



STAFF REPORT

Meeting Date: March 17th, 2021
To: Board of Directors
From: Michael J. Aho, District Administrator
Subject: SMUD Easement for Electrical Line Repair
Prepared By: Sean Ventura, Parks & Facilities Manager

I. Recommendation

It is the staff's recommendation to grant the utility easement along Kruitof Way to the Sacramento Metropolitan Utility District (SMUD) in order to allow the proposed project in said roadway for the purposes of repairing and replacing aged electrical infrastructure in the area.

II. Background

The District was originally approached by SMUD in November of 2020 with a proposal to acquire an easement extending from the western boundary of the Phoenix Park property along Kruitof Way, continuing eastward along that roadway, and extending into the Veterans of Foreign Wars' property on the eastern boundary of the Phoenix Park property along that same road.

The purpose of this project and the easement it requires is to replace aging electrical infrastructure in the area.

Since November, the project was placed on hold while SMUD worked out additional requirements during which time they requested the District refrain from action on the easement.

The easement would align with the roadway of Kruitof Way. At least one SMUD pull-box would be installed along the length of this easement which would extend out into landscaped areas south of the roadway and into District landscaping. Based on diagrams provided by SMUD, staff believes this pull-box will be located near the Jim David Restrooms building outside of the Phoenix Dog Park. The pull-

boxes would be installed to grade; this project does not outline any structures to be built above grade.

As part of this project, Kruitof Way will need to be bored out or trenched in order to replace the electrical lines through the area. SMUD provides a year warranty on repair work performed as part of this project to return the affected property to its previous state.

It is possible that the use of Kruitof Way will be impacted due to this project. This could potentially cause disruptions to public use of Phoenix Dog Park and the Phoenix Community Gardens, though the full extent of road closures and duration of closures are not known by staff at this time.

SMUD has provided a map of the proposed project which has been included with this report as "Proposed SMUD Easement - Attachment B."

III. Problem /Situation/ Request

The end goal of this project is beneficial to the surrounding area, as replacement of the electrical lines throughout the project site will help to ensure a reliable energy grid for local residents over a longer lifespan. As such, SMUD requests the granting of the proposed easement through the District's property as noted on "Proposed SMUD Easement - Attachment A."

IV. Financial Analysis

The work necessary for this project will be performed entirely by SMUD. No District buy-in would be necessary. As such, the financial impact to the District is nil.

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachment A: Grant of Easement
Attachment B: Proposed SMUD Easement - Map

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: GH _____yk

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APN: 248-0052-039-0000

R/W U-2020/193
SO 30153919

GRANT OF EASEMENT

FAIR OAKS RECREATION AND PARK 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 from DONALD F. HOUSE AND JOYCE D. HOUSE, TRUSTEES OF THE H F TRUST, to FAIR OAKS RECREATION AND PARK DISTRICT, dated May 19, 1989, recorded in the office of the Recorder of Sacramento County on June 21, 1989 in Book 89 06 21, at Page 0091.

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: **FAIR OAKS RECREATION AND PARK DISTRICT**

BY: _____

Its: _____

EXHIBIT A

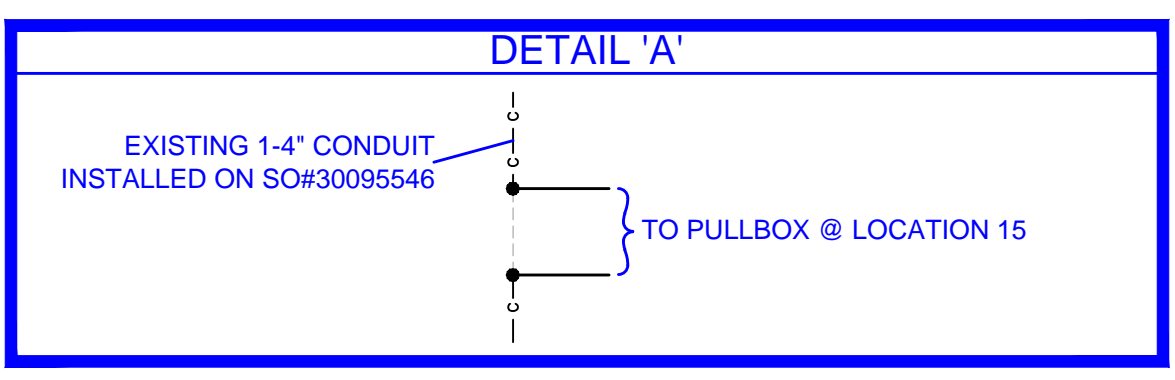
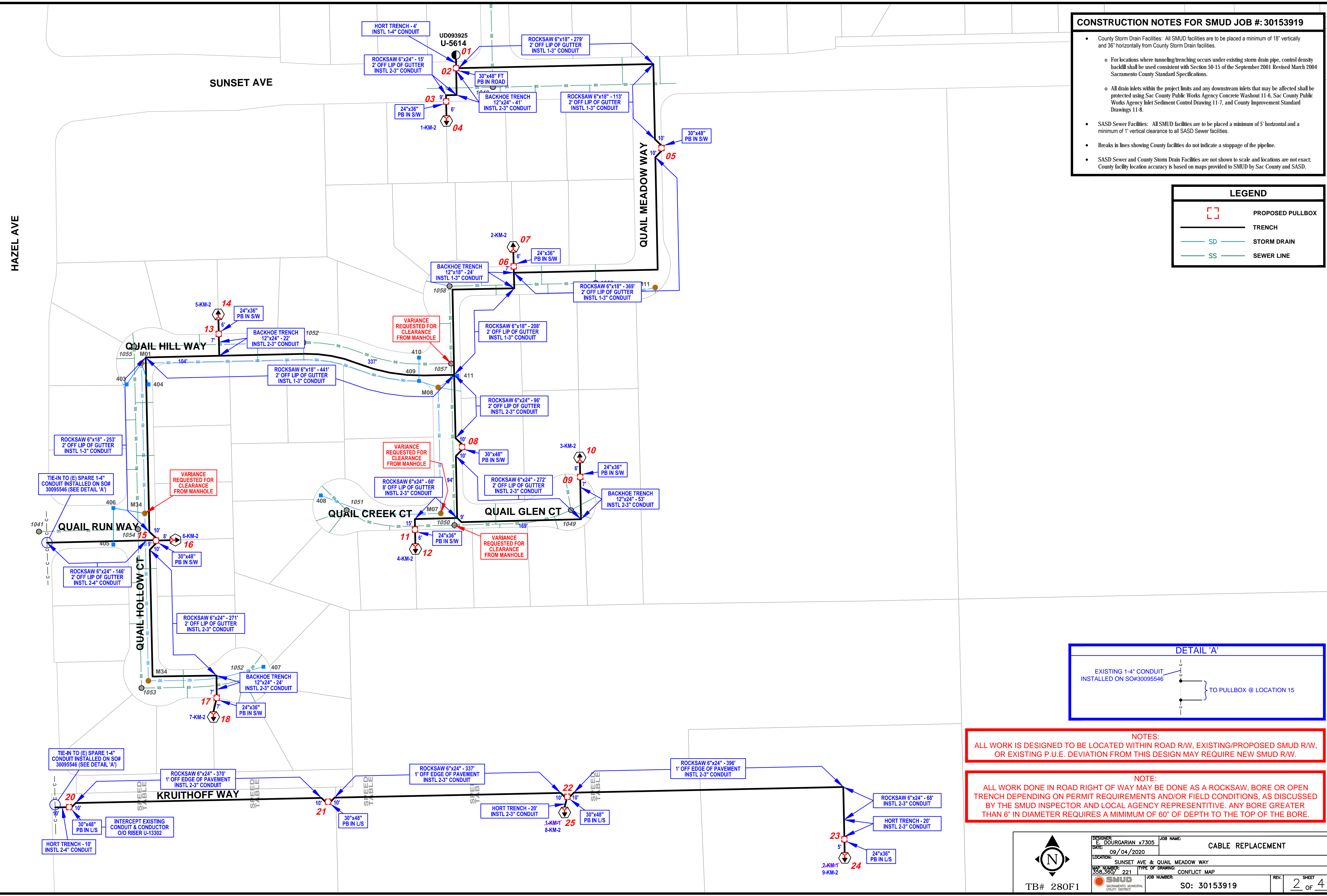
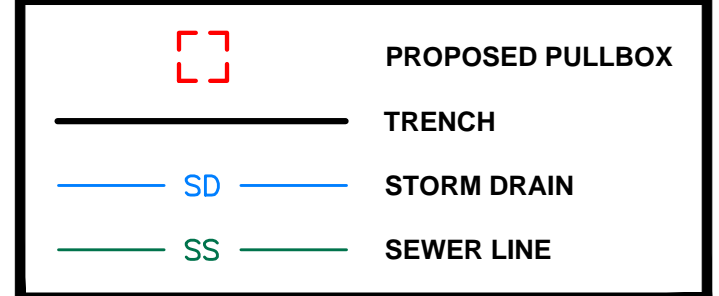
The centerline of the 5 foot Easement Area shall be coincidental with the centerline of the said Facilities constructed in, on, over, under, across and along the Grantor's property. Additionally, the Easement Area will include the area occupied by Grantee Facilities and appurtenances.

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.

CONSTRUCTION NOTES FOR SMUD JOB #: 30153919

- County Storm Drain Facilities: All SMUD facilities are to be placed a minimum of 18" vertically and 36" horizontally from County Storm Drain facilities.
 - For locations where tunneling/trenching occurs under existing storm drain pipe, control density backfill shall be used consistent with Section 50-15 of the September 2001 Revised March 2004 Sacramento County Standard Specifications.
 - All drain inlets within the project limits and any downstream inlets that may be affected shall be protected using Sac County Public Works Agency Concrete Washout 11-6, Sac County Public Works Agency Inlet Sediment Control Drawing 11-7, and County Improvement Standard Drawings 11-8.
- SASD Sewer Facilities: All SMUD facilities are to be placed a minimum of 5' horizontal and a minimum of 1' vertical clearance to all SASD Sewer facilities.
- Breaks in lines showing County facilities do not indicate a stoppage of the pipeline.
- SASD Sewer and County Storm Drain Facilities are not shown to scale and locations are not exact. County facility location accuracy is based on maps provided to SMUD by Sac County and SASD.

LEGEND



NOTES:
ALL WORK IS DESIGNED TO BE LOCATED WITHIN ROAD R/W, EXISTING/PROPOSED SMUD R/W, OR EXISTING P.U.E. DEVIATION FROM THIS DESIGN MAY REQUIRE NEW SMUD R/W.

NOTE:
ALL WORK DONE IN ROAD RIGHT OF WAY MAY BE DONE AS A ROCKSAW, BORE OR OPEN TRENCH DEPENDING ON PERMIT REQUIREMENTS AND/OR FIELD CONDITIONS, AS DISCUSSED BY THE SMUD INSPECTOR AND LOCAL AGENCY REPRESENTATIVE. ANY BORE GREATER THAN 6" IN DIAMETER REQUIRES A MINIMUM OF 60" OF DEPTH TO THE TOP OF THE BORE.

	DESIGNER: E. DOURGARIAN x7305	JOB NAME: CABLE REPLACEMENT
	DATE: 09/04/2020	
LOCATION: SUNSET AVE & QUAIL MEADOW WAY	MAP NUMBER: 358,360/221	TYPE OF DRAWING: CONFLICT MAP
	JOB NUMBER: SO: 30153919	REV. 2 SHEET 4 OF 4