

**BOARD OF DIRECTORS
SANTA CLARA VALLEY WATER DISTRICT**

RESOLUTION NO. 2025-

DECLARING A PORTION OF REAL PROPERTY OWNED BY THE SANTA CLARA VALLEY WATER DISTRICT (APN 652-03-020) AS EXEMPT SURPLUS LAND UNDER CALIFORNIA GOVERNMENT CODE § 54221(f)(1)(C), DETERMINING THAT THE REAL PROPERTY BEING EXCHANGED IS NOT REQUIRED FOR DISTRICT USE AND THAT THE PROPERTY BEING ACQUIRED IS REQUIRED FOR SANTA CLARA VALLEY WATER DISTRICT USE, AND AUTHORIZING THE EXCHANGE OF PROPERTY PURSUANT TO SECTION 31(D) OF THE DISTRICT ACT (SAN JOSE, DISTRICT 1)

WHEREAS, the Santa Clara Valley Water District (District) is the owner of 11.4 acres of real property identified as APN 652-03-020 (District Property), located at the corner of Klein Road and Pleasant Acres Drive; and

WHEREAS, the District acquired the District Property for use associated with the Distribution System Master Plan Implementation Project (DSMPIP) in 1978; and

WHEREAS, in May 2023 the San Jose Water Company made an offer to the District to purchase a .643-acre portion of the subject District Property as described and depicted in Exhibit A herein (Pleasant Acres Parcel); and

WHEREAS, after thorough analysis, District staff determined that the Pleasant Acres Parcel is neither required for the DSMPIP nor for other District use; and

WHEREAS, District staff has identified a permanent easement on San Jose Water Company property APN 477-12-024 required for District use on the Coyote Creek Flood Protection Project that is equal in value to the Pleasant Acres Parcel; and

WHEREAS, the Pleasant Acres Parcel is exempt surplus land under California Government Code § 54221(f)(1)(C) because it is being exchanged by the District for another property interest necessary for the District's use; and

WHEREAS, none of the characteristics listed in California Government Code § 54221(f)(2) requiring a written notice of the availability of surplus land for open-space purposes to entities described in subdivision (b) of Section 54222 are applicable to the Pleasant Acres Parcel; and

WHEREAS, District may not dispose of the Pleasant Acres Parcel until the District provides the California Department of Housing and Community Development ("HCD") a copy of this written determination of exemption and after a 30-day response period from the date the copy is provided to HCD ("Response Period"), unless HCD approves of District's determination of exemption prior to expiration of the Response Period.

Declaring a Portion of Real Property Owned by the Santa Clara Valley Water District (APN 652-03-020) as Exempt Surplus Land Under California Government Code § 54221(f)(1)(C), Determining that the Real Property being Exchanged is not Required for District use and that the real property being acquired is required for District use, and Authorizing the Exchange of Property Pursuant to Section 31(d) of the District Act (San Jose, District 1) Resolution No. 2025-

WHEREAS, pursuant to Section 31 of the District Act, the Board may by a majority vote exchange real property of equal value with any person, firm, or corporation where the real property to be exchanged is not required for District use and the property to be acquired is required for District use.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Santa Clara Valley Water District does hereby

1. Declare and find that a portion of real property owned by the Santa Clara Valley Water District (APN 652-03-020) identified herein as the Pleasant Acres Parcel, Santa Clara County, California, as Exempt Surplus Land under California Government Code § 54221(f)(1)(C); and
2. Determine that the real property to be exchanged is not required for District use and the property to be acquired is required for District use; and
3. Authorize the exchange of property pursuant to Section 31(d) of the District Act.

PASSED AND ADOPTED by the Board of Directors of the Santa Clara Valley Water District by the following vote on May 27, 2025:

AYES: Directors

NOES: Directors

ABSENT: Directors

ABSTAIN: Directors

SANTA CLARA VALLEY WATER DISTRICT

TONY ESTREMER
Chair, Board of Directors

ATTEST: CANDICE KWOK-SMITH

Clerk, Board of Directors

Declaring a Portion of Real Property Owned by the Santa Clara Valley Water District (APN 652-03-020) as Exempt Surplus Land Under California Government Code § 54221(f)(1)(C), Determining that the Real Property being Exchanged is not Required for District use and that the real property being acquired is required for District use, and Authorizing the Exchange of Property Pursuant to Section 31(d) of the District Act (San Jose, District 1) Resolution No. 2025-

EXHIBIT A COVERSHEET

SANTA CLARA VALLEY WATER DISTRICT EXEMPT SURPLUS LAND LEGAL DESCRIPTION AND PLAT

No. of Pages: 2

Exhibit Attachments: None

EXHIBIT A

Legal Description
Pleasant Acres Drive Pressure Station
Lands of Valley Water
Exhibit 'A'

All that certain real property situate in the Unincorporated Area of Santa Clara County, State of California, being a portion of Parcel 1-A as described in the GRANT DEED from Vincent Guluzzo, Jr. and Adelene M. Guluzzo, his wife to the SANTA CLARA VALLEY WATER DISTRICT, a public corporation, recorded on August 30, 1978 as Document No. 6124017 (D 920 O.R. 509) of Official Records, Santa Clara County records, more particularly described as follows:

BEGINNING at the most westerly corner of said Parcel 1-A; thence along the northwesterly line of said Parcel 1-A, North 40° 35' 09" East, 173.00 feet; thence leaving said northwesterly line, South 49° 00' 13" East, 162.00 feet; thence South 40° 35' 09" West, 173.00 feet to point on the southwesterly line of said Parcel 1-A; thence along said southwesterly line, North 49° 00' 13" West, 162.00 feet to the **POINT OF BEGINNING**.

Containing an area of 0.643 acres (28,025 square feet) of land, more or less.

NOTE: Bearings and distances described herein are based on the California Coordinate System of 1983, Zone 3, Epoch 1991.35. Multiply herein described distances by 1.000057850 to obtain ground level distances.

Legal description prepared by Cross Land Surveying, Inc. in November 2022 and is based upon a field survey of Parcel 1-A as described in the GRANT DEED from Vincent Guluzzo, Jr. and Adelene M. Guluzzo, his wife to the SANTA CLARA VALLEY WATER DISTRICT, a public corporation, recorded on August 30, 1978 as Document No. 6124017 (D 920 O.R. 509) of Official Records, Santa Clara County records.

END OF DESCRIPTION

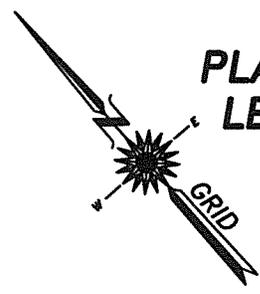
Kristina D. Comerer
Kristina D. Comerer, PLS 6766

Date January 10, 2023



EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION

PRESSURE STATION
PLEASANT ACRES DRIVE
SAN JOSE, CALIFORNIA
SCALE: 1" = 40'



BASIS OF BEARINGS

BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, EPOCH 1991.35. MULTIPLY HEREIN DISTANCES BY 1.000057850 TO OBTAIN GROUND DISTANCES.

MAP OF MARTEN'S SUBDIVISION
OF PART OF THE
PALO RANCHO
"N" MAPS 97

← 20' EASEMENT
SAN JOSE WATER COMPANY
1605 O.R. 244

S 49°00'13" E 162.00

652-03-020
LANDS OF SCVWD
DOC. NO. 6124017
(D 920 O.R. 509)

R/S 816 M. 44
R/S 446 M. 56
PARCEL-1A

PM 362 M. 30
PARCEL 1

PRESSURE STATION
FEE ACQUISITION
AREA=0.643 AC. +/-

LEGEND

- FD. IRON PIPE
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED FEE PARCEL
- ↗ 10' P.U.E. PER 362 M. 30

652-02-007
LANDS OF PIVK
DOC. NO. 12559543
(N502 O.R. 0147)

PM 599 M. 21 & 22
PARCEL 2

N 40°35'09" E 173.00
143.00

300.93

S 40°35'09" W 173.00

30' PRIVATE INGRESS/EGRESS,
PUBLIC UTILITIES, STORM,
SANITARY SEWERS, WATER
PIPE LINES, AND STREET
PURPOSES B641 O.R. 584

POINT OF
BEGINNING

30.00

30'

105.65

422.98

N 49°00'13" W 162.00

PLEASANT ACRES DRIVE 20' INGRESS/EGRESS
1426 O.R. 332

652-10-009
LANDS OF NANIK

R/S 199 M. 2
R/S 25 M. 36



CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274-7994

Kristina D. Comerer
KRISTINA D. COMERER, PLS 6766

DATE: JANUARY 10, 2023

PROJECT NO. 09-72

This page intentionally left blank.