

Board Energy Resources & Customer Services Committee Meeting and Special SMUD Board of Directors Meeting

Date: Wednesday, February 15, 2023

Time: Scheduled to begin at 5:30 p.m.

Location: Virtual Meeting (online)

AGENDA
BOARD ENERGY RESOURCES & CUSTOMER SERVICES
COMMITTEE MEETING
AND SPECIAL SMUD BOARD OF DIRECTORS MEETING

Wednesday, February 15, 2023
Scheduled to begin at 5:30 p.m.

Zoom Webinar Link: [Join Board Energy Resources & Customer Services
Committee Meeting Here](#)

Webinar/Meeting ID: 160 079 3012

Passcode: 789289

Phone Dial-in Number: 1-669-254-5252 or 1-833-568-8864 (Toll Free)

Pursuant to Government Code section 54953(e) and the Emergency Board Meeting Procedures adopted by the SMUD Board of Directors, the regular Board meeting and other public meetings are currently conducted solely via virtual (online/teleconference) meeting to align with state, local, and federal guidelines for the containment of the coronavirus.

Live video streams and indexed archives of meetings are available at:

http://smud.granicus.com/ViewPublisher.php?view_id=16

Members of the public may register to provide verbal comments at an upcoming Board or Committee meeting by emailing a request to speak to PublicComment@smud.org. Please include the date of the meeting, name, and topic or agenda item the requestor wishes to speak on. The request may also be submitted while the meeting is in progress during the standard time for the agenda item or topic. **Pre-registration is strongly encouraged by no later than 3:00 p.m. on the day of the meeting.**

Members of the public may provide written public comments on a specific agenda item or on items not on the agenda (general public comment) by submitting comments via e-mail. Comments may be submitted to PublicComment@smud.org and will be placed into the record of the meeting.

Members of the public that are listening to or watching the live stream of a Committee meeting and wish to submit written comments on a specific agenda item as it is being heard may submit their comments, limited to 250 words or less, to PublicComment@smud.org, noting the agenda item number in the subject line. The Committee Chair may read comments for items on the agenda into the record, in his discretion, based upon such factors as the length of the agenda or the number of e-mail comments received. General public comment for items not on the agenda will not be read into the record but will be provided to the Board and placed into the record of the Board meeting if it is received within two hours after the meeting ends.

This Committee meeting is noticed as a joint meeting with the Board of Directors for the purpose of compliance with the Brown Act. In order to preserve the function of the Committee as advisory to the Board, members of the Board may attend and participate in the discussions, but no Board action will be taken. The Energy Resources & Customer Services Committee will review, discuss and provide the Committee's recommendation on the following:

DISCUSSION ITEMS

1. Ellias van Ekelenburg Make findings that conveyance of the following Assessor's Parcel Numbers (APNs) is exempt from the **Surplus Land Act**:
 - a. Former substation property exchanged for replacement site [132-0332-014];
 - b. Former landfill site conveyed to local agency for its use [001-0160-006, 001-0160-018, 001-0160-034]; and
 - c. Former pole/corporation yard conveyed for climate change demonstration, utility sites, and revenue to support SMUD operations on the site [008-0010-090; 011-0073-001 to 011-0073-008; 011-0081-001 to 0081-003; 011-0081-008].

Presentation: 10 minutes
Discussion: 5 minutes

INFORMATIONAL ITEMS

2. Public Comment
3. Brandon Rose Summary of Committee Direction.
 Discussion: 1 minute

Pursuant to Resolution No. 20-06-08 adopted on June 18, 2020, Emergency Board Meeting Procedures are in effect:

Members of the public may make either a general public comment or comment on a specific agenda item by submitting comments via email. Comments may be submitted to PublicComment@smud.org. Comments will be provided to the Board and placed into the record of the Committee meeting if it is received within two hours after the meeting ends.

Members of the public that are listening or watching the live stream of a Board meeting and wish to comment on a specific agenda item as it is being heard, may submit their comments, limited to 250 words or less, to PublicComment@smud.org. The Board Committee Chair may read the comments into the record, in his discretion, based upon such factors as the length of the agenda or the number of email comments received. Comments will be provided to the Board and placed into the record of the Committee meeting if it is received within two hours after the meeting ends.

Members of the public may register to provide verbal comments at an upcoming Board or Committee meeting by emailing a request to speak to PublicComment@smud.org. Please include the date of the meeting, name, and topic or agenda item the requestor wishes to speak on. The request may also be

submitted while the meeting is in progress during the standard time for the agenda item or topic.
Pre-registration is strongly encouraged by no later than 3:00 p.m. on the day of the meeting.

ADA Accessibility Procedures: Upon request, SMUD will generally provide appropriate aids and services leading to effective communication for qualified persons with disabilities so that they can participate equally in this virtual meeting. If you need a reasonable auxiliary aid or service for effective communication to participate, please email Toni.Stelling@smud.org, or contact by phone at (916) 732-7143, no later than 48 hours before this virtual meeting.

SSS No. E,S,RES 23-01

BOARD AGENDA ITEM

STAFFING SUMMARY SHEET

Committee Meeting & Date

ERCS – 02/15/23

Board Meeting Date
February 16, 2023

TO		TO	
1.	Frankie McDermott	6.	
2.	Brandy Bolden	7.	
3.	Lora Anguay	8.	
4.	Suresh Kotha	9.	Legal
5.		10.	CEO & General Manager

Consent Calendar	<input checked="" type="checkbox"/>	Yes		No	<i>If no, schedule a dry run presentation.</i>	Budgeted	<input checked="" type="checkbox"/>	Yes		No	<i>(If no, explain in Cost/Budgeted section.)</i>				
FROM (IPR)					DEPARTMENT					MAIL STOP	EXT.	DATE SENT			
Ellias van Ekelenburg					Environmental, Health Safety and Real Estate Services					B209	7475	01/26/23			

NARRATIVE:

Requested Action: Make findings that conveyance of the following Assessor’s Parcel Numbers (APNs) is exempt from the Surplus Land Act:

- a. Former substation property exchanged for replacement site [132-0332-014];
- b. Former landfill site conveyed to local agency for its use [001-0160-006, 001-0160-018, 001-0160-034]; and
- c. Former pole/corporation yard conveyed for climate change demonstration, utility sites, and revenue to support SMUD operations on the site [008-0010-090; 011-0073-001 to 011-0073-008; 011-0081-001 to 0081-003; 011-0081-008].

Summary: Staff is recommending that the Board declare the following parcels to be exempt surplus land.

APN 132-0332-014 (Lambert Substation): The parcel is 0.262 acres located on the west side of Franklin Blvd, north of Lambert Rd in Elk Grove. This will enable SMUD to complete the agreed upon exchange of parcels between SMUD and the former owner, in which SMUD acquired the site for the new Lambert Substation.

APNs 001-0160-006, 001-0160-018, 001-0160-034 (North City Substation): SMUD built and operated the North City Substation on an 11.83-acre parcel along North B Street and 20th Street in Sacramento. The parcel, obtained by SMUD from the City of Sacramento, is located on a former City landfill site. SMUD removed the substation (having relocated its operations to Station E) and capped the site consistent with state and local regulations to protect human health and the environment. Staff is recommending that the Board declare the now vacant parcel to be exempt surplus land. This will enable SMUD to complete the agreed upon transfer as contemplated in the Master Parcel Agreement.

APNs 008-0010-090; 011-0073-001 to 011-0073-008; 011-0081-001 to 0081-003; 011-0081-008 (SMUD’s 59th Street Corp Yard): After disposition, the property will be used to further SMUD’s work by serving as an exemplar of how mixed use developments can help achieve climate change goals, with the expectation of it being Leadership in Energy and Environmental Design (LEED) silver, with a net zero certification, all-electric construction, exceedance of energy efficiency standards by at least 15%, participation in all applicable SMUD programs, and feasible battery storage. The development will include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development and generate revenue to support SMUD’s work or operations on the site, including environmental remediation, utility services, and energy storage and grid management.

Board Policy: Board-Staff Linkage BL-10, Delegation to the General Manager with Respect to Real and Personal Property
(Number & Title)

Benefits: SMUD will be able to sell the property to meet the compliance requirement of the Surplus Land Act while also satisfying SMUD’s obligations to other parties, generating revenue to help offset the acquisition costs, and transferring responsibility for environmental maintenance to the appropriate party.

Cost/Budgeted: None

Alternatives: Reject the property as exempt surplus land.

Affected Parties: Board of Directors, SMUD Executives, and SMUD Real Estate

Coordination: Organization-wide

Presenter: Ellias van Ekelburg, Director, Environmental, Safety & Real Estate Services

Additional Links:

SUBJECT

Surplus Land Act Findings

ITEM NO. (FOR LEGAL USE ONLY)

ITEMS SUBMITTED AFTER DEADLINE WILL BE POSTPONED UNTIL NEXT MEETING.

