



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 10.2

Meeting Date: February 15, 2024

Subject: **Public Hearing for Resolution No. 3375 Resolution to Convey Utility Easement Entitlements to the Sacramento Municipal Utilities District for the Nicholas 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. 3375, which conveys easement entitlements to Sacramento Municipal Utilities District (SMUD) for a utilities easement at Nicholas Elementary as part of the new construction at that site. Approve subsequent Resolution No. 3375 as part of the Consent Agenda during the same meeting.

Background/Rationale: The District is rebuilding Nicholas Elementary and SMUD has jurisdiction over the electrical distribution facilities that serve the Nicholas 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 Nicholas Utility Easement

Estimated Time of Presentation: 3 minutes

Submitted by: Nathaniel Browning, Director of Facilities

Approved by: 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. 3372: Resolution to Convey Utility Easement Entitlements to the Sacramento
Municipal Utilities District for Nicholas Elementary**

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**

**CB Wire School
Temporary Nicholas Elementary Site
5100 El Paraiso Ave
Sacramento, CA 95824**

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

HEARING DATE: February 15th, 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. 3375 Resolution to Convey Utility Easement Entitlements to the Sacramento Municipal Utilities District for Nicholas Elementary
February 15, 2024



I. Overview/History of Department or Program

Measure H was passed in 2020. It provided funding to reconstruct Nicholas Elementary School. The District is currently in the design and reconstruction phase for this project. During this phase, the District is working with local jurisdictions. The Sacramento Municipal Utilities District (SMUD), has jurisdiction over the electrical distribution facilities that will serve Nicholas 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 January 18, 2024, Board of Education Meeting, the Governing Board adopted Resolution No. 3372 which declared the District's intention to convey District property located at 6601 Steiner Drive, Sacramento, CA 95823, to SMUD for a utility easement.

Thereafter, Pursuant to Education Code 17558, copies of Resolution No. 3372 with a Notice of Public Hearing were posted in three public places within the District, and a Notice of Public Hearing was published in the Daily Recorder on January 30, 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 Nicholas Elementary School.

V. Major Initiatives:

N/A

VI. Results:

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

VII. Lessons Learned/Next Steps:

Adopt Resolution No. 3375, which conveys Utility Easement Entitlements to SMUD for the Nicholas Elementary School reconstruction project. Resolution No. 3375 is included in the Consent Agenda for the February 15, 2024 meeting.



September 27, 2023

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
ATTENTION: BEN WANGBERG
425 1ST ST.
SACRAMENTO, CA 95818

Notification # 32242265

REV.2 SMUD COMMITMENT LETTER

Thank you for submitting your plans for NICHOLAS SCHOOL for an electric service commitment. Your cooperation enables us to give you the best service possible, as well as provide for your future requirements.

We are returning one copy of your plans indicating the service location and other requirements checked below. Our commitment is subject to changing conditions and, as a result, may not be valid after twelve months.

Please contact the Designer if additional information is desired.

Designer: Tony Dias Telephone (916) 732-7347

Service will be: Overhead [] Underground [X]
Volts: 277/480 Phase: THREE Wire: 4 Type: WYE

(Street light service voltage will be the same as above.)

- Transformer pad required: Yes [X] No [] SMUD Dwg. UVD 2.3A & 2.3A1
Conduit required: Yes [X] No [] (see sketch)
Right-of-way required: Yes [X] No []
Transformer protection required: Yes [] No [X] N/A
Primary pull box required: Yes [X] No [] SMUD Dwg. UVC 1.2 & 1.2.2
Secondary J – Box Required: Yes [] No [X] N/A
Service box required: Yes [] No [X] N/A
Switchgear pad required: Yes [] No [X] N/A

Other requirements: See enclosed Booklet [X] Prints [X]

*A maximum fault current of 56,800 amps, symmetrical, is based on the largest transformer that could be needed to serve the Combined [X] main sizes of 2900 amps under the following assumptions:

- 1. The largest transformer that could be needed is 2500 kVA with 5.3 % impedance
2. A primary system impedance of zero ohms
3. No motor contributions to the fault, and
4. Zero ohms fault impedance

The meter(s) shall be located on the exterior of the building. When it is absolutely necessary to locate meters in locked rooms, cabinets, or fenced enclosures, consult SMUD's Field Metering at (916) 732-5167.

*If future load growth necessitates increasing the main switch size, the available fault current should be recalculated.

NOTE: This commitment letter may be required by local inspection authority as part of its plan check requirements.



September 27, 2023

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
ATTENTION: BEN WANGBERG
425 1ST ST.
SACRAMENTO, CA 95818

SUBJECT: ELECTRIC SERVICE REQUIREMENTS

Project Location: NICHOLAS SCHOOL

Notification # 32242265

In order to schedule construction activity to provide timely permanent electric service to your development, the Sacramento Municipal Utility District (SMUD) requires the following:

- A. Property owner will sign and return the enclosed Conveyance of Electric Distribution Facilities. Please Note: SMUD construction cannot be scheduled until signed documents are returned.
- B. Developer's compliance with SMUD Rules and Electric Service Requirements. Copies are available upon request.
- C. Due to the time needed for construction scheduling, SMUD fees need to be paid as soon as possible after receipt of the billing contract.
- D. Costs for relocating or modifying SMUD facilities, whether in a street or private right-of-way, as a result of a commercial, industrial, or apartment development, shall be reimbursed by the developer prior to any work being done by SMUD.
- E. The project coordinator should notify SMUD's Designer of any changes in the project's estimated start date to avoid unnecessary delays of SMUD construction.
- F. SMUD may need to secure an easement from you and possibly other private parties and/or permits from various public agencies to provide electric service to your development. If an easement is required, SMUD's Real Estate Services will contact you, typically within 2-3 weeks to properly execute a Grant of Easement, please see attached example. If you have questions or concerns regarding these items, please contact your assigned SMUD Designer as SMUD construction cannot start until these requirements are satisfied.
- G. Party responsible for electric bills should make application for service with SMUD Customer Services Department at 1-888-742-7683 as soon as possible. Connection of electric service can be scheduled upon receipt of the electrical inspection by the city/county.
- H. 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 metershopsubmittals@smud.org or mail to: SMUD, Attention: Field Metering, Mail Stop EB 102, 4401 Bradshaw Road, Sacramento, CA 95827-3834 or contact them at (916) 732-5167.
- I. Multi-unit buildings must be addressed in compliance with the enclosed addressing guidelines prior to connection of electric service. A copy of the site plan showing building addresses, unit numbers, and electric service locations should be received by SMUD's Designer at least ten (10) working days prior to obtaining City/County inspection approval in order to avoid service delays. Meters cannot be set until specific building addresses and unit numbers are known and clearly identified on buildings and electric service equipment.

- J. The project coordinator will conduct an on-site pre-construction meeting with a SMUD inspector a minimum of 48 hours in advance of construction. At the time of your pre-construction meeting you will need to supply SMUD's inspector with a copy of your building permit and a valid electrical service need date. Inspection of SMUD's required civil improvements cannot begin without these items nor until the meeting has been held. To schedule your appointment, please call (916) 732-5990.

Please retain these requirements for your information.

Sincerely,

A handwritten signature in blue ink that reads "Tony Dias". The signature is stylized with a large, sweeping initial "T" and a long, horizontal flourish extending to the right.

Tony Dias
Engineering Designer
Design and Construction Services
Grid Assets
(916) 732-7347



September 27, 2023

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
ATTENTION: BEN WANGBERG
425 1ST ST.
SACRAMENTO, CA 95818

Notification # 32242265

SUBJECT: CONVEYANCE OF ELECTRIC DISTRIBUTION FACILITIES

In response to your request for service at **NICHOLAS SCHOOL**, the Sacramento Municipal Utility District (SMUD) proposes to install electrical facilities (cable, transformers, switchgear) within or upon certain underground electric distribution facilities (conduits, boxes, pads) to be installed by the property owner as shown on the attached drawing.

SMUD required facilities are to be installed in accordance with its rules and regulations. Conveyance of the owner provided electric distribution facilities will be made to SMUD upon inspection approval.

Standard District Procedure is to obtain this conveyance after SMUD inspectors have approved the owner's installation of the facilities which can sometimes result in delays in providing service. In order to avoid delays SMUD will accept conveyance of these facilities prior to the owner's installation and SMUD inspection approval, provided the legal property owner(s) agree:

- A. To install SMUD required electric distribution facilities, with above ground appurtenances as described below and in the attached drawing. Such installation will be in accordance with SMUD Rules, Regulations, and Electric Service Requirements.
- B. To grant title to the installed facilities to SMUD.
- C. To ensure integrity and accuracy of facilities (conduits, boxes, pads, etc.) for one year upon system being completed and energized.

Those electric distribution facilities conveyed to SMUD consist of:*

_____	Ft. - 2" Conduit
_____	Ft. - 3" Conduit
<u>110</u>	Ft. - 4" Conduit
_____	Ft. - 5" Conduit
_____	Ft. - 6" Conduit
<u>1</u>	Each Transformer Pad(s)
<u>1</u>	Each Primary Pull Box(es)
_____	Each Secondary J – Box(es)
_____	Each Service Box(es)
_____	Each Switchgear Pad(s)

*Conduit footages are approximate.

Please indicate your acceptance by signing in the space provided and returning this letter to SMUD Distribution Line Design, Grid Assets, 4401 Bradshaw Rd., MS EA105, Sacramento, CA 95827-3834.

I, _____, owner and grantor agree to the terms and conditions stated above and hereby grant, bargain, and convey to SACRAMENTO MUNICIPAL UTILITY DISTRICT, a municipal utility district, Grantee, its successors and assigns, free and clear of all liens and encumbrances, those certain underground electric distribution facilities, with any above ground appurtenances described above and in the attached drawing, now installed or to be installed on or adjacent to grantor's premises in the County of Sacramento, State of California.

Owner Name Signature

Owner Name Print

Address: _____

Phone:

Date: _____

Designer Name: Tony Dias

Notification #: **32242265**

No fee for recordation
Govt. Code Sec 6103
RECORD AT REQUEST OF AND RETURN TO:
Sacramento Municipal Utility District
Attention: Real Estate Services MS B209
PO Box 15830
Sacramento, CA 95852-1830
NO COUNTY TRANSFER TAX DUE
PER R & T Code 11922
SMUD BY:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

A.P.N. Ptn

R/W *
SO *

SAMPLE TEMPLATE

GRANT OF EASEMENT

***, Grantor(s), 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:**

*

Grantor(s) hereby grant(s) to SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD), 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, risers, poles, 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, SMUD 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. SMUD 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: _____

Signature Block

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 the SMUD Facilities and appurtenances.

ADDRESSING GUIDELINES FOR MULTI-UNIT BUILDINGS

An efficient method of addressing new buildings in the Sacramento area has been mutually agreed on by Fire, Police, Postal Service, Public Works, and utility companies. The advent of automated mail processing and computer controlled emergency services (911 System) has made it critical that proper addressing be emphasized. This is a guide for developers, managers and owners to use when addressing a new project.

Multiple buildings in same complex:

- One street address for entire complex

Each unit has a separate unique numeric address – no duplicates.

Example: 1000 Main St Units 1 – 96

Note: This is the method preferred by the Sacramento County Sheriff's Department.

or

- A separate street address for each building in complex

Each unit has a separate unique numeric address – no duplicates within the complex.

Example: 1000 Main St Units 1 – 16
1002 Main St Units 17 – 32
1004 Main St Units 33 – 48, etc.

(Note: Unit numbers increase as street numbers increase.)

or

Unit numbering repeats, but is not duplicated within each street address.
(Least Preferred)

Example: 1000 Main St Units 1 – 16
1002 Main St Units 1 – 16
1004 Main St Units 1 – 16, etc.

For two-story buildings, use odd numbers downstairs, and even numbers upstairs.

For multi-story buildings, use sequential numbering for each floor.

Example: 1st floor 100 – 199
2nd floor 200 – 299
3rd floor 300 – 399, etc.

Do not do this:

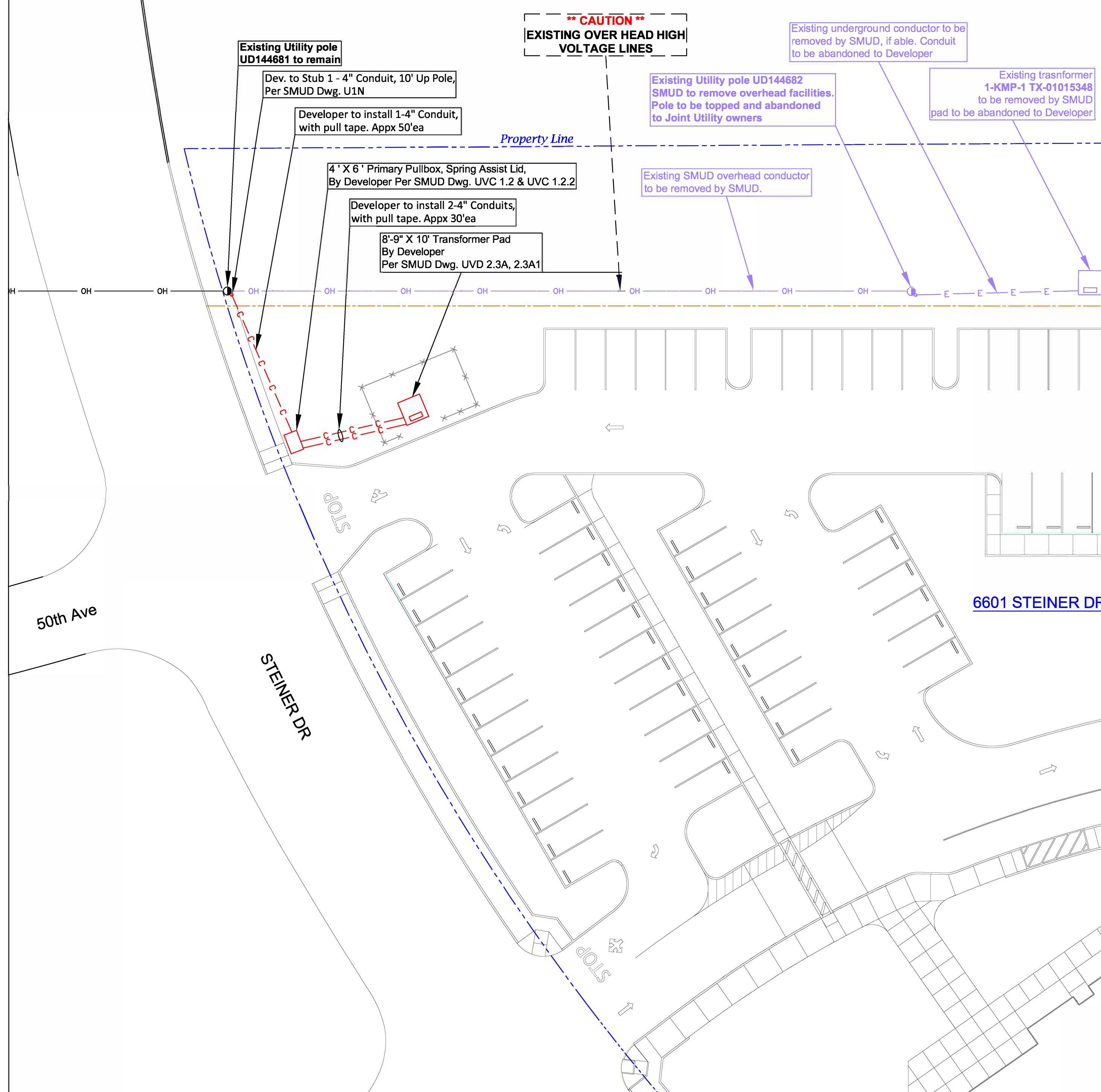
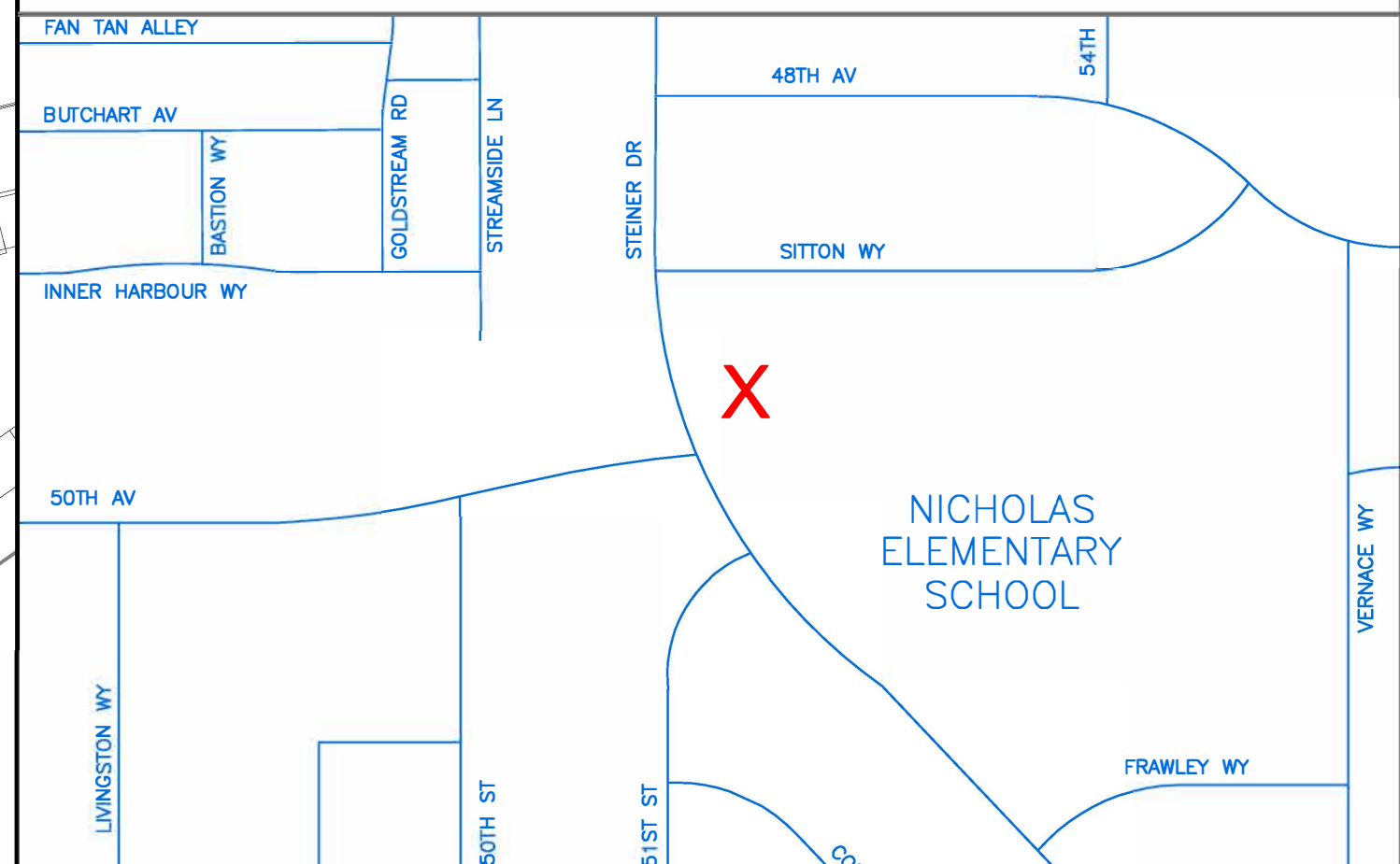
- One street address for entire complex with
 - Buildings numbered or lettered
 - Unit numbers or letters duplicated

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

VICINITY MAP



**** CAUTION ****
EXISTING OVER HEAD HIGH VOLTAGE LINES

Existing underground conductor to be removed by SMUD, if able. Conduit to be abandoned to Developer

Existing Utility pole UD144682 SMUD to remove overhead facilities. Pole to be topped and abandoned to Joint Utility owners

Existing transformer 1-KMP-1 TX-01015348 to be removed by SMUD pad to be abandoned to Developer

Existing SMUD overhead conductor to be removed by SMUD.

Existing Utility pole UD144681 to remain

Dev. to Stub 1 - 4" Conduit, 10' Up Pole, Per SMUD Dwg. U1N

Developer to install 1-4" Conduit, with pull tape. Appx 50'ea

4" X 6" Primary Pullbox, Spring Assist Lid, By Developer Per SMUD Dwg. UVC 1.2 & UVC 1.2.2

Developer to install 2-4" Conduits, with pull tape. Appx 30'ea

8'-9" X 10' Transformer Pad By Developer Per SMUD Dwg. UVD 2.3A, 2.3A1



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