



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 13.1i

Meeting Date: January 18, 2024

Subject: **Approve Resolution No. 3372: Resolution of Intention to Convey Public Utility Easement Entitlements to the Sacramento Municipal Utilities District for the Nicholas Elementary School Reconstruction**

- 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: Approve Resolution No. 3372, which provides notice of a Public Hearing and the adoption of the Sacramento Municipal Utilities District (SMUD) Easement Entitlements Resolution at its regularly scheduled Board Meeting on Thursday, February 15th, at 6:30 PM.

Background/Rationale: The District is rebuilding Nicholas Elementary School and will need numerous Easements for outside entities and SMUD has jurisdiction over the electrical distribution facilities that serve the Nicholas Elementary site. SMUD requires a utility easement to provide necessary electrical services to the site.

Pursuant to Education Code 17557, the District must adopt a Resolution of Intention to dedicate or convey any District property prior to the adoption of a Resolution which dedicates or conveys property and provide notice to a Public Hearing.

Pursuant to Education Code 17558, copies of the adopted Resolution of Intention must be posted in three public places within the District not less than 10 days before the date of the meeting and publish the notice in a newspaper of general circulation not less than 5 days before the date it plans to provide a Public Hearing and adopt the Resolution.

Financial Considerations: N/A

LCAP Goal(s): Operational Excellence

Documents Attached:

1. Resolution No. 3372
2. Attachment A outlining location of proposed easement

Estimated Time of Presentation: N/A

Submitted by: Nathaniel Browning, Director of Facilities

Approved by: Lisa Allen, Interim Superintendent

**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION**

RESOLUTION NO. 3372

**RESOLUTION OF INTENTION TO CONVEY PUBLIC UTILITIES EASEMENT TO
THE SACRAMENTO MUNICIPAL UTILITIES DISTRICT AT NICHOLAS
ELEMENTARY SCHOOL**

WHEREAS, the Sacramento City Unified School District (“District”) owns the property at Nicholas Elementary School located at 6601 Steiner Drive, in the County of Sacramento;

WHEREAS, District’s request for Sacramento Municipal Utility District (SMUD) Service at Nicholas School requires installation in accordance with SMUD’s rules and regulations;

WHEREAS, SMUD is seeking to acquire a permanent easement (“Permanent Easement”) for the Utility Access, which will consist of the installation of utility access facilities near the Northern property line and along Steiner Drive, just north of the future school parking lot;

WHEREAS, SMUD’s design team has drafted Commitment Notification # 32242265 Job # 30188264 Revision 2, Attachment A with the while scope of the project;

WHEREAS, pursuant to the Education Code § 17537, the District must adopt this Resolution of Intention, by a two-thirds vote, and establish a time at a subsequent Board meeting to hold a public hearing in order to consider adoption of a resolution, by the same vote, for the actual approval of the easement entitlements (the “*Easement Entitlements Resolution*”);

WHEREAS, utilities are necessary for the provision of adequate school housing;

WHEREAS, the Utility Easement totals 114 square feet and is located at the northwestern property edge, immediately adjacent to Steiner Drive (and the public sidewalk), and the easement is roughly rectangular in shape and consists of a 24 square foot Primary Pullbox and 90 square foot transformer pad and includes approximately 110 feet of underground conduit pipe running from the overhead powerlines, down the Existing Utility Pole, to the pullbox and then to the transformer pad to be located adjacent to the to be newly constructed parking lot;

NOW, THEREFORE, BE IT RESOLVED by the Sacramento City Unified School District Board of Education which finds and determines as follows:

1. Adopts the foregoing recitals as true and correct.
2. Pursuant to Education Code 17557, hereby determines that the Board will hold a public hearing and consider the adoption of the Sacramento Municipal Utilities District Grant Easement Resolution at its regularly scheduled Board meeting on Thursday, February 15th, at 6:30 p.m., or as soon thereafter as the matter may be heard on the agenda.
3. Authorizes the Superintendent, or their designee, to provide notice of the Board meeting set forth above as required by law.

PASSED AND ADOPTED by the Sacramento City Unified School District Board of Education on this 18th day of January 2024, by the following vote:

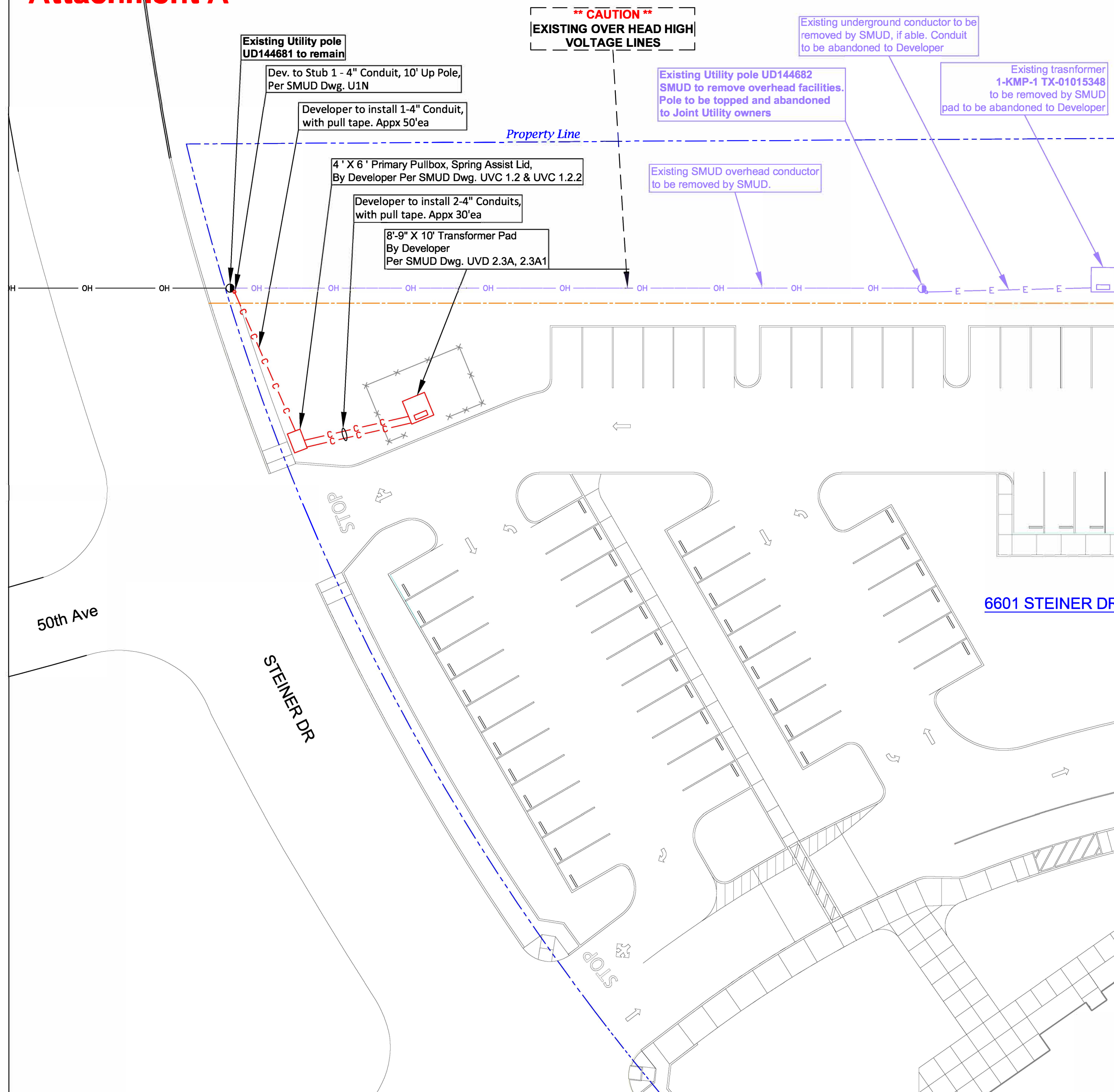
AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

ATTESTED TO:

Lavina Phillips
President of the Board of Education

Lisa Allen
Interim Superintendent

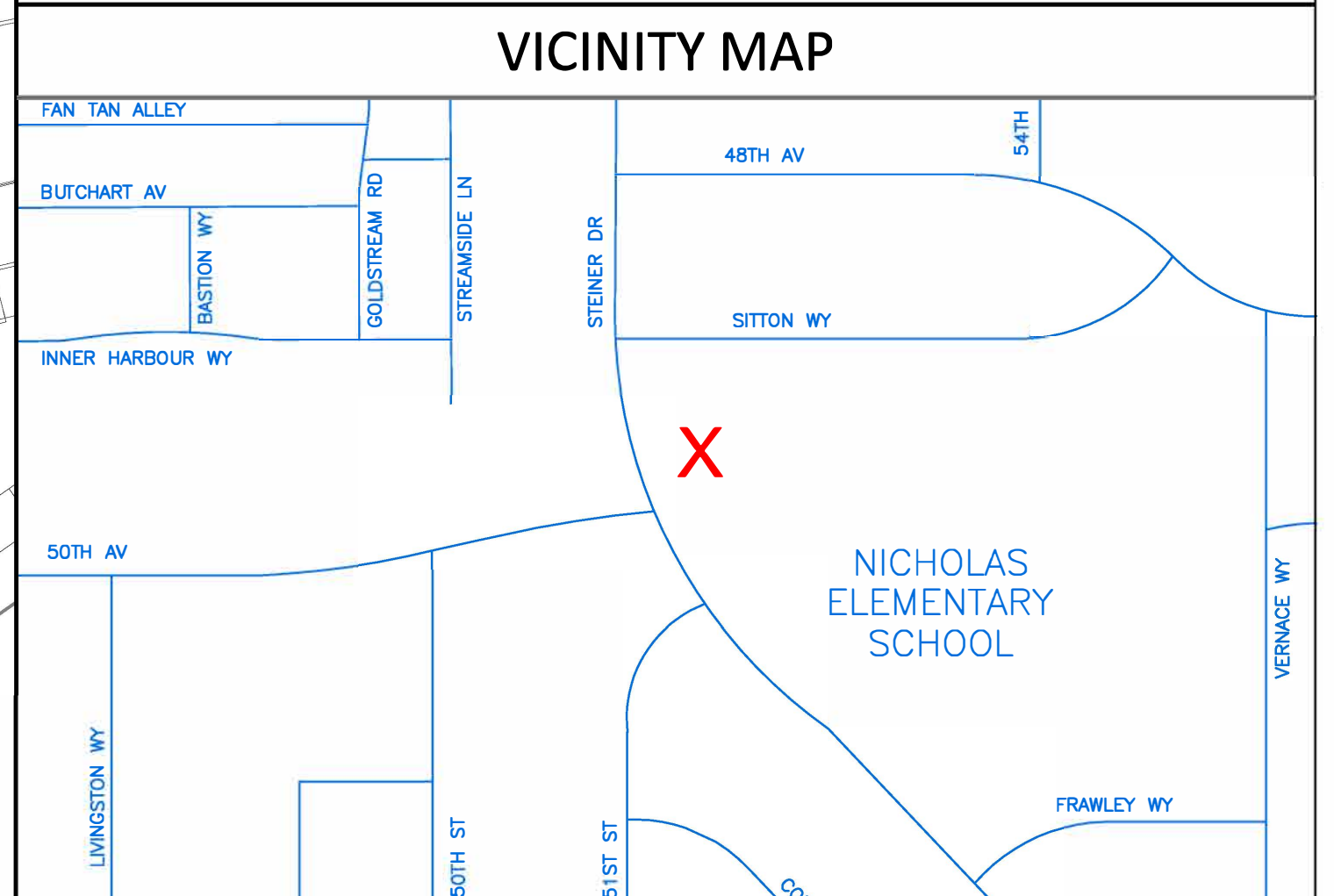
Attachment A



DEVELOPER IS RESPONSIBLE FOR THE FOLLOWING:

1. Call U. S. A. at 811 prior to digging.
2. All metering and switchgear design and placement must be submitted and approved by SMUD's Field Metering prior to installation. Please submit metering and switchgear designs to SMUD at metershops@smud.org, mail to: Sacramento Municipal Utility District, Attention: Field Metering, Mail Stop EB 102, 4401 Bradshaw Road, Sacramento, CA 95827-3834 or contact them at (916) 732-5167.
3. All metering equipment shall be located on the outside of the building. The metering equipment is NOT ALLOWED to be located inside the building. Metering equipment shall include: metering sections, current and potential transformer sections, pull sections, and the main disconnect. Any questions regarding deviation of this requirement, please contact Field Metering @ (916) 732-5167. For meter room requirements and specifications, see SMUD Electric Service Requirements Booklet, **Commercial Industrial Engineering Specification T004**.
4. For multi-meter installations that are fed by a transformer larger than 150KVA and secondary voltage of 277/480v, a shutdown will be required for each meter installation. Developers have an option to reduce the number of shutdowns for each subsequent meter install by installing switchgear with a lockable main breaker panel which cannot be removed with the breaker in the open position. Any questions regarding this requirement please contact Field Metering at (916) 732-5167.
5. SMUD equipment shall be accessible to a 26,000-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 and level terrain is required around all operable SMUD equipment doors (Transformers, Cubicles, T-Taps, etc.). No planting of trees within eight (8) feet of all sides of any operable SMUD equipment. For equipment clearances and specifications see SMUD Electric Service Requirements Booklet, **Distribution Underground Structure Engineering Specification T007**. See Appendix B for material manufacturers.
7. Buildings shall **not** overhang SMUD equipment/easements unless approved in writing by a SMUD Designer.
8. Joint trench to be a maximum 59" deep and remain minimum of 5 feet from footings of any building or structure. All conduit(s) to be inspected by SMUD inspector prior to backfilling and pouring concrete. Conduit(s) to be PVC-DB 120 grade or better. SMUD approved pull tape required. All elbows to be schedule 40 or better. Concrete encasement may be required. See Electric Service Requirements booklet, **Distribution Underground Structure Engineering Specification T007 and SMUD commitment sketch**.
9. Maximum number of utility conduits allowed to rise 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) 732-5990.**
11. Only those electrical conduits intended for electric service shall be placed under a SMUD transformer pad. The placement of other conduits or structures 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 tooling for any non-standard SMUD secondary conductors. Please contact SMUD's Designer when necessary.
13. A grant of 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 **277/480 volts, THREE phase, 4 wire, WYE.**
16. Any deviation from this 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 revise SMUD commitments after this period. A new SMUD commitment will normally be required unless a customer has requested and received written approval for a longer period of time from a SMUD Designer.

ORDER # 30188264 SN# 32242265 SMUD DESIGNER: Tony Dias
 TELEPHONE: (916) 732-7347 DATE: 8/15/2023



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

NOTE: UNDERGROUND FACILITIES WILL BE INSTALLED PER SMUD'S STANDARD ENTITLED "ELECTRIC SERVICE REQUIREMENTS DISTRIBUTION UNDERGROUND STRUCTURE" ENGINEERING SPECIFICATION T007. 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.

Revision Log:
REV.1: Relocate service transformer per Developers request further to the south
REV.2: Relocate service transformer per Developers request back to original proposed location



TB317J6

DESIGNER: TONY DIAS	JOB NAME: R16 - NICHOLAS SCHOOL	
PHONE: (916) 732-7347	LOCATION: 6601 STEINER DR SACRAMENTO	
DATE: 9/27/2023	TYPE OF DRAWING: COMMITMENT SKETCH	
MAP NUMBER: 306 / 158	JOB NUMBER: 30188264	REV. SHEET 2 OF 1
SACRAMENTO MUNICIPAL UTILITY DISTRICT	NOTIFICATION: 32242265	1 OF 1