

Exhibit to Agenda Item #1

Discuss adoption of a resolution declaring the following properties identified by Assessor's Parcel Numbers (APNs) as surplus and exempt from the notice and disposal requirements of the **Surplus Land Act (SLA)**:

- a. RP 085 (Sacramento APN 265-0173-009-0000, 4,356 SQFT/0.10 Acres), **Alamos**, a former substation site;
- b. RP 158 (Sacramento APN 061-0051-036-000, 11,761 SQFT/0.27 Acres), **Amador-Power Inn West TAP**, former unused parcel; and
- c. AR/RP 038 (El Dorado APN 012-070-023, 0.74 Acres), **Ice House Highland Day Use Area**.

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

Wednesday, February 18, 2026, scheduled to begin at 6:00 p.m.

Auditorium, SMUD Headquarters Building

Surplus Property

Staff requests the Board declare the following properties surplus to SMUD's operational needs & business goals and exempt from the Surplus Land Act

- Real Property (RP) 085 – Alamos, decommissioned substation
- Real Property (RP) 158 – Amador – Power Inn West, a vacant lot
- American River/Real Property (AR/RP) 038 – Ice House Highland Point Day Use - UARP

Surplus Land Act

- Surplus land = “land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.” (Assembly Bill 1486, 2020)
- Surplus declaration supported by written findings
- Exempt and non-exempt surplus land

Exempt

All three parcels are exempt from the notice and disposal requirements of the Surplus Land Act:

- Less than half an acre in size
- Transfer to another agency for their use
- Not contiguous to state or local agency land used for open space or low- and moderate-income housing purposes

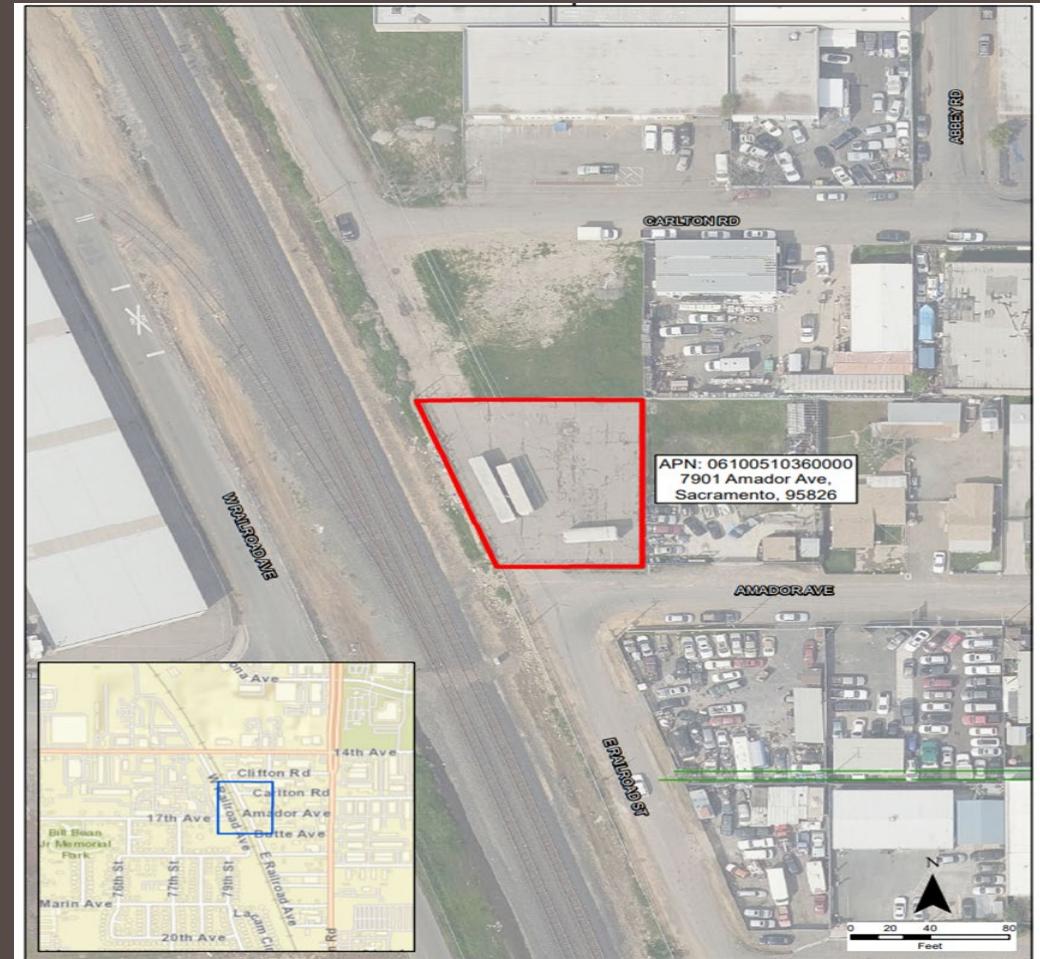
Alamos (Real Property 085)

- Located in residential area of north Sacramento, south of Alamos Ave, north of Amaranth Alley
- 4,356 square feet in size, decommissioned substation site
- No longer necessary to SMUD's operational needs or business goals
- Adjacent landowner expressed interest in purchasing the site
- Approved for surplus by SMUD Real Property Asset Management Committee on October 2, 2025



Amador – Power Inn West (Real Property 158)

- Located in industrial and mixed-use zone, east of the Union Pacific Railroad, west of Power Inn Road and north of Amador Avenue
- 11,761 square feet in size; vacant lot purchased on February 13, 1959
- No longer suitable to SMUD's operational needs or business goals
- City of Sacramento expressed interest in purchasing the site
- Approved for Surplus by the SMUD Real Property Asset Management Committee on October 2, 2025



Ice House Highland Point Day Use (American River/Real Property 038)

- Located adjacent to Ice House Reservoir
- 0.74 acres, zoned Timber Reserve
- Purchased from Sierra Pacific Industries and will donate to the USFS
- FERC license implementation requirements
- Build a recreational day use area for the public



Requested Action

Declare properties as surplus land:

- Alamos
- Amador – Power Inn West
- Ice House Highland Point Day Use

Declare properties as exempt from the notice and disposal requirements of the Surplus Land Act