reasonable period of time, record a Notice of Final Description of Easement Area referencing this document and setting forth the legal description of the surveyed area, which will thereupon become the Easement Area. Upon recordation of the Notice of Final Description, the scope of the easement granted by this document shall be limited to the property described in the Notice of Final Description plus the rights of ingress and egress.

Dated: _____

Grantor: Sacramento City Unified School District

BY: _____

Print Name: _____

Title: _____

EXHIBIT A

The centerline of the 5 foot Easement Area shall be coincidental with the centerline of the said Facilities constructed in, on, over, under, across and along the Grantor's property. Additionally, the Easement Area will include the area occupied by Grantee Facilities and appurtenances.

The legal description herein, or the map attached hereto, defining the location of this utility easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

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
Date (here insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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

This is to certify that SACRAMENTO MUNICIPAL UTILITY DISTRICT, a municipal utility district, hereby accepts for public purposes the interest in real property conveyed by the foregoing deed or grant and consents to the recordation thereof. The undersigned officer is authorized to execute this acceptance and consent pursuant to authority conferred by Resolution No. 89-6-11, adopted by said District's Board of Directors on June 20, 1989.

Blandon Granger, Supervisor
Real Estate Services

Date