



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 8.1f

Meeting Date: February 5, 2026

Subject: Approve Resolution No. 3550: Resolution of Intention to Convey Public Utility Easements to Sacramento Municipal Utility District at Fern Bacon Middle School

- ☐ 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. 3550, which provides notice of a Public Hearing and the adoption of the Sacramento Municipal Utility District Entitlements Resolution at its regularly scheduled Board Meeting on Thursday, February 19th, at 6:00 PM.

Background/Rationale: 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): Goal 1 – Graduation Outcomes, Goal 2 – Academic Outcomes, and Goal 3 – Welcoming and Safety Outcomes

Documents Attached:

1. Resolution No. 3550
2. Grant of Easement and Exhibits A & B
3. Notary Acknowledgments & Certificates of Acceptance for SMUD Easements

Estimated Time of Presentation: N/A

Submitted by: Ben Wangberg, Manager, Facilities Planning;

Nathaniel Browning, Director of Facilities Planning and Property Management

Approved by: Chris Ralston, Assistant Superintendent of Facilities Support Services;

Lisa Allen, Superintendent

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

RESOLUTION NO. 3550

**RESOLUTION OF INTENTION TO CONVEY PUBLIC UTILITIES EASEMENT TO
SACRAMENTO MUNICIPAL UTILITY DISTRICT AT FERN BACON MIDDLE
SCHOOL**

WHEREAS, the Sacramento City Unified School District (“District”) owns the property at Fern Bacon Middle School located at 4140 Cuny Avenue, in the County of Sacramento;

WHEREAS, District’s request for Sacramento Municipal Utility District Electric Service at Fern Bacon Middle School requires installation in accordance with Sacramento Municipal Utility District’s rules and regulations;

WHEREAS, Sacramento Municipal Utility District is seeking to acquire one (1) permanent easement (“Permanent Easement”) for the Utility Access, which will consist of the installation of utility access facilities, described in the attachment as a 7 feet wide strip of land extending from Cunty Avenue South for approximately 262.72 feet terminating at a 55 feet by 18 feet section totaling approximately 2,829 square feet;

WHEREAS, Sacramento Municipal Utility District’s design team has drafted one (1) Grant of Easement document;

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 approximately 2,829 square feet and includes necessary utility facilities and infrastructure required by Sacramento Municipal Utility District;

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 Utility District Grant Easement Resolution at its regularly scheduled Board meeting on Thursday February 19th at 6:00 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 5th day of February 2026, by the following vote:

AYES: _____
NOES: _____

ABSTAIN: _____
ABSENT: _____

ATTESTED TO:

Tara Jeane
President of the Board of Education

Lisa Allen
Superintendent

SMUD0065
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:  _____ KLK

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APN: 039-0100-002-0000

R/W:U-2025/210
SO: 30197738

GRANT OF EASEMENT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT, Grantor, hereby grants to SACRAMENTO MUNICIPAL UTILITY DISTRICT, a municipal utility district, Grantee, 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 within the following described route.

The easement being granted herein is contained and located on that certain real property, situated in Sacramento County, California, designated by the above referenced Assessor's Parcel Number and more fully described as follows:

In that certain Grant Deed dated July 22, 1955, and recorded in the office of the Recorder of Sacramento County on August 5, 1955, in Book 2890 of Official Records at Page 597.

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.

The route of said easement is described in EXHIBITS A and B attached hereto and made a part hereof.

Dated: _____, 20____

Grantor: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

BY: _____

Name: _____

Title: _____

**LEGAL DESCRIPTION
EXHIBIT A**

All that real property situated in unincorporated County of Sacramento, State of California, located in the Northwest Quarter of Section 32, Township 8 North, Range 5 East, Mount Diablo Base and Meridian, and more particularly described in the following 3 routes:

1. Within a strip of land 7 feet in width, the northerly sideline of which is described as follows: **Commencing** at the southeast corner of Parcel K as shown on that certain *Parcel Map* filed for record on September 19, 1967 in Book 2 of Parcel Maps, at Page 5, Sacramento County Records; said point also being in the northerly right-of-way line of Cuny Avenue as shown on said *Parcel Map*; thence, along the south line of said Parcel K, coincident with said northerly right-of-way line, South 89°50'40" West a distance of 50.31 feet; thence, leaving said northerly right-of-way line at a right angle, South 00°09'20" East a distance of 54.00 feet a point in the southerly right-of-way line of said Cuny Avenue; said point being the **Point of Beginning**;

Thence, along said southerly right-of-way line, North 89°50'40" East a distance of 71.88 feet to a point hereinafter referred to as Point "A".

2. Within a strip of land 7 feet in width, the centerline of which is described as follows: **Beginning** at said Point "A"; thence, South 00°00'18" West a distance of 262.72 feet to a point hereinafter referred to as Point "B".
3. Within a strip of land 55 feet in width, lying 19.5 feet west and 35.5 feet east of the following described line: **Beginning** at said Point "B"; thence, South 00°00'18" West a distance of 18.00 feet.

The sidelines of said strips shall be lengthened or shortened to meet at angle points and to terminate in the southerly right-of-way line of Cuny Avenue.

A plat entitled "Exhibit B" is attached hereto and by this document made a part hereof.




Shane Anderson, LS 8568

Date: December 9, 2025

PARCEL L
2 P.M. 5

PARCEL K
2 P.M. 5

PARCEL J
2 P.M. 5

PARCEL H
2 P.M. 5

PARCEL G
2 P.M. 5

S89°50'40"W

50.31' (TIE)

POINT OF COMMENCEMENT
SOUTHEAST CORNER PARCEL K
PER 2 P.M. 5

CUNY AVENUE

S00°09'20"E
54.00' (TIE)

ROUTE 1
N89°50'40"E 71.88'

POINT OF BEGINNING

POINT "A"

7'

7'

PORTION NORTHWEST 1/4
SECTION 32, T.8N. R.5E.
M.D.B.&M.

SACRAMENTO CITY UNIFIED
SCHOOL DISTRICT

APN: 039-0100-002

ROUTE 2
S00°00'18"W 262.72'

ROUTE 3
S00°00'18"W 18.00'

POINT "B"

55'



P.M. = PARCEL MAPS
APN = ASSESSOR'S PARCEL NUMBER
o = DIMENSION POINT, NOTHING FOUND OR SET



DATE	12/9/25	TITLE	SO 30197733	
SCALE	1"=50'	EXHIBIT B		
DR.	SMA			
SHEET 1 OF 1		DWG. NO.	R/W U-2025/246	
			REV.	

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.

Rachel V. Del Rio Supervisor
Real Estate Services

Date