SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

Agenda Item# 11.3

Meeting Date: March 5, 2026

Subject: Approve Resolution No. 3572 Resolution to Convey Public Utilities Easement to County of Sacramento at Nicholas Elementary 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: Subsequent to Public Hearing, approve Resolution No. 3572, which conveys public utility easement entitlements to County of Sacramento for the Nicholas Elementary School construction project.

Background/Rationale: The District is rebuilding Nicholas Elementary and County of Sacramento has jurisdiction over the public utility facilities that serve the Nicholas site. County of Sacramento requires a public utility easement to provide public utility services to the site.

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. 3572
2. County of Sacramento Public Utility and Public Facility Easement
3. Copy of Previously approved Resolution 3562
4. Notice of Public Hearing

Estimated Time of Presentation: 1 minute

Submitted by: Ben Wangberg, Manager, Facilities Planning

Nathaniel Browning, Director, Planning and Property Management

Approved by: Chris Ralston, Assistant Superintendent of Facilities

Lisa Grant-Dawson, Interim Chief Business and Operations Officer

Cancy McArn, Interim Superintendent

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

RESOLUTION NO. 3572

RESOLUTION TO CONVEY PUBLIC UTILITIES EASEMENT TO COUNTY OF SACRAMENTO 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;

WHERAS, District's request for Sacramento County Utility Service at Nicholas School requires installation in accordance with County of Sacramento's rules and regulations;

WHEREAS, County of Sacramento is seeking to acquire a permanent easement ("Permanent Easement") for the Public Utility and Public Facility Access, which will consist of two (2) locations near the Western property line and along Steiner Drive. Area A is approximately 3,473 square feet and Area B is approximately 662 square feet. These locations have been properly described in the attached Easement document as Exhibit A and Exhibit B;

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

WHEREAS, County of Sacramento's design team has drafted a Public Utility and Public Facility Easement;

WHEREAS, the Utility Easement totals 4,135 square feet and includes necessary utility facilities and infrastructure required by County of Sacramento;

WHEREAS, The Board of Education adopted Resolution No. 3481 at the March 20, 2025 meeting, conveying easement entitlements to County of Sacramento for utilities;

WHEREAS, This resolution and subsequent Board action related to this easement entitlement process, will replace the previous easement due to necessary corrections provided by County of Sacramento; and

WHEREAS, The Board of Education adopted Resolution No. 3562 at the February 19, 2026 meeting, declaring its intention to convey easement entitlements to County of Sacramento for utilities; and

WHEREAS, Resolution No. 3562 was posted in three public locations within the District and a Notice of Public Hearing was published in The Daily Recorder on February 26, 2026.

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. Adopts this Resolution conveying easement entitlements to County of Sacramento for utilities to Nicholas Elementary located at 6601 Steiner Drive, in the County of Sacramento.

3. Authorizes the Superintendent, or their designee, to review and execute any and all easement entitlements with related facilities, including agreements and plans, to County of Sacramento as necessary to carry out the purpose of this Resolution.

PASSED AND ADOPTED by the Sacramento City Unified School District Board of Education on this March 5, 2026, by the following vote:

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

ATTESTED TO:

_____	_____
Tara Jeane	Cancy McArn
President of the Board of Education	Interim Superintendent

EXHIBIT A
PUBLIC UTILITIES AND PUBLIC FACILITIES EASEMENTS

Portions of Section 33, Township 8 North, Range 5 East, M.D.M., in unincorporated area of Sacramento County, State of California, more particularly described as follows:

AREA #1:

Beginning at the South corner of Lot A as shown on the "Plat of Fruitridge Vista Unit No. 14" filed in the Office of the Sacramento County Recorder in Book 44 of Maps at Page 16; Thence, from said Point of Beginning, along the boundary of said Lot A, also being the East right-of-way line of Steiner Drive per said "Plat of Fruitridge Vista Unit No. 14", the following three (3) courses:

1) North 43°26'50" West 433.45 feet to the beginning of a 681.80 foot radius tangent curve to the right;
2) Along said curve through a central angle of 30°14'12" a distance of 359.81 feet to the Northwest corner of said Lot A;
3) Thence, North 89°39'50" East 2.67 feet to a point that is 2.60 feet Easterly, at right angles from the West line of said Lot A;

Thence, parallel with said West line, along a 679.20 foot radius non-tangent curve to the left, from a radial bearing of North 76°44'22" East, through a central angle of 19°21'24" a distance of 229.46 feet;

Thence, North 55°52'20" East 11.60 feet;

Thence, South 36°37'10" East 93.65 feet;

Thence, South 48°39'22" West 11.71 feet to a point that is 2.50 feet Easterly, at right angles from the West line of said Lot A;

Thence, concentric with said West line, along a 679.30 foot radius non-tangent curve to the left, from a radial bearing of North 49°21'11" East, through a central angle of 2°48'01" a distance of 33.20 feet;

Thence, continuing parallel with said West line, South 43°26'50" East 33.97 feet;

Thence, South 87°53'30" East 7.79 feet;

Thence, South 41°21'00" East 8.26 feet;

Thence, South 46°33'10" West 5.10 feet to a point that is 2.55 feet Easterly, at right angles, from the West line of said Lot A;

Thence, parallel with said West line, South 43°26'50" East 124.00 feet;

Thence, North 46°33'10" East 13.88 feet;

Thence, South 43°26'50" East 16.00 feet;

Thence, South 46°33'10" West 7.41 feet;

Thence, South 43°26'50" East 8.60 feet;

Thence, South 46°33'10" West 6.87 feet to a point that is 2.15 feet Easterly, at right angles, from the West line of said Lot A;

Thence, parallel with said West line, South 43°26’50” East 237.07 feet to a point on the Northwest line of Lot 30 as shown on the “Plat of Fruitridge Vista Unit No. 16” filed in the Office of the Sacramento County Recorder in Book 54 of Maps at Page 20;

Thence, along said Northwest line, South 46°33’10” West 2.15 feet to the Point of Beginning.

Containing 3,473 square feet, more or less.

AREA #2:

Beginning at the Northeast corner of the Parcel labeled “Fruitridge Vista Water District Well #16” as shown on the Record of Survey filed in the Office of the Sacramento County Recorder in Book 59 of Surveys at Page 13; Thence, from said Point of Beginning, along the North line of said Parcel, South 89°46’50” West 1.25 feet to a point that is 1.25 feet West, at right angles, of the West line of Vernace Way as shown on the “Plat of Fruitridge Vista Unit No. 16” filed in the Office of the Sacramento County Recorder in Book 54 of Maps at Page 20;

Thence, parallel with said West line of Vernace Way, North 00°13’10” West 318.38 feet;

Thence, South 89°46’50” West 4.14 feet;

Thence, NORTH 15.47 feet;

Thence, North 89°58’51” East 4.08 feet to a point that is 1.25 feet West, at right angles, of said West line of Vernace Way;

Thence, parallel with said West line of Vernace Way, North 00°13’10” West 144.82 feet to the South line of Lot 29 as shown on said “Plat of Fruitridge Vista Unit No. 16”;

Thence, along said South line, North 89°39’50” East 1.25 feet to said West line of Vernace Way;

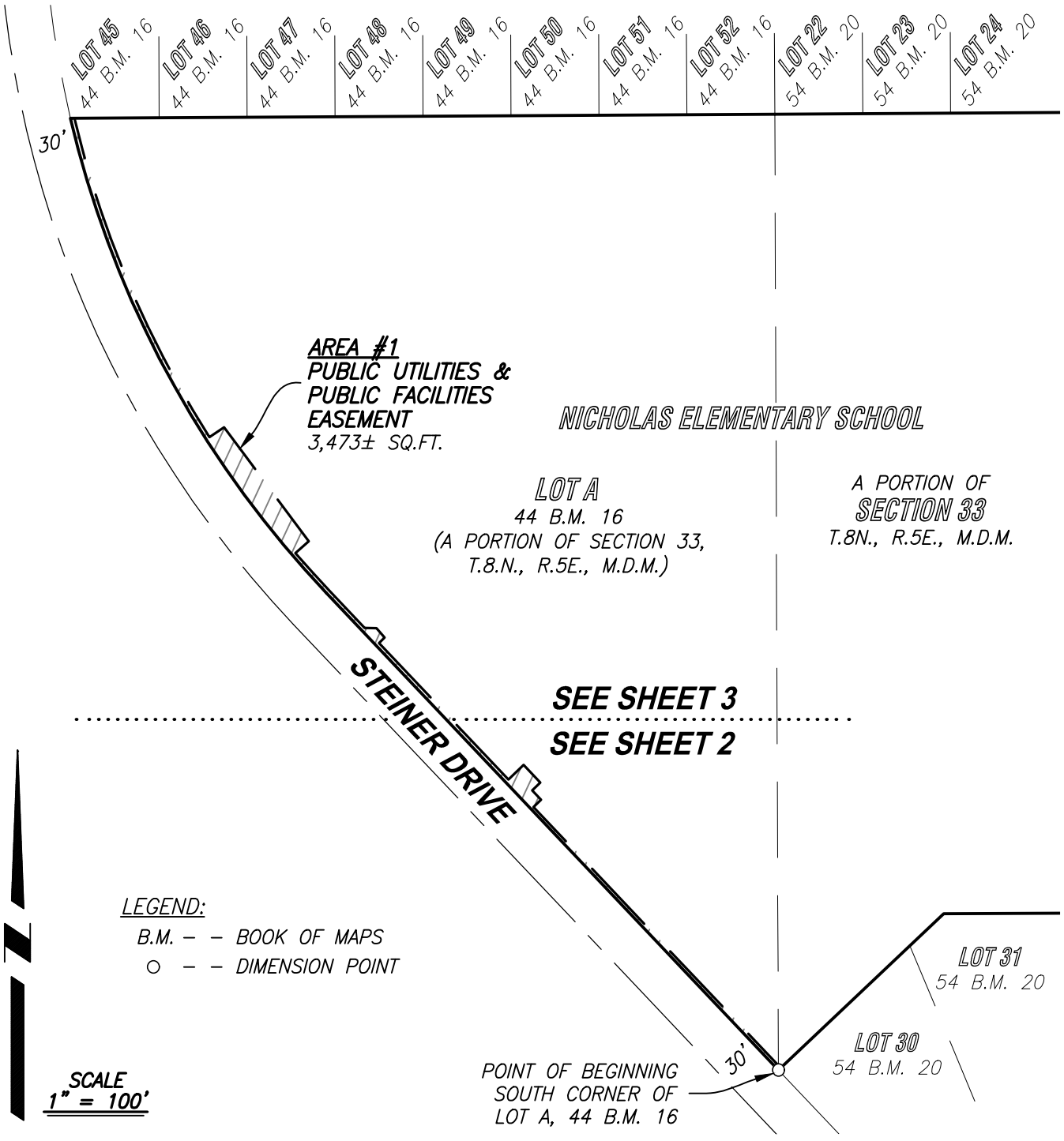
Thence, along said West line, South 00°13’10” East 478.66 feet to the Point of Beginning.

Containing 662 square feet, more or less.



4-8-2025

EXHIBIT "B"



PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-26
STATE OF CALIFORNIA

CenterPoint Engineering, Inc.

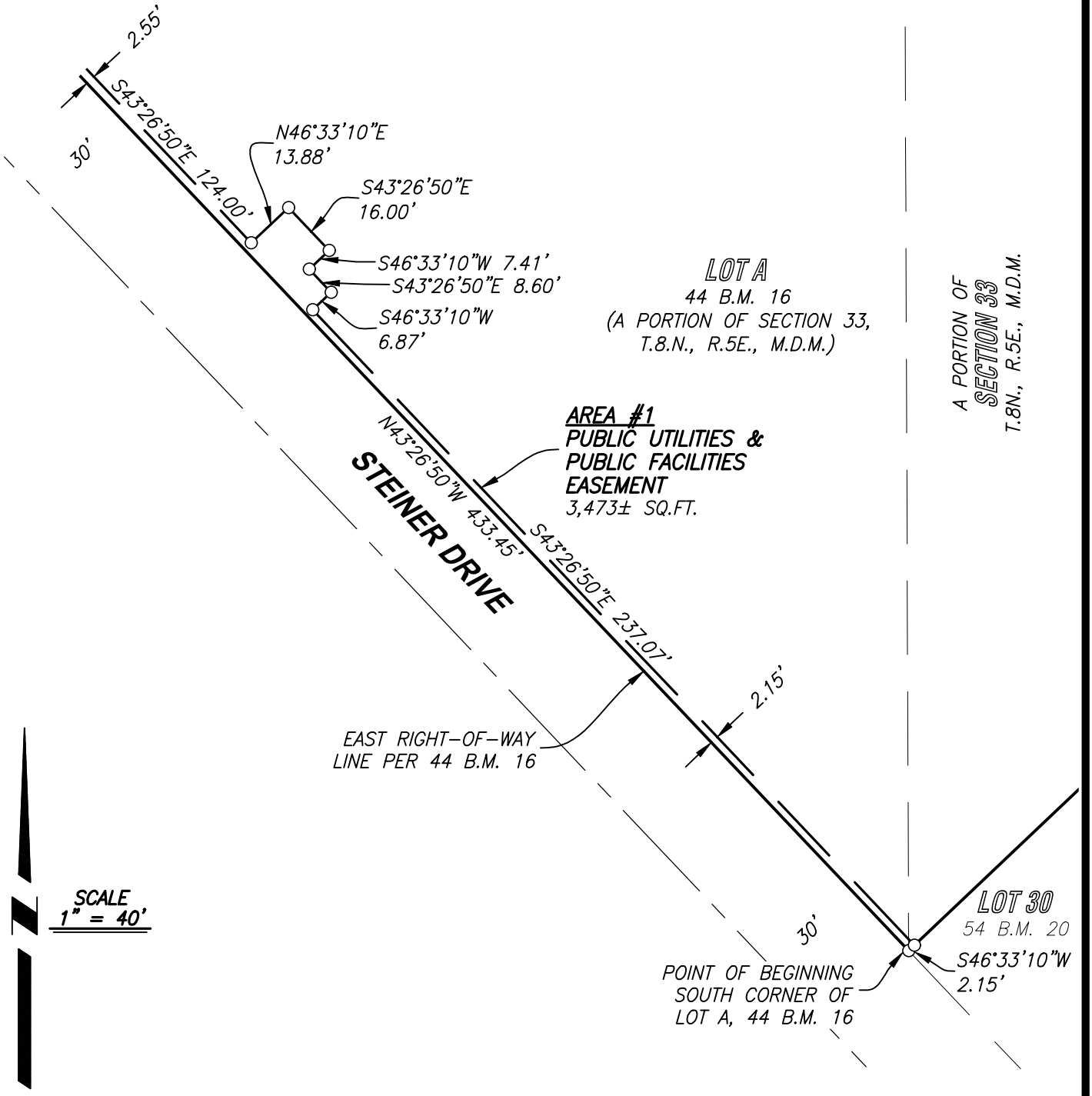
Land Surveying & Construction Staking

4230 Rocklin Rd. Suite 200 · Rocklin, CA · 95677
Phone: 916-773-4006 Fax: 916-773-4498

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CHECKED BY:	AE
SHEET:	1 OF 4
DATE:	4-8-2025

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EXHIBIT "B"



PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
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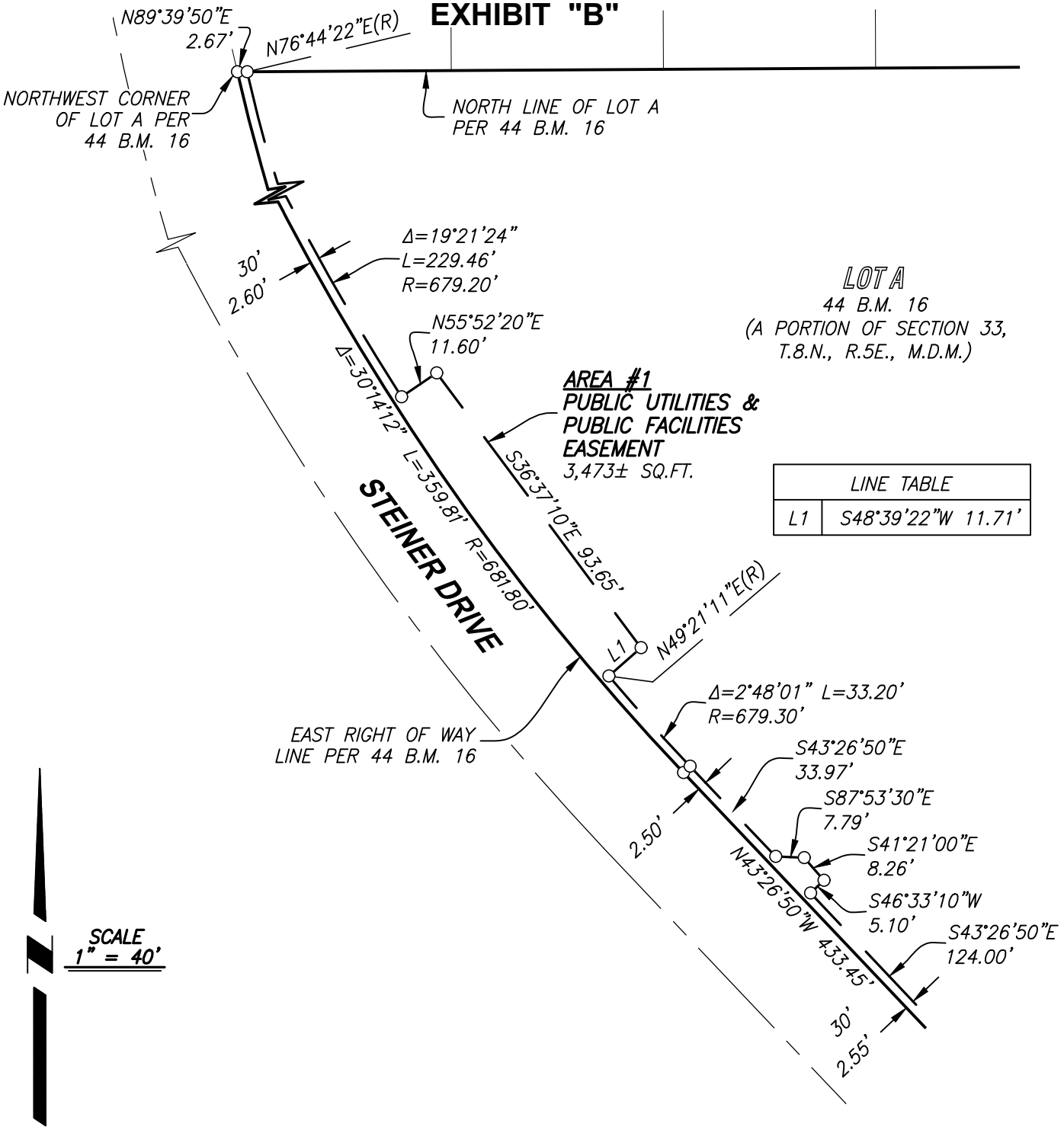
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PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
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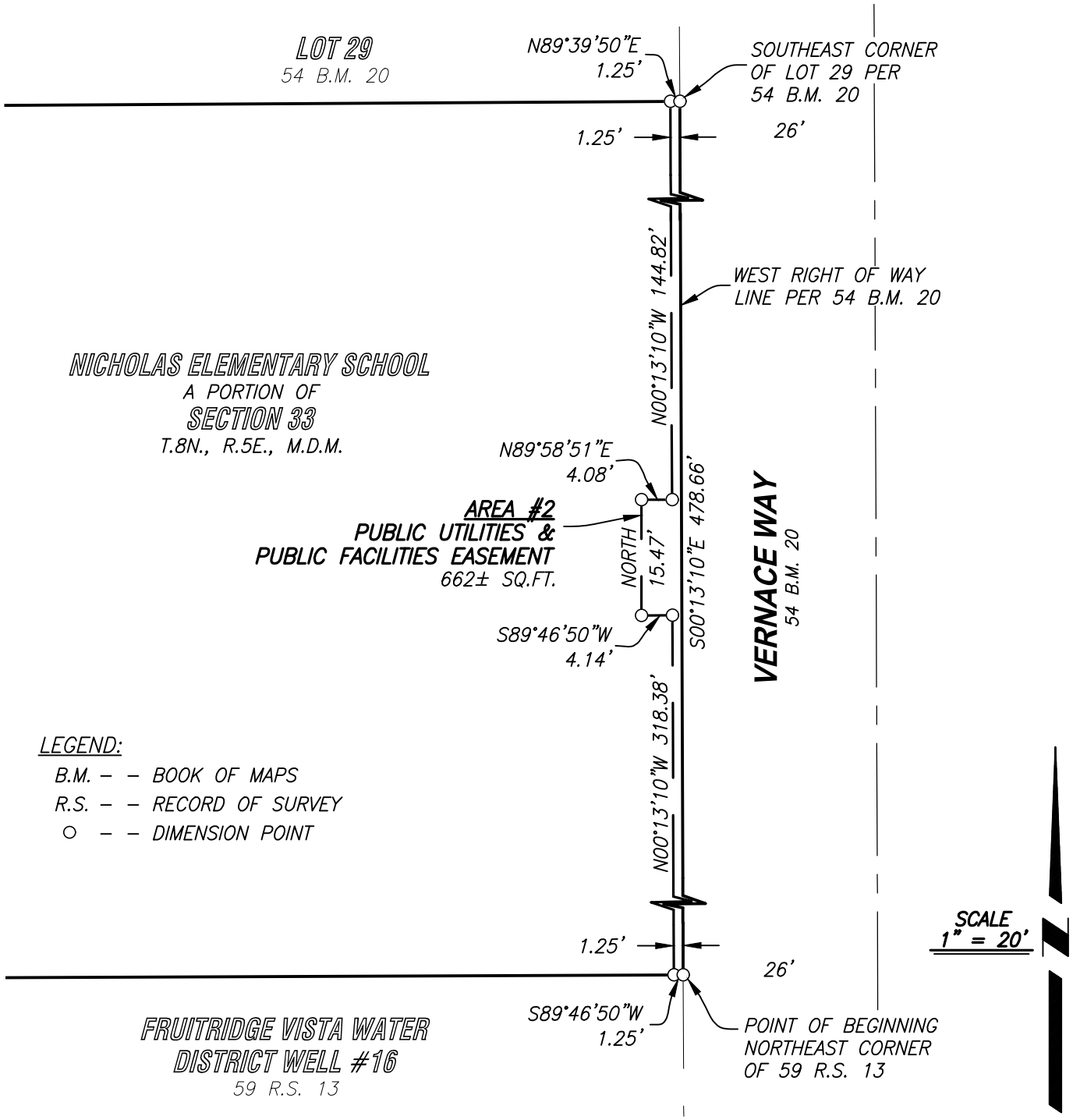
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EXHIBIT "B"



PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
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APPROVED

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

Agenda Item# 8.1i

Meeting Date: February 19, 2026

Subject: Approve Resolution No. 3562 Resolution of Intention to Convey Utilities Easement to Sacramento County for Nicholas Elementary

- ☐ 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. 3562 which provides a future Public Hearing and adoption of the County of Sacramento Public Utility and Public Facilities Easement Entitlements Resolution at its regularly scheduled Board Meeting on Thursday March 5, 2026, at 6:15 PM.

Background/Rationale: The District rebuilt Nicholas Elementary School and will need numerous Easements for outside entities, and County of Sacramento has jurisdiction over the public utilities distribution facilities that serve the Nicholas Elementary site. County of Sacramento requires a utility easement to provide necessary public services to the site including, but not limited to, water, sewer, gas and drainage pipes, poles, overhead lines, telephone, cable TV, underground power and other appurtenances as County may deem necessary, landscaping, sidewalks traffic signal and traffic light facilities and necessary appurtenances. This Easement will replace the easement granted to the Sacramento County that was outlined by Resolution No. 3479 that was adopted on February 20, 2025. Sacramento County has reviewed and improved their location and easement needs.

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. 3562
2. Easement Exhibits
3. County Public Utility and Public Facility Easement to be replaced by this new easement

Estimated Time of Presentation:

Submitted by: Ben Wangberg, Facilities Planning
Nathaniel Browning, Director, Planning and Property Management

Approved by: Chris Ralston, Assistant Superintendent, Facility Support Services
Lisa Grant-Dawson, Interim Chief Business and Operations Officer
Cancy McArn, Interim Superintendent

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

RESOLUTION NO. 3562

RESOLUTION OF INTENTION TO CONVEY PUBLIC UTILITY AND PUBLIC FACILITY EASEMENT TO COUNTY OF SACRAMENTO 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 County Utility Services at Nicholas School requires access in accordance with Sacramento County's rules and regulations;

WHEREAS, County of Sacramento is seeking to acquire a permanent easement ("Permanent Easement") for the Public Utility and Public Facility Access, which will consist of two (2) locations near the Western property line and along Steiner Drive. Area A is approximately 3,473 square feet and Area B is approximately 662 square feet. These locations have been properly described in the attached Easement document as Exhibit A and Exhibit B;

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

WHEREAS, County of Sacramento's design team has drafted a Public Utility and Public Facility Easement;

WHEREAS, the Utility Easement totals 4,135 square feet and includes necessary utility facilities and infrastructure required by County of Sacramento;

WHEREAS, The Board of Education adopted Resolution No. 3481 at the March 20, 2025 meeting, conveying easement entitlements to County of Sacramento for utilities;

WHEREAS, This resolution of intention, and subsequent Board action related to this easement entitlement process, will replace the previous easement due to necessary corrections provided by County of Sacramento; and

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 County of Sacramento Grant Easement Resolution at its regularly scheduled Board meeting on Thursday, March 20 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 19th day of February 2026, by the following vote:

AYES: 6
NOES: 0
ABSTAIN: 0
ABSENT: 1

ATTESTED TO:

Tara Jeane
President of the Board of Education

Cancy McArn
Interim Superintendent

EXHIBIT A
PUBLIC UTILITIES AND PUBLIC FACILITIES EASEMENTS

Portions of Section 33, Township 8 North, Range 5 East, M.D.M., in unincorporated area of Sacramento County, State of California, more particularly described as follows:

AREA #1:

Beginning at the South corner of Lot A as shown on the "Plat of Fruitridge Vista Unit No. 14" filed in the Office of the Sacramento County Recorder in Book 44 of Maps at Page 16; Thence, from said Point of Beginning, along the boundary of said Lot A, also being the East right-of-way line of Steiner Drive per said "Plat of Fruitridge Vista Unit No. 14", the following three (3) courses:

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2) Along said curve through a central angle of 30°14'12" a distance of 359.81 feet to the Northwest corner of said Lot A;
3) Thence, North 89°39'50" East 2.67 feet to a point that is 2.60 feet Easterly, at right angles from the West line of said Lot A;

Thence, parallel with said West line, along a 679.20 foot radius non-tangent curve to the left, from a radial bearing of North 76°44'22" East, through a central angle of 19°21'24" a distance of 229.46 feet;

Thence, North 55°52'20" East 11.60 feet;

Thence, South 36°37'10" East 93.65 feet;

Thence, South 48°39'22" West 11.71 feet to a point that is 2.50 feet Easterly, at right angles from the West line of said Lot A;

Thence, concentric with said West line, along a 679.30 foot radius non-tangent curve to the left, from a radial bearing of North 49°21'11" East, through a central angle of 2°48'01" a distance of 33.20 feet;

Thence, continuing parallel with said West line, South 43°26'50" East 33.97 feet;

Thence, South 87°53'30" East 7.79 feet;

Thence, South 41°21'00" East 8.26 feet;

Thence, South 46°33'10" West 5.10 feet to a point that is 2.55 feet Easterly, at right angles, from the West line of said Lot A;

Thence, parallel with said West line, South 43°26'50" East 124.00 feet;

Thence, North 46°33'10" East 13.88 feet;

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Thence, South 46°33'10" West 7.41 feet;

Thence, South 43°26'50" East 8.60 feet;

Thence, South 46°33'10" West 6.87 feet to a point that is 2.15 feet Easterly, at right angles, from the West line of said Lot A;

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Thence, along said Northwest line, South 46°33'10" West 2.15 feet to the Point of Beginning.

Containing 3,473 square feet, more or less.

AREA #2:

Beginning at the Northeast corner of the Parcel labeled "Fruitridge Vista Water District Well #16" as shown on the Record of Survey filed in the Office of the Sacramento County Recorder in Book 59 of Surveys at Page 13; Thence, from said Point of Beginning, along the North line of said Parcel, South 89°46'50" West 1.25 feet to a point that is 1.25 feet West, at right angles, of the West line of Vernace Way as shown on the "Plat of Fruitridge Vista Unit No. 16" filed in the Office of the Sacramento County Recorder in Book 54 of Maps at Page 20;

Thence, parallel with said West line of Vernace Way, North 00°13'10" West 318.38 feet;

Thence, South 89°46'50" West 4.14 feet;

Thence, NORTH 15.47 feet;

Thence, North 89°58'51" East 4.08 feet to a point that is 1.25 feet West, at right angles, of said West line of Vernace Way;

Thence, parallel with said West line of Vernace Way, North 00°13'10" West 144.82 feet to the South line of Lot 29 as shown on said "Plat of Fruitridge Vista Unit No. 16";

Thence, along said South line, North 89°39'50" East 1.25 feet to said West line of Vernace Way;

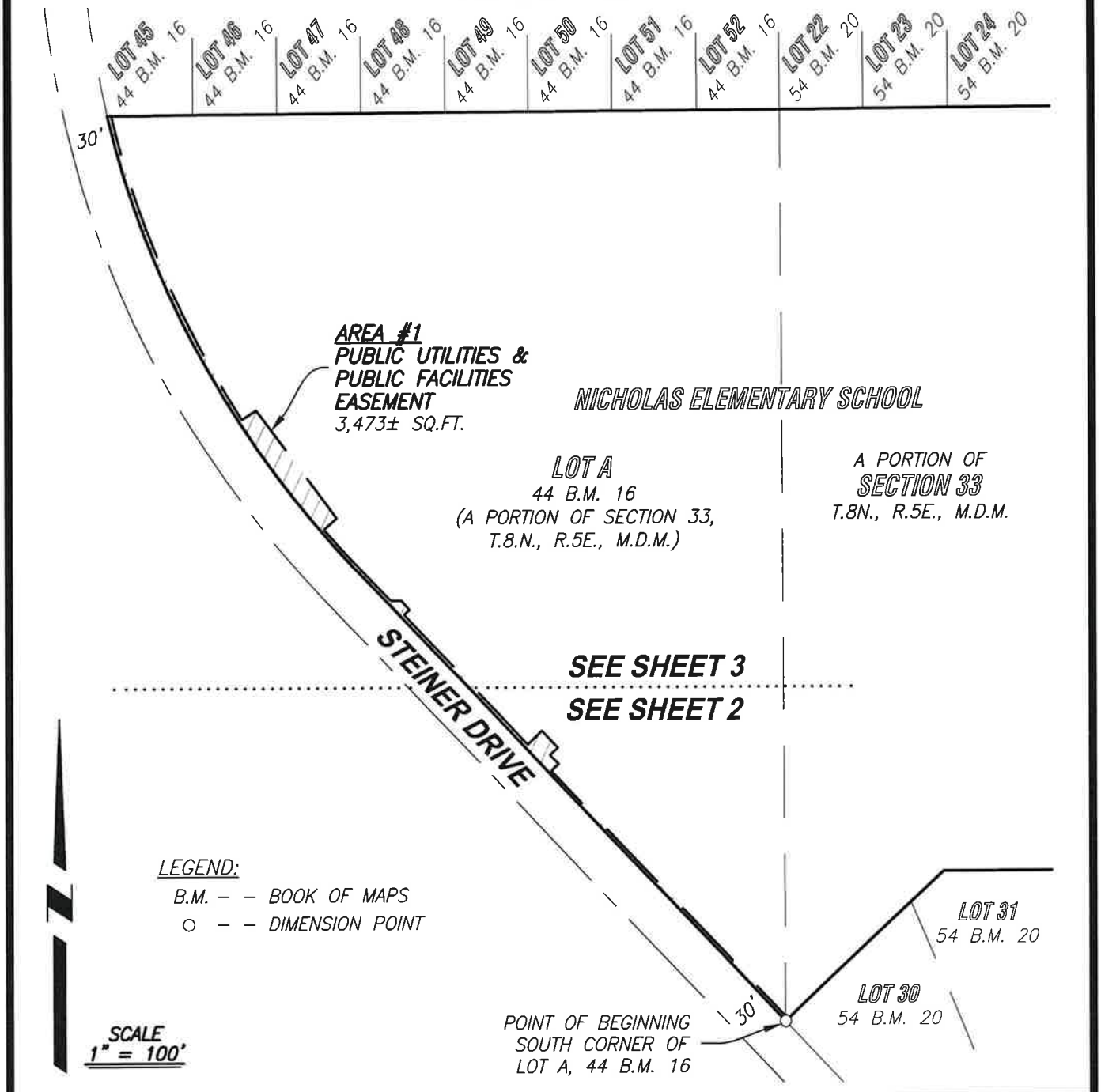
Thence, along said West line, South 00°13'10" East 478.66 feet to the Point of Beginning.

Containing 662 square feet, more or less.



4-8-2025

EXHIBIT "B"



PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

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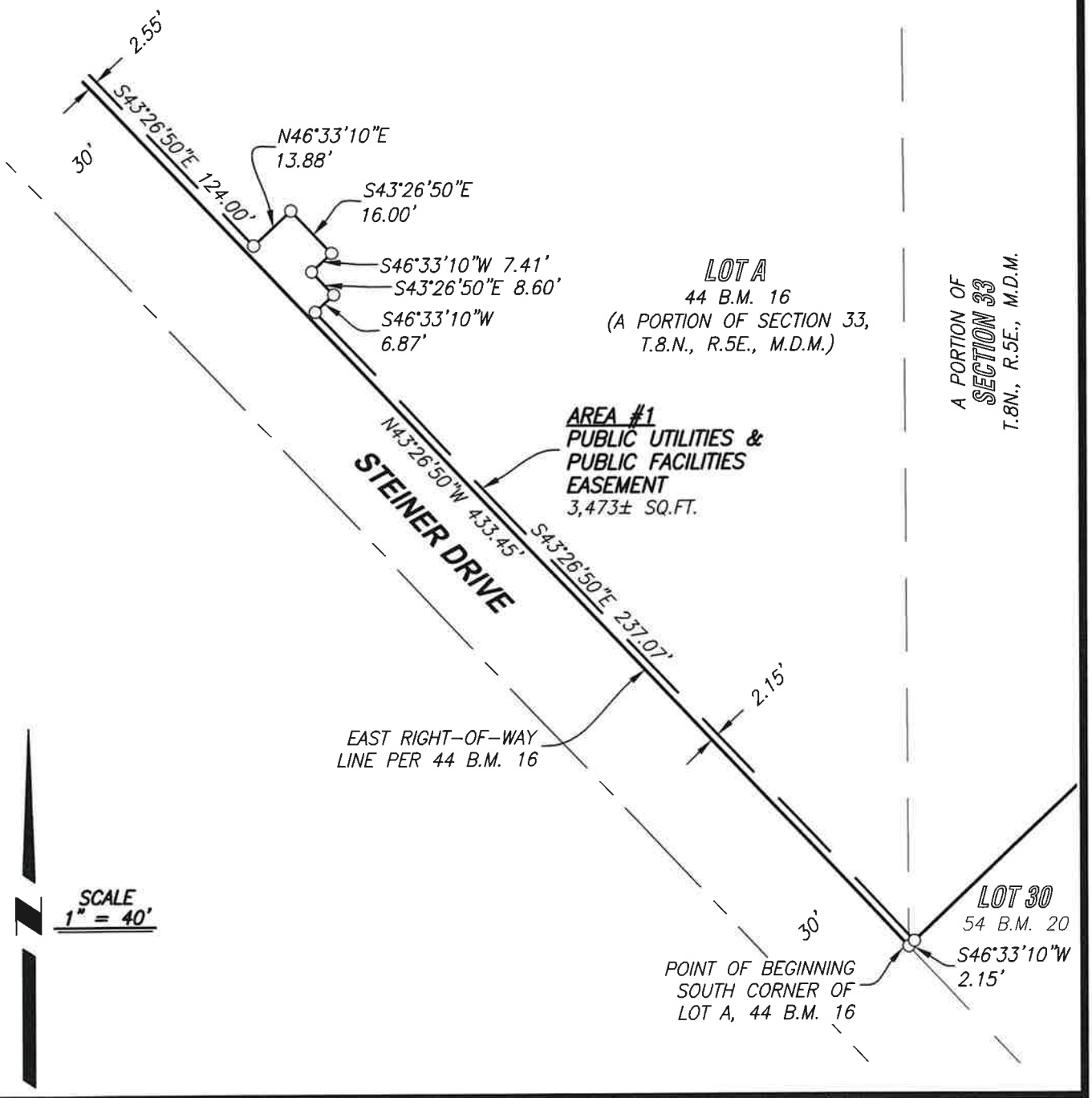
4230 Rocklin Rd. Suite 200 · Rocklin, CA · 95677
Phone: 916-773-4006 Fax: 916-773-4498

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CHECKED BY:	AE
SHEET:	1 OF 4
DATE:	4-8-2025

LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-26
STATE OF CALIFORNIA

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EXHIBIT "B"



PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

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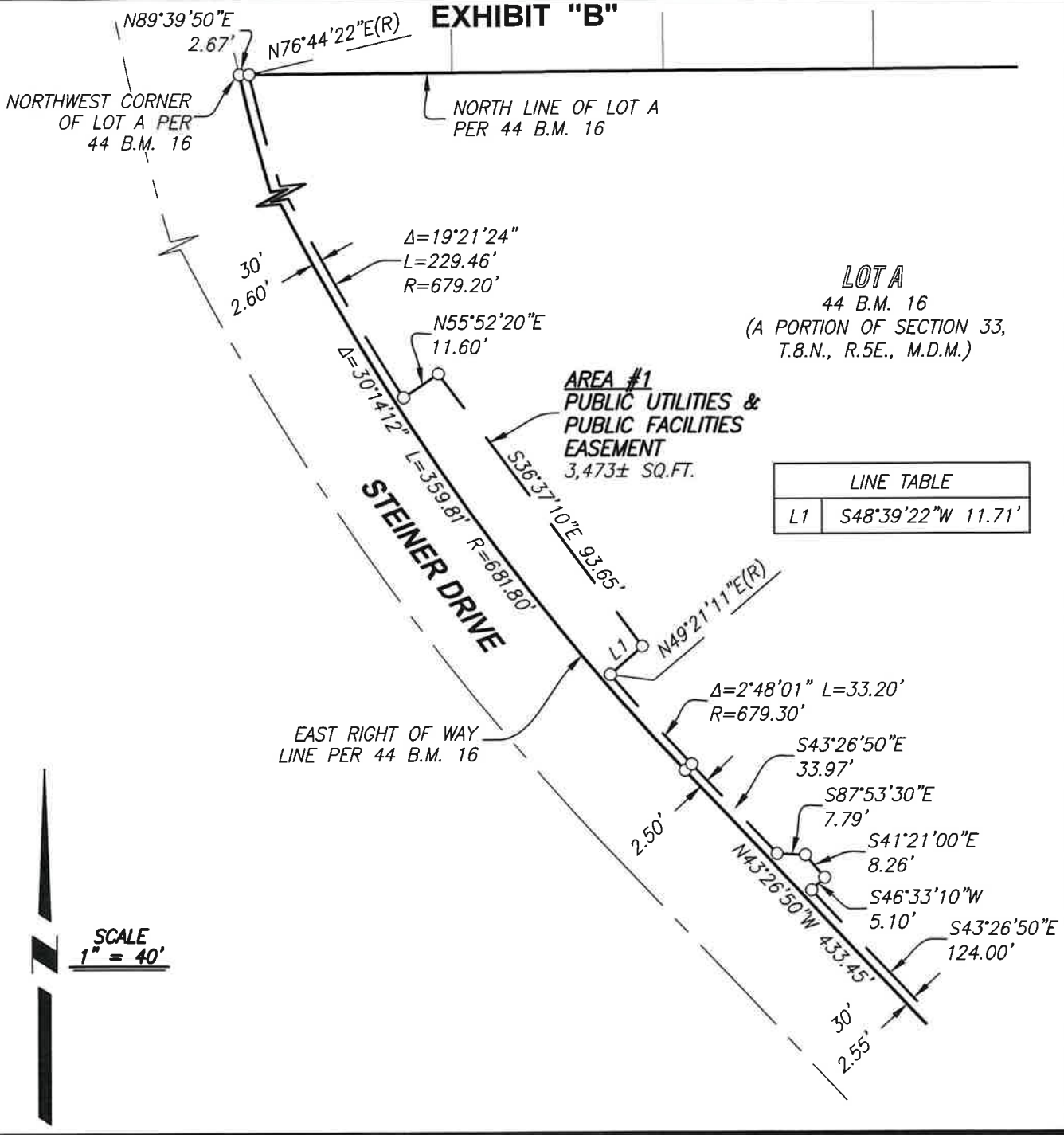
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LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-26
STATE OF CALIFORNIA

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EXHIBIT "B"



LINE TABLE	
L1	S48°39'22"W 11.71'

PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

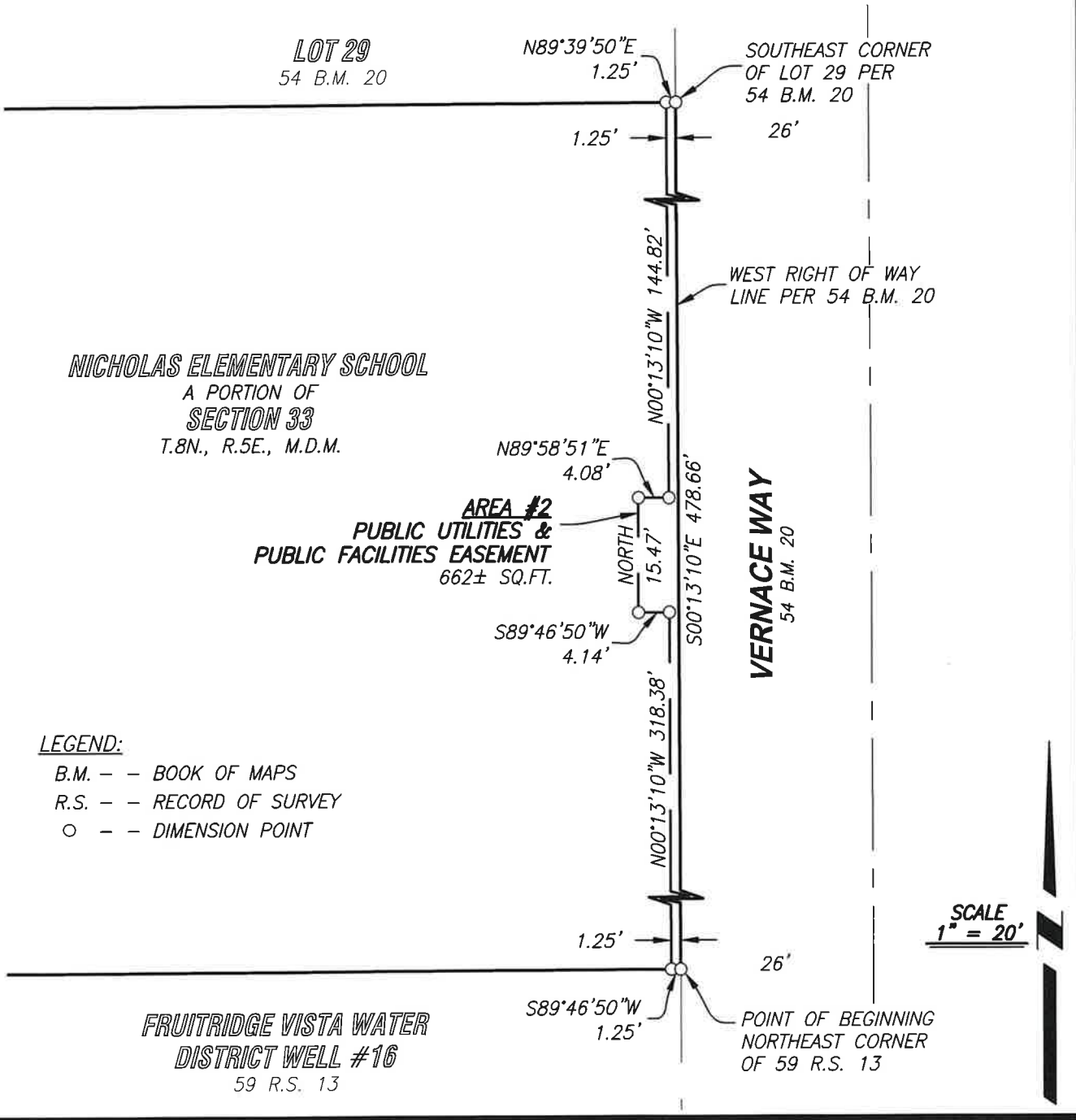
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SHEET:	3 OF 4
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EXHIBIT "B"



PUBLIC UTILITIES & PUBLIC FACILITIES EASEMENT
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APPROVED

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

Sacramento City Unified School District

Agenda Item# 8.1i

Meeting Date: February 20, 2025

Subject: Approve Resolution No. 3479 Resolution of Intention to Convey Utilities Easement to Sacramento County for Nicholas Elementary

- ☐ 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. 3479 which provides notice of a Public Hearing and the future adoption of the County of Sacramento Public Utility and Public Facilities Easement Entitlements Resolution at its regularly scheduled Board Meeting on Thursday, March 20, 2025 at 6:00 PM

Background/Rationale: The District is rebuilding Nicholas Elementary School and will need numerous Easements for outside entities, and County of Sacramento has jurisdiction over the public utilities distribution facilities that serve the Nicholas Elementary site. County of Sacramento requires a utility easement to provide necessary public services to the site including, but not limited to, water, sewer, gas and drainage pipes, poles, overhead lines, telephone, cable TV, underground power and other appurtenances as County may deem necessary, landscaping, sidewalks traffic signal and traffic light facilities and necessary appurtenances.

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 2 – Academic Outcomes

Documents Attached:
1. Resolution No. 3478
2. County Public Utility and Public Facility Easement

Estimated Time of Presentation: NA

Submitted by: Ben Wangberg, Manager, Facilities Planning
Approved by: Nathaniel Browning, Director, Planning and Property Management
Chris Ralston, Assistant Superintendent, Facility Support Services
Janea Marking, Chief Business and Operations Officer
Lisa Allen, Superintendent

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

RESOLUTION NO. 3479

RESOLUTION OF INTENTION TO CONVEY PUBLIC UTILITY AND PUBLIC FACILITY EASEMENT TO COUNTY OF SACRAMENTO 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 County Utility Services at Nicholas School requires access in accordance with Sacramento County's rules and regulations;

WHEREAS, County of Sacramento is seeking to acquire a permanent easement ("Permanent Easement") for the Public Utility and Public Facility Access, which will consist of two (2) locations near the Western property line and along Steiner Drive. Area A is approximately 3,473 square feet and Area B is approximately 662 square feet. These locations have been properly described in the attached Easement document as Exhibit A and Exhibit B;

WHEREAS, County of Sacramento's design team has drafted a Public Utility and Public Facility Easement;

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 4,135 square feet and includes necessary utility facilities and infrastructure required by County of Sacramento;

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 County of Sacramento Grant Easement Resolution at its regularly scheduled Board meeting on Thursday, March 20 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 20th day of February 2025, by the following vote:

AYES: 7
NOES: 0
ABSTAIN: 0
ABSENT: 0

ATTESTED TO:

Jasjit Singh
President of the Board of Education

Lisa Allen
Superintendent

WHEN RECORDED RETURN TO:

REAL ESTATE DIVISION
COUNTY OF SACRAMENTO
3711 Branch Center Road
Sacramento, CA 95827
Mail Code 63-002

No Fee Document - Per Government Code 27383
No Document Transfer Tax - Per R & T Code 11922

Okay to Accept By
Signature/Date:

Print Name & Dept: _____

APN: _____

Project Name & Dept: _____

THIS SPACE FOR RECORDER'S USE ONLY

EASEMENT FOR PUBLIC UTILITIES AND PUBLIC FACILITIES

Sacramento City Unified School District, a Political Subdivision of the State of California

do(es) hereby grant to the County of Sacramento, a political subdivision of the State of California, (hereinafter referred to as "County"), an Easement for Public Utilities including but not limited to water, sewer, gas and drainage pipes, poles, overhead lines, telephone, cable TV, underground power and other appurtenances as County may deem necessary, an Easement for Landscaping for the purpose of planting and maintaining landscaping and other incidental purposes as deemed necessary by the County, an Easement for Sidewalk for the installation and maintenance of a sidewalk or walkway, together with any appurtenances pertaining thereto, an Easement for Traffic Signal Facilities, together with any appurtenances pertaining thereto and an Easement for Street Lighting Facilities, including foundations, standards, conduit and any and all appurtenances pertaining thereto, together with the right to construct, reconstruct, operate and maintain all of the aforementioned, over, across, through and under that certain property in the County of Sacramento, State of California, described as follows:

See Exhibits "A" and "B" attached hereto and made a part hereof.

Together with the perpetual right of ingress to and egress from said property, for the purpose of exercising and performing all of the rights and privileges herein granted.

[Signature page follows]

[Signature page to Easement for Public Utilities and Public Facilities]

Warrant of Signature Authority. The Grantor warrants the signature appearing on this instrument of real property (i.e. Easement Deed, Grant Deed, Quit Claim Deed) has the legal and requisite signatory authority for the conveyance of Grantor's real property interest. Further, the Parties acknowledge and agree that this Grantee, which is a public entity, is relying on said Warrant of Signature Authority when accepting this real property instrument for recordation.

Dated this _____ day of _____, 20____

Sacramento City Unified School District,
a Political Subdivision of the State of California

_____
Janea Marking

_____
Chief Business and Operations Officer

CALIFORNIA ALL-PURPOSE 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 _____)

COUNTY OF _____)

On _____ before me, _____, notary public,
date name of notary officer

personally appeared _____,
name(s) of signer(s)

_____,

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.

_____
Signature of Notary

———OPTIONAL SECTION———

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)

_____
Title(s)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

_____

_____

SIGNER IS REPRESENTING:
Name of Person(s) or entity(ies)

_____

_____

OPTIONAL SECTION:

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ **DATE** _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

****

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the County of Sacramento, a political subdivision of the State of California, is hereby accepted by the undersigned officer pursuant to authority conferred by Resolution No. 2011-0011 of the Board of Supervisors of said County adopted on January 11, 2011, and the Grantee consents to recordation thereof by its duly authorized officer.

_____ _____
Director of General Services Date

****

EXHIBIT A
PUBLIC UTILITIES AND FACILITIES EASEMENTS

Portions of Section 33, Township 8 North, Range 5 East, M.D.M., in unincorporated area of Sacramento County, State of California, more particularly described as follows:

AREA #1:

Beginning at the South corner of Lot A as shown on the "Plat of Fruitridge Vista Unit No. 14" filed in the office of the Sacramento County Recorder in Book 44 of Maps at Page 16; Thence, from said Point of Beginning, along the boundary of said Lot A the following three (3) courses:

1) North 43°26'50" West 433.45 feet to the beginning of a 681.80 foot radius tangent curve to the right;
2) Along said curve through a central angle of 30°14'12" a distance of 359.81 feet to the Northwest corner of said Lot A;
3) Thence, North 89°39'50" East 2.67 feet to a point that is 2.60 feet Easterly, at right angles from the West line of said Lot A;

Thence, parallel to said West line, along a 679.20 foot radius non-tangent curve to the left, from a radial bearing of North 76°44'22" East, through a central angle of 19°21'24" a distance of 229.46 feet;

Thence, North 55°52'20" East 11.60 feet;

Thence, South 36°37'10" East 93.65 feet;

Thence, South 48°39'22" West 11.71 feet to a point that is 2.50 feet Easterly, at right angles from the West line of said Lot A;

Thence, parallel to said West line, along a 679.30 foot radius non-tangent curve to the left, from a radial bearing of North 49°21'11" East, through a central angle of 2°48'01" a distance of 33.20 feet;

Thence, continuing parallel to said West line, South 43°26'50" East 33.97 feet;

Thence, South 87°53'30" East 7.79 feet;

Thence, South 41°21'00" East 8.26 feet;

Thence, South 46°33'10" West 5.10 feet to a point that is 2.55 feet Easterly, at right angles, from the West line of said Lot A;

Thence, parallel to said West line, South 43°26'50" East 124.00 feet;

Thence, North 46°33'10" East 13.88 feet;

Thence, South 43°26'50" East 16.00 feet;

Thence, South 46°33'10" West 7.41 feet;

Thence, South 43°26'50" East 8.60 feet;

Thence, South 46°33'10" West 6.87 feet to a point that is 2.15 feet Easterly, at right angles, from the West line of said Lot A;

Thence, parallel to said West line, South 43°26'50" East 237.07 feet to a point on the Northwest line of Lot 30 as shown on the "Plat of Fruitridge Vista Unit No. 16" filed in the office of the Sacramento County Recorder in Book 54 of Maps at Page 20;

Thence, along said Northwest line, South 46°33'10" West 2.15 feet to the Point of Beginning.

Containing 3,473 square feet, more or less.

AREA #2:

Beginning at the Northeast corner of the Parcel labeled "Fruitridge Vista Water District Well #16" as shown on the Record of Survey filed in the office of the Sacramento County Recorder in Book 59 of Surveys at Page 13; Thence, from said Point of Beginning, along the North line of said Parcel, South 89°46'50" West 1.25 feet to a point that is 1.25 feet West, at right angles, of the West line of Vernace Way as shown on said "Plat of Fruitridge Vista Unit No. 16";

Thence, parallel to said West line of Vernace Way, North 00°13'10" West 318.38 feet;

Thence, South 89°46'50" West 4.14 feet;

Thence, North 15.47 feet;

Thence, North 89°58'51" East 4.08 feet to a point that is 1.25 feet West, at right angles, of said West line of Vernace Way;

Thence, parallel to said West line of Vernace Way, North 00°13'10" West 144.82 feet to the South line of Lot 29 as shown on said "Plat of Fruitridge Vista Unit No. 16";

Thence, along said South line, North 89°39'50" East 1.25 feet to said West line of Vernace Way;

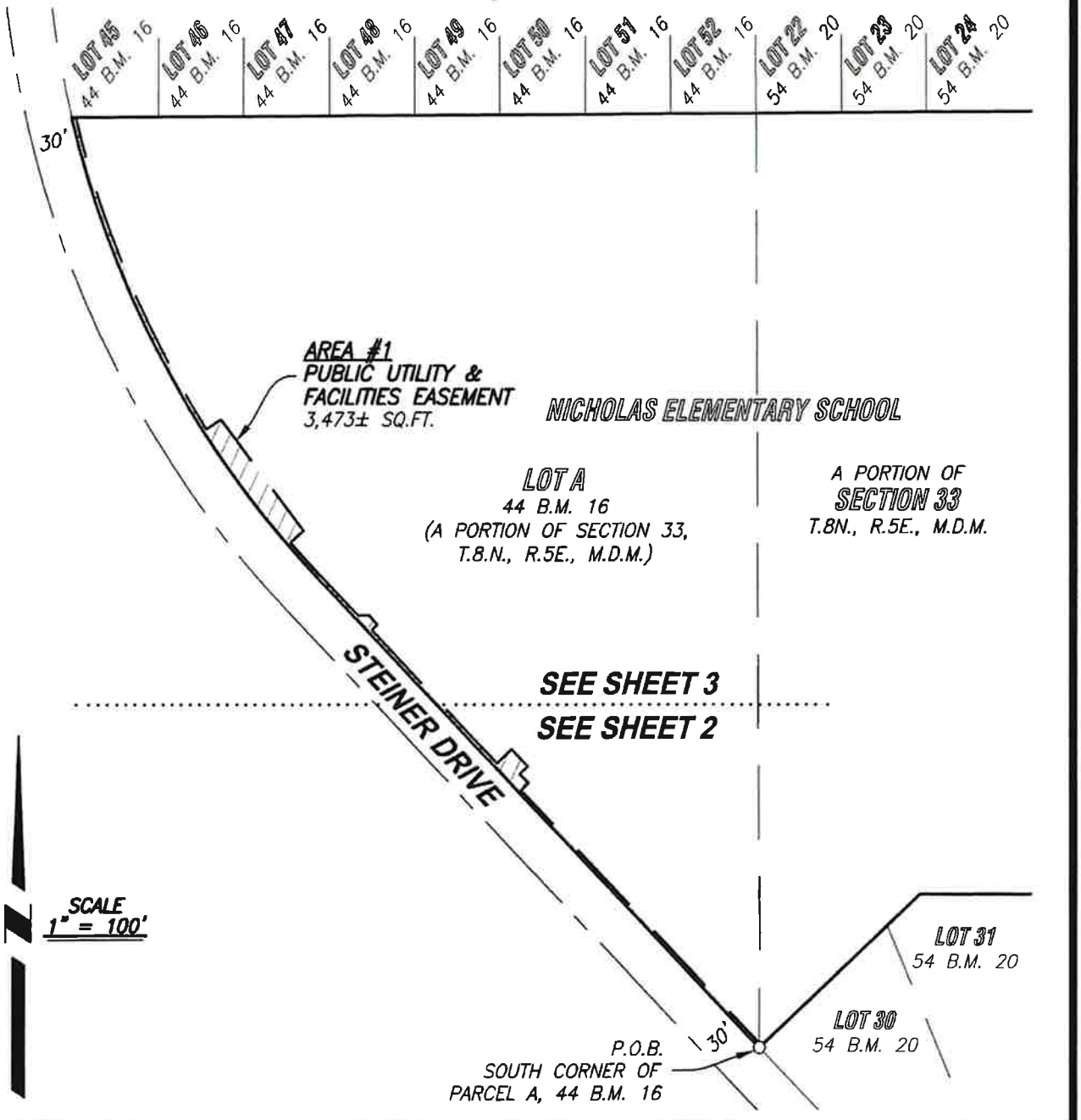
Thence, along said West line, South 00°13'10" East 478.66 feet to the Point of Beginning.

Containing 662 square feet, more or less.



11-5-2024

EXHIBIT "B"



PUBLIC UTILITIES & FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

CenterPoint Engineering, Inc.

Land Surveying & Construction Staking

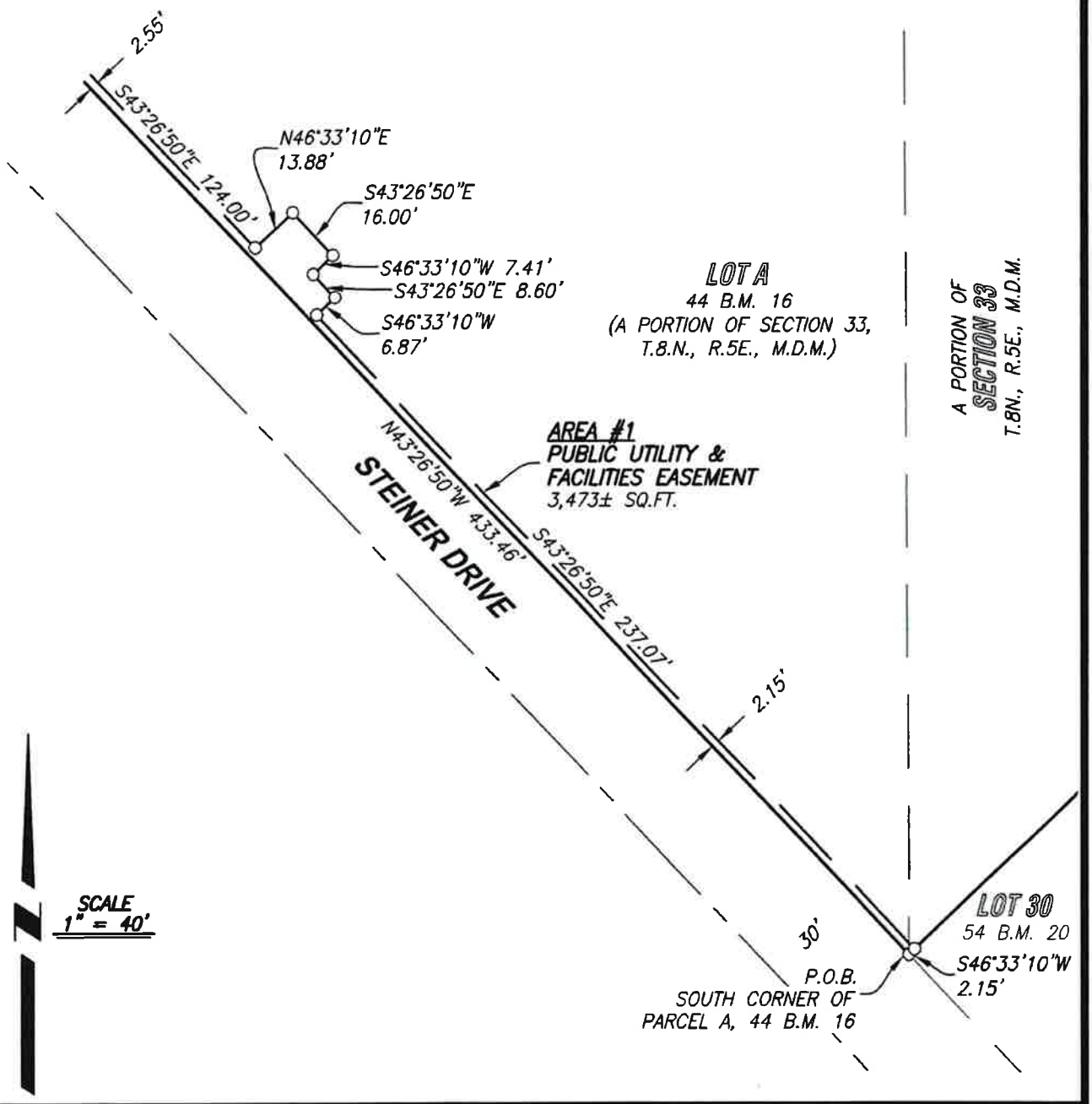
4230 Rocklin Rd. Suite 200 · Rocklin, CA · 95677
Phone: 916-773-4005 Fax: 916-773-4498

DRAWN BY:	BB
CHECKED BY:	AE
SHEET:	1 OF 4
DATE:	11-5-24

LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-24
STATE OF CALIFORNIA

FILE: K:\288300\SURVEY\PUFE\EXHIBIT B - PUFE.dwg

EXHIBIT "B"



PUBLIC UTILITIES & FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

CenterPoint Engineering, Inc.

Land Surveying & Construction Staking

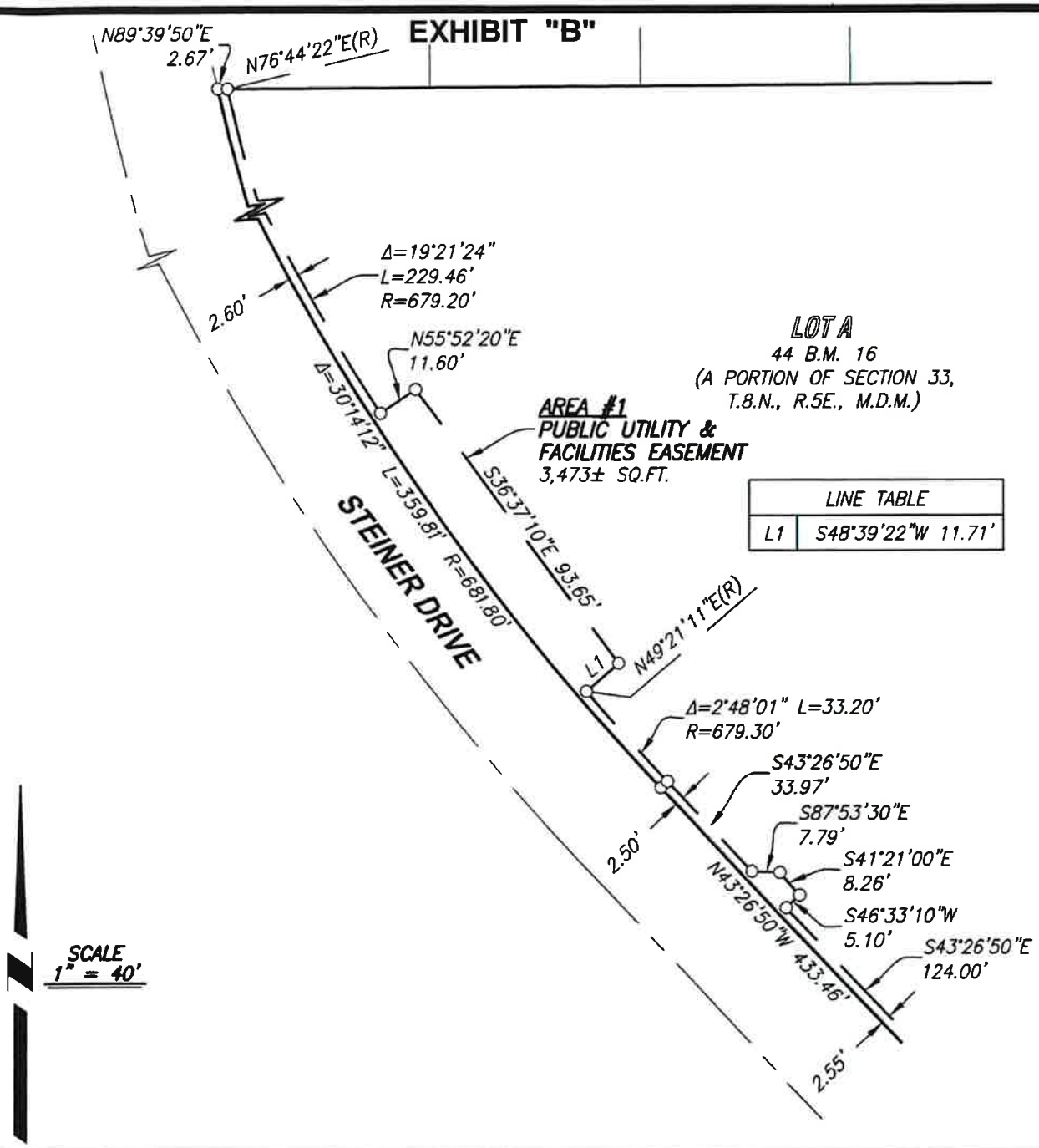
4230 Rocklin Rd. Suite 200 · Rocklin, CA · 95677
Phone: 916-773-4006 Fax: 916-773-4496

DRAWN BY:	BB
CHECKED BY:	AE
SHEET:	2 OF 4
DATE:	11-5-24

LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-24
STATE OF CALIFORNIA

FILE: K:\288300\SURVEY\PUFE\EXHIBIT B - PUFE.dwg

EXHIBIT "B"



PUBLIC UTILITIES & FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

CenterPoint Engineering, Inc.

Land Surveying & Construction Staking

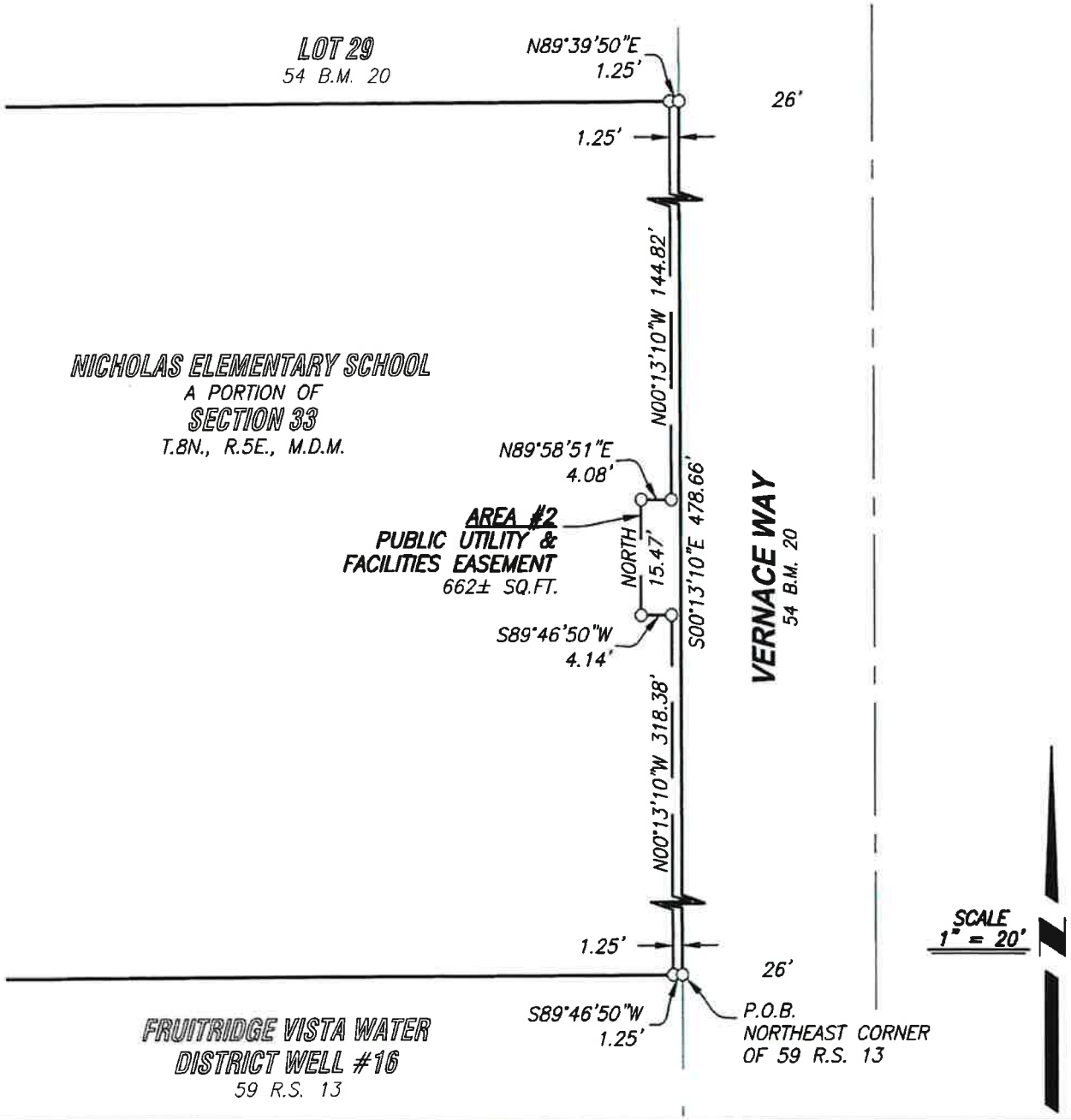
4230 Rocklin Rd. Suite 200 · Rocklin, CA · 95677
Phone: 916-773-4008 Fax: 916-773-4498

DRAWN BY:	BB
CHECKED BY:	AE
SHEET:	3 OF 4
DATE:	11-5-24

LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-24
STATE OF CALIFORNIA

FILE: K:\288300\SURVEY\PUFE\EXHIBIT B - PUFE.dwg

EXHIBIT "B"



PUBLIC UTILITIES & FACILITIES EASEMENT
NICHOLAS ELEMENTARY SCHOOL
SECTION 33,T.8N., R.5E., M.D.M.
COUNTY OF SACRAMENTO, CALIFORNIA

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4230 Rocklin Rd. Suite 200 - Rocklin, CA - 95677
Phone: 916-773-4006 Fax: 916-773-4498

DRAWN BY:	BB
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SHEET:	4 OF 4
DATE:	11-5-24

LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-24
STATE OF CALIFORNIA

FILE: K:\288300\SURVEY\PUFE\EXHIBIT B - PUFE.dwg

Name: PUFE WEST

North: 1946881.7469' East: 6720817.3716'

Segment #1 : Line

Course: N43°26'50"W Length: 433.45'
North: 1947196.4424' East: 6720519.2872'

Segment #2 : Curve

Length: 359.81' Radius: 681.80'
Delta: 030°14'12" Tangent: 184.20'
Chord: 355.65' Course: N28°19'44"W
Course In: N46°33'10"E Course Out: S76°47'22"W
RP North: 1947665.3068' East: 6721014.2795'
End North: 1947509.4949' East: 6720350.5221'

Segment #3 : Line

Course: N89°39'50"E Length: 2.67'
North: 1947509.5106' East: 6720353.1921'

Segment #4 : Curve

Length: 229.46' Radius: 679.20'
Delta: 019°21'24" Tangent: 115.83'
Chord: 228.37' Course: S22°56'20"E
Course In: N76°44'22"E Course Out: S57°22'58"W
RP North: 1947665.3053' East: 6721014.2826'
End North: 1947299.2002' East: 6720442.1989'

Segment #5 : Line

Course: N55°52'20"E Length: 11.60'
North: 1947305.7083' East: 6720451.8013'

Segment #6 : Line

Course: S36°37'10"E Length: 93.65'
North: 1947230.5434' East: 6720507.6633'

Segment #7 : Line

Course: S48°39'22"W Length: 11.71'
North: 1947222.8080' East: 6720498.8719'

Segment #8 : Curve

Length: 33.20' Radius: 679.30'
Delta: 002°48'01" Tangent: 16.60'
Chord: 33.20' Course: S42°02'49"E
Course In: N49°21'11"E Course Out: S46°33'10"W
RP North: 1947665.3014' East: 6721014.2825'
End North: 1947198.1562' East: 6720521.1052'

Segment #9 : Line

Course: S43°26'50"E Length: 33.97'
North: 1947173.4937' East: 6720544.4659'

Segment #10 : Line

Course: S87°53'30"E Length: 7.79'
North: 1947173.2071' East: 6720552.2506'

Segment #11 : Line

Course: S41°21'00"E Length: 8.26'
North: 1947167.0064' East: 6720557.7076'

Segment #12 : Line

Course: S46°33'10"W Length: 5.10'
North: 1947163.4992' East: 6720554.0050'

Segment #13 : Line

Course: S43°26'50"E Length: 124.00'
North: 1947073.4742' East: 6720639.2781'

Segment #14 : Line

Course: N46°33'10"E Length: 13.88'
North: 1947083.0193' East: 6720649.3551'

Segment #15 : Line

Course: S43°26'50"E Length: 16.00'
North: 1947071.4032' East: 6720660.3580'

Segment #16 : Line

Course: S46°33'10"W Length: 7.41'
North: 1947066.3074' East: 6720654.9783'

Segment #17 : Line

Course: S43°26'50"E Length: 8.60'
North: 1947060.0637' East: 6720660.8924'

Segment #18 : Line

Course: S46°33'10"W Length: 6.87'
North: 1947055.3393' East: 6720655.9047'

Segment #19 : Line

Course: S43°26'50"E Length: 237.07'
North: 1946883.2246' East: 6720818.9345'

Segment #20 : Line

Course: S46°33'10"W Length: 2.15'
North: 1946881.7461' East: 6720817.3736'

Perimeter: 1646.64' Area: 3472.80 Sq. Ft.
Error Closure: 0.0021 Course: S65°42'54"E
Error North: -0.00088 East: 0.00195

Precision 1: 784123.81

Name: PUFE EAST

North: 1947036.4349' East: 6721307.2984'

Segment #1 : Line

Course: S89°46'50"W Length: 1.25'
North: 1947036.4301' East: 6721306.0484'

Segment #2 : Line

Course: N00°13'10"W Length: 318.38'
North: 1947354.8078' East: 6721304.8290'

Segment #3 : Line

Course: S89°46'50"W Length: 4.14'
North: 1947354.7919' East: 6721300.6890'

Segment #4 : Line

Course: N00°00'00"E Length: 15.47'
North: 1947370.2619' East: 6721300.6890'

Segment #5 : Line

Course: N89°58'51"E Length: 4.08'
North: 1947370.2633' East: 6721304.7690'

Segment #6 : Line

Course: N00°13'10"W Length: 144.82'
North: 1947515.0822' East: 6721304.2144'

Segment #7 : Line

Course: N89°39'50"E Length: 1.25'
North: 1947515.0896' East: 6721305.4643'

Segment #8 : Line

Course: S00°13'10"E Length: 478.66'
North: 1947036.4331' East: 6721307.2976'

Perimeter: 968.05' Area: 661.85 Sq. Ft.
Error Closure: 0.0020 Course: S22°47'29"W

Error North: -0.00183 East: -0.00077

Precision 1: 484025.00

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. 3572: Resolution to Convey Public Utilities Easement to County of Sacramento at Nicholas Elementary School

Copies of this program may be inspected at:

Serna Educational Center
5735 47th Avenue
Sacramento, CA 95824

Facilities Support Services
425 1st Avenue
Sacramento, CA 95818

Nicholas Elementary School
6601 Steiner Drive.
Sacramento, CA 95823

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

HEARING DATE: March 5, 2026

TIME: 6:15 p.m.

LOCATION: Serna Educational Center
5735 47th Avenue
Sacramento, CA 95824

FOR ADDITIONAL INFORMATION CONTACT: SCUSD Facilities Support Services Department
(916) 395-3970 x 450004