

Board Office Use: Legislative File Info.	
File ID Number	25-0530
Introduction Date	04-09-2025
Enactment Number	25-0510
Enactment Date	4/9/2025 CJH



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Board Cover Memorandum

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Preston Thomas, Chief Systems and Services Officer
Kenya Chatman, Director of Facilities

Meeting Date April 09, 2025

Subject Approval of the Resolution of the Board Of Education of the Oakland Unified School District Declaring its Intent to Grant an Easement to Pacific Gas and Electric to Allow Access for Installation and Maintenance of Electric Vehicle Charging Stations

Ask of the Board Approval of Resolution No. 2425-0129, declaring its intention to convey easement rights to Pacific Gas and Electric Company for the purpose of installing electric vehicle charging stations at East Oakland Pride Elementary School, 8000 Birch Street, Oakland, California, 94621 (APN 40-3370-1-4).

Background This easement is necessary to permit PG&E to install and maintain electric vehicle charging stations.

Discussion The East Oakland Pride Elementary School (“Site”) was selected to participate in PG&E’s program to provide electric vehicle charging infrastructure at school facilities, which will allow the District to install three electric charging stations at the Site. The easement would allow PG&E access to the Site for maintenance and installation of the charging stations. The Board previously approved granting an easement for this purpose but it was subsequently determined that the location of the easement needed to change. The new easement proposed would effectively replace the previously approved easement.

Fiscal Impact N/A

Attachment(s)

- Resolution No. 2425-0129– Resolution of the Board Of Education of the Oakland Unified School District Declaring its Intent to Grant an Easement to Pacific Gas and Electric to Allow Access for Installation and Maintenance of Electric Vehicle Chargers
- EV Easement Document (Exhibit 1)

319-5/7212305.1

**BOARD OF EDUCATION
OF THE
OAKLAND UNIFIED SCHOOL DISTRICT
RESOLUTION NO. 2425-0129**

**DECLARING ITS INTENT TO GRANT AN EASEMENT TO PACIFIC GAS AND
ELECTRIC TO ALLOW ACCESS FOR INSTALLATION AND MAINTENANCE OF
ELECTRIC VEHICLE CHARGING STATIONS**

WHEREAS, the Oakland Unified School District (“District”) owns East Oakland Pride Elementary School property located at 8000 Birch Street, Oakland, California, 94621, and more particularly described as APN 40-3370-1-4 (“District Property”). Pacific Gas and Electric Company (“PG&E”) has requested an easement on the District Property (the “Easement”) for public utilities purposes, as described in the attached Exhibit 1;

WHEREAS, the District Property was selected by PG&E to join PG&E’s Electric Vehicle Charge Schools and Parks Program (“Program”);

WHEREAS, the purpose of the Program is to provide electrical vehicle charging infrastructure at school facilities and education institutions;

WHEREAS, as part of the District’s participation in the Program, PG&E will design, construct, own, and maintain some components for the electric vehicle chargers, i.e., the Electric Vehicle Service Connection and the Electric Vehicle Supply Infrastructure, at no cost to the District;

WHEREAS, Education Code section 17556 *et seq.* authorizes the District to convey property to a public or private corporation engaged in the public utility business after declaring its intention to do so, and holding a properly noticed public hearing to allow for comment; and

WHEREAS, the Easement will replace and terminate the prior easement approved by the Board of Education of the Oakland Unified School District (“Board”) on June 21, 2023, Resolution No. 2223-0218A.

NOW, THEREFORE BE IT RESOLVED by the Board as follows:

1. The above recitals are true and correct.
2. The Board expresses its intention to convey the Easement to PG&E.
3. The Board directs that a public hearing (“Public Hearing”) to receive comments regarding the conveyance of the Easement to PG&E shall be held on May 14, 2025, beginning at 4:00 p.m., or as soon thereafter as the matter may be heard at the Great Room, La Escuelita Elementary School, located at 1060 2nd Avenue, Oakland, CA.
4. District staff are authorized and directed to give notice of the Public Hearing according to applicable legal requirements.
5. The President of the Board and the Secretary of the Board are authorized to take such actions as may be reasonably necessary to effectuate the purpose and intent of this Resolution, including execution of and recording of any related documents.

BE IT FINALLY RESOLVED, that the advisory committee shall present its recommendations to the Board of Education for final consideration and approval within a reasonable timeframe.

Passed and adopted by the Board of Education of the Oakland Unified School District this 9th day of April, 2025; by the following vote:

PREFERENTIAL AYE: None

PREFERENTIAL NOE: None

PREFERENTIAL ABSTENTION: None

PREFERENTIAL RECUSE: None

AYES: Rachel Latta, VanCedric Williams, Patrice Berry, Vice President Valarie Bachelor, President Jennifer Brouhard

NOES: None

ABSTAINED: None

RECUSED: None

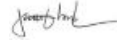
ABSENT: Maximus Simmons - Student Director, Michele Vasquez - Student Director, Mike Hutchinson, Clifford Thompson

CERTIFICATION

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on April 9, 2025.

Legislative File	
File ID Number:	25-0530
Introduction Date:	04/09/2025
Enactment Number:	25-0510
Enactment Date:	04/9/2025 CJH
By:	

OAKLAND UNIFIED SCHOOL DISTRICT



4/10/2025

Jennifer Brouhard
President, Board of Education



4/10/2025

Kyla Johnson-Trammell
Superintendent and Secretary, Board of
Education

EXHIBIT 1

319-5/7133433.3

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

Location: City/~~Union~~ Oakland

Recording Fee \$ _____

Document Transfer Tax \$ 0.00

☒ This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911)

☐ Computed on Full Value of Property Conveyed, or

☐ Computed on Full Value Less Liens

& Encumbrances Remaining at Time of Sale

☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Ryan Ferris

Signature of declarant or agent determining tax

LD# 2302-03-10056

EASEMENT DEED

PM# 31600716, 0070 - SCHOOL003447406_OAKLAND_USD_OAKLAND

OAKLAND UNIFIED SCHOOL DISTRICT, a public body of the State of California, who acquired title as Oakland School District of Alameda County, a public school district,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Oakland, County of Alameda, State of California, described as follows:

(APN 40-3370-1-4)

The parcel of land described in the deed from Francisco Costa and Carolina Costa to Grantor dated August 17, 1920 and recorded in Book 2952 of Official Records at page 352, Alameda County Records.

The parcel of land described in the deed from S. D. Wilcox to Grantor dated August 5, 1920 and recorded in Book 2944 of Official Records at page 303, Alameda County Records.

Said facilities and easement area are described as follows:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; electric vehicle charging supply equipment, bollards and/or curbs or other associated safety equipment, associated signage; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the strip of land of the uniform width of 10 feet, lying 5 feet on each side of the alignment of the facilities as initially installed hereunder; and the parcel of land of the width of 14 feet and length of 25 feet centered on the facilities as initially

installed hereunder. The approximate location of said facilities are shown upon Grantee's Drawing Number 31600716 attached hereto and made a part hereof.

Grantee agrees that on receiving a request in writing, it will at Grantor's expense, survey, prepare and record a "Notice of Final Description" referring to this instrument and setting forth a description of said strips of land.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor shall not erect or construct any building or other structure or drill or operate any well within said easement area.

Grantor further grants to Grantee the right to assign to another public utility as defined in Section 216 of the California Public Utilities Code the right to install, inspect, maintain, replace, remove and use communications facilities within said easement area (including ingress thereto and egress therefrom).

In the event upon termination of the electric vehicle charging station contract as set forth in the terms and conditions, Grantee shall upon written demand therefor execute and deliver to Grantor a good and sufficient quitclaim of said easement and right of way or such portion thereof conveyed in this document, at Grantor's expense.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

In exercising its easement rights hereunder, Grantee shall not unreasonably interfere with, disrupt, or materially adversely affect Grantor's business operations or access rights at the property owned by Grantor.

Dated: _____, _____.

I hereby certify that a resolution was adopted on the ____ day of _____, 20____, by the _____ authorizing the foregoing grant of easement.

By _____

OAKLAND UNIFIED SCHOOL DISTRICT, a public body of the State of California, who acquired title as Oakland School District of Alameda County, a public school district

By _____
Kyla Johnson
OUSD Superintendent

Approved as to form by OUSD Facilities Legal Council:

Name: James Traber Signature: *James Traber* Date: 2/27/25

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,
personally appeared _____

Insert name

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 Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- ☐ Individual(s) signing for oneself/themselves
- ☐ Corporate Officer(s) of the above named corporation(s)
- ☐ Trustee(s) of the above named Trust(s)
- ☐ Partner(s) of the above named Partnership(s)
- ☐ Attorney(s)-in-Fact of the above named Principal(s)
- ☐ Other _____

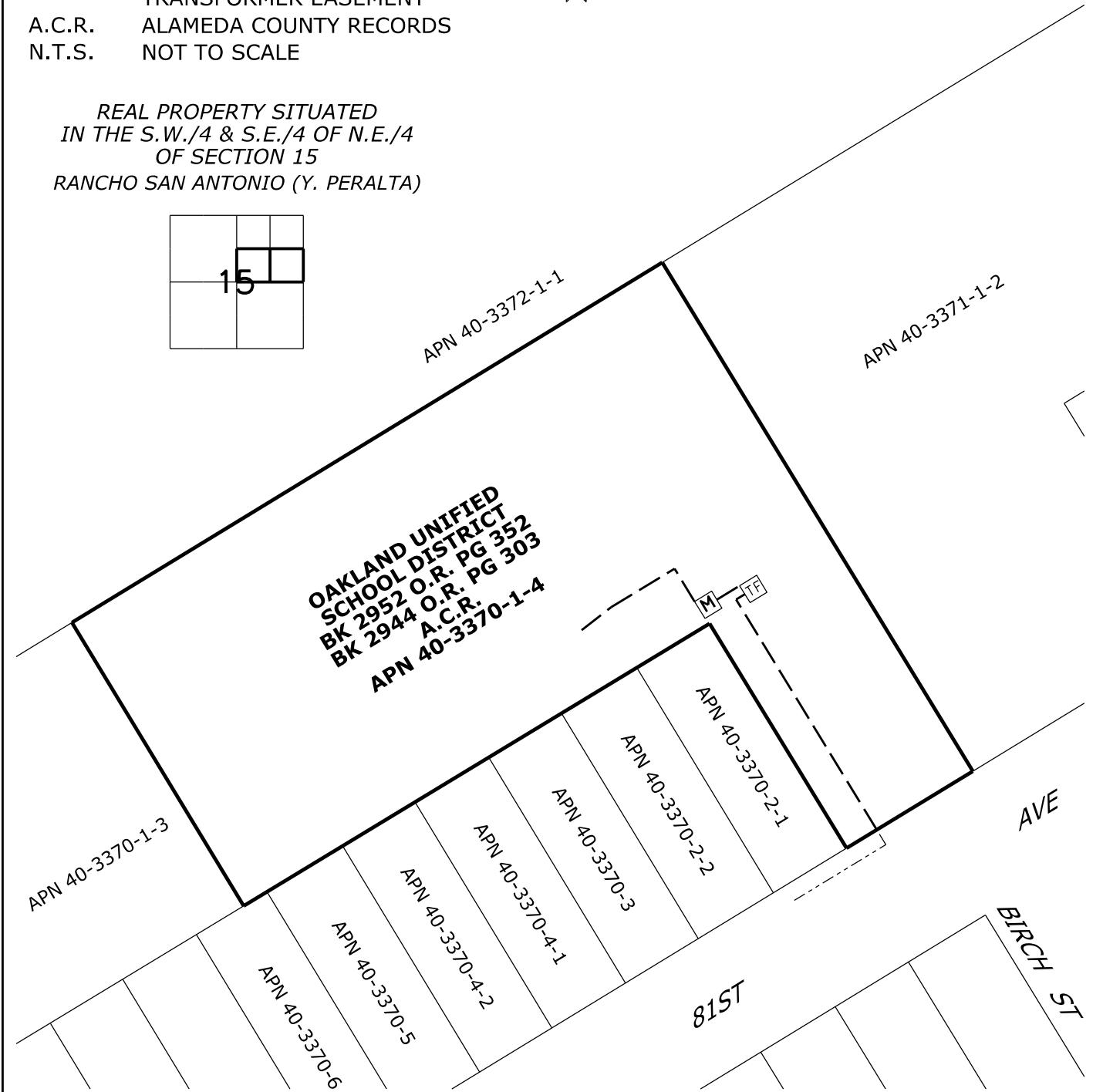
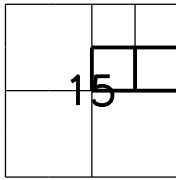
LEGEND

	SUBJECT PARCEL
	10' WIDE PG&E EASEMENT
	ELECTRIC FACILITIES
	ELECTRIC METER
	14' X 25' ELECTRIC TRANSFORMER EASEMENT
A.C.R.	ALAMEDA COUNTY RECORDS
N.T.S.	NOT TO SCALE



UNLESS OTHERWISE SHOWN ALL
COURSES EXTEND TO OR ALONG
ALL BOUNDARIES OR LINES

REAL PROPERTY SITUATED
IN THE S.W./4 & S.E./4 OF N.E./4
OF SECTION 15
RANCHO SAN ANTONIO (Y. PERALTA)



APPLICANT: OAKLAND UNIFIED SCHOOL DIST. 8000 BIRCH ST, OAKLAND CA 94621				LD 2302-03-10056		SCALE N.T.S.	DATE 9/10/24
SECTION (15)	TOWNSHIP (02S)	RANGE (03W)	MERIDIAN (MDBM)	COUNTY OF: ALAMEDA		CITY OF: OAKLAND	
PLAT MAP: (E) H0703 & AO124-D11 PG&E L.D. REFERENCES: N/A				F.B.: N/A	DR.BY: LC	CH.BY: PRFB	
				PG&E	EAST BAY DIVISION	123295910 AUTHORIZ.	31600716 DRAWING No.

Attach to LD: 2302-03-10056

Area, Region or Location: 2; East Bay Division

Land Service Office: Fresno

Line of Business: Electric Charging Station (95), Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 23.02.03.15.13, 23.02.03.15.12

FERC License Number: N/A

PG&E Drawing Number: 31600716

Plat No.: (E) H0703 & AO124-D11

LD of Affected Documents: N/A

LD of Cross-Referenced Documents: N/A

Type of interest: Communication Easements (6), Electric Underground Easements (4), Utility Easement (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 31600716

JCN: N/A

County: Alameda

Utility Notice Number: N/A

851 Approval Application No: N/A; Decision: N/A

Prepared By: LC

Checked By: PRFB