

Watershed: Uvas/Llagas & Coyote
Project: Excess Lands
Real Estate File No.: 9296-4.1,-5.1,-6.1 &
4026-131.1

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

RESOLUTION NO.16-

**TO DECLARE TWO PARCELS LOCATED AT MAPLE AVENUE, SAN MARTIN,
CALIFORNIA, DISTRICT 1 (APN 825-18-052 AND APN 825-18-007), AND ONE PARCEL AT
MURPHY AVENUE, MORGAN HILL, CALIFORNIA, DISTRICT 1 (APN 825-16-062), AND
110 SUNSET AVENUE, SAN JOSE, CALIFORNIA, DISTRICT 6 (APN 481-21-055) AS
SURPLUS LAND AND NO LONGER REQUIRED FOR DISTRICT PURPOSES**

WHEREAS, the Santa Clara Valley Water District (District) is the owner of real property located at Maple Avenue, San Martin, California (APN 825-18-052 and APN 825-18-007), and Murphy Avenue, Morgan Hill, California (APN 825-16-062) shown in Exhibit A, and 110 Sunset Avenue, San Jose, California (APN 481-21-055), shown in Exhibit B, both exhibits attached hereto and incorporated by this reference; and

WHEREAS, the aforementioned District properties located at Maple Avenue, San Martin, California and 110 Sunset Avenue, San Jose, California no longer have utility for District functions and projects, and are no longer needed for District purposes; and

WHEREAS, the aforementioned District property located at Murphy Avenue, Morgan Hill, California no longer has utility for District functions and projects, and is not longer needed for District purposes, except for 2,800 square feet of easement expressly reserved therefrom and identified in Exhibit A for the continuing District purpose of ingress, egress, operation, maintenance, and improvement of wells and appurtenances; and

WHEREAS, except for the 2,800 square feet of easement expressly reserved and identified in Exhibit A, it is the intention of said Board of Directors (Board) to declare the identified District properties surplus; and

WHEREAS, as surplus property, the District will offer the aforementioned real properties for sale to affordable housing entities and other public agencies pursuant to California Government Code Sections 54220 et seq. at fair market value; and

WHEREAS, pursuant to Section 31 of the District Act, the District shall be governed in the sale, lease, or other disposition of the identified real property by the requirements of law governing that action by counties.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of the Santa Clara Valley Water District:

1. That the four (4) properties referenced in Exhibits A and B, except for the 2,800 square feet of easement expressly reserved and identified in Exhibit A, are no longer required to

To Declare Two Parcels Located at Maple Avenue, San Martin, California, District 1 (APN 825-18-052 and APN 825-18-007), and One Parcel at Murphy Avenue, Morgan Hill, California, District 1 (APN 825-16-062), and 110 Sunset Avenue, San Jose, California, District 6 (APN 481-21-055) as Surplus Land and No Longer Required For District Purposes

Resolution No. 16-

be retained for District purposes because they no longer have utility for District functions and projects, and are hereby declared surplus land.

2. That the Chief Executive Officer is authorized to proceed with the sale and disposition of the four surplus properties, except for the 2,800 square feet of easement expressly reserved and identified in Exhibit A, in accordance with applicable California Government Code Sections 54220 et seq. and the requirements of law governing the sale of real property by counties.

PASSED AND ADOPTED by the Board of Directors of Santa Clara Valley Water District by the following vote on September 27, 2016:

AYES: Directors

NOES: Directors

ABSENT: Directors

ABSTAIN: Directors

SANTA CLARA VALLEY WATER DISTRICT

By: _____
BARBARA KEEGAN
Chair/Board of Directors

ATTEST: MICHELE L. KING, CMC

Clerk/Board of Directors

EXHIBIT - A

SANTA CLARA VALLEY WATER DISTRICT
San Jose, California

By: JGP
Date: July 11, 2015

Date Revised: February 22, 2016
Revised By: SJ

Checked by: SP

Date: 2/22/2016

PROJECT: MAPLE AVENUE RECHARGE FACILITY

PROPERTY: S.C.V.W.D.

File No.: 9296-4.1, 9296-5.1 & 9296-6.1

All that certain real property situate in the Unincorporated Area, County of Santa Clara, State of California, described as follows:

PARCEL 1

All of the lands described in the deed recorded on May 31, 1984 as Document Number 8080188 of Official Records, in the office of the Recorder, County of Santa Clara, State of California.

Containing an area of 19.616 acres of land, more or less.

RESERVING therefrom an easement over and under the Easterly 40 (forty) feet of the Northerly 70 (seventy) feet of said parcel for the purpose of ingress, egress, operation, maintenance, and improvement of wells and appurtenances for the benefit of the Grantor.

Containing an area of 2,800 square feet of land.

PARCEL 2

All of the lands described in the deed recorded on August 17, 1984 as Document Number 8161296 of Official Records, in the office of the Recorder, County of Santa Clara, State of California.

Containing an area of 6.603 acres of land, more or less.

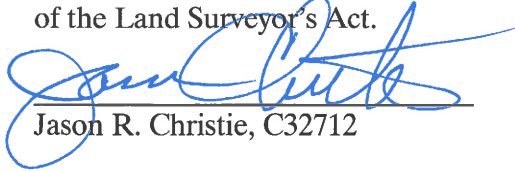
PARCEL 3

All of the lands described in the deed recorded on August 15, 1986 as Document Number 8904880 of Official Records, in the office of the Recorder, County of Santa Clara, State of California.

Containing an area of 10.927 acres of land, more or less.

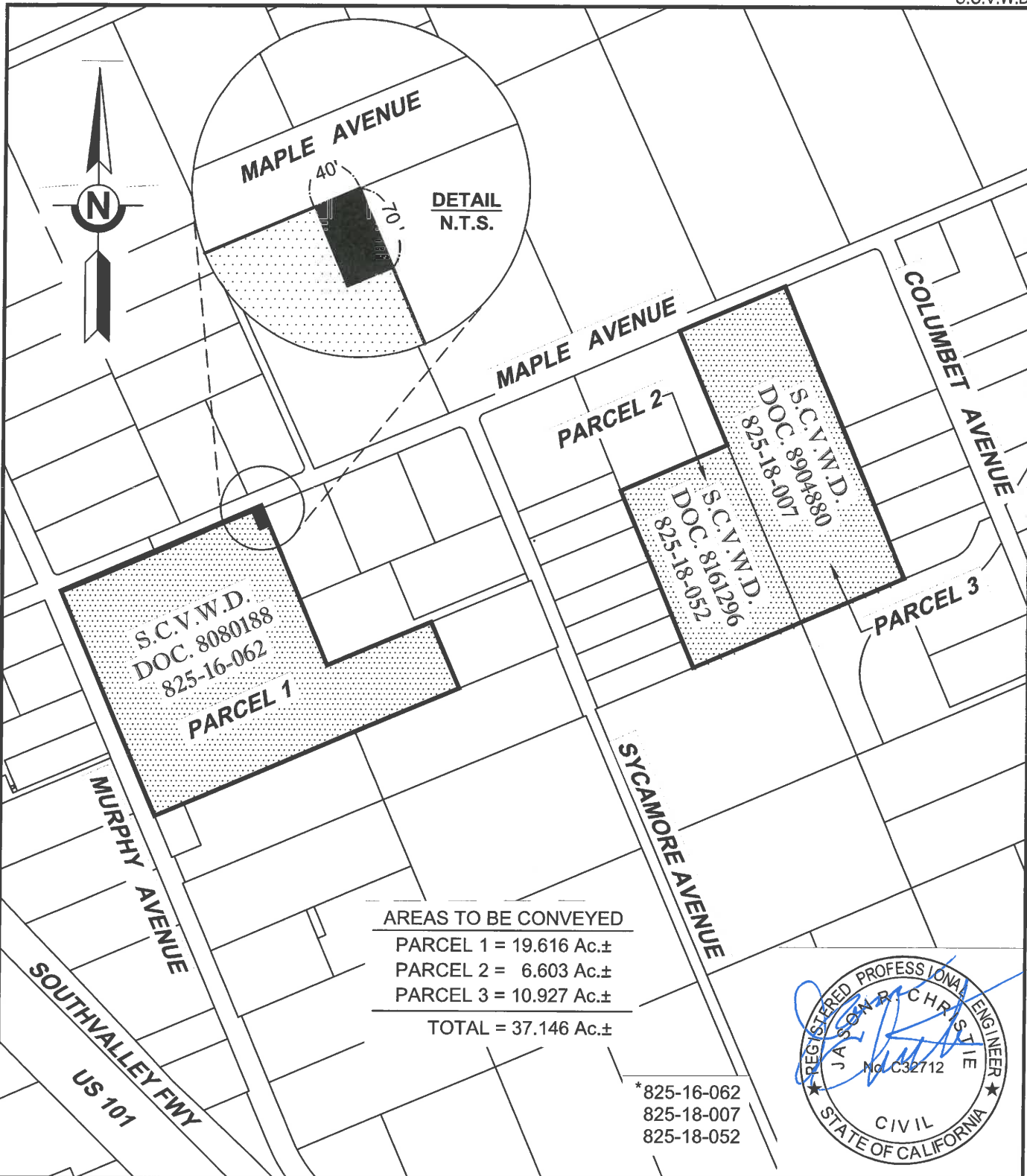
SURVEYOR'S STATEMENT:

The description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.


Jason R. Christie, C32712

Feb 23, 2016
Date





AREAS TO BE CONVEYED
 PARCEL 1 = 19.616 Ac.±
 PARCEL 2 = 6.603 Ac.±
 PARCEL 3 = 10.927 Ac.±
 TOTAL = 37.146 Ac.±

*825-16-062
 825-18-007
 825-18-052



SCVWD S:\REQUESTS\MISC ROW\2016_013\DELIVERABLES\2016_013_9296_4_1_5_1_6_1_20160222.dwg

		SCALE: 1" = 500'	PROJ. NO. 9296
			FILE NO. 4.1, 5.1 & 6.1
			APN *
REV.	APPR.	DATE	DESCRIPTION
1	SJ	2/22/16	ADDED RESERVATION
2			
			TITLE REPORT NO.
			DRAWN JGP
			DATE 07/11/15

EXHIBIT - B

SANTA CLARA VALLEY WATER DISTRICT
5750 Almaden Expressway
San Jose, CA 95118

Original By: RPC
Date: MARCH 23, 2016

Revised By:
Revision Date:

PROJECT: SILVER CREEK, LOWER
PROPERTY: S.C.V.W.D.

APN: 481-21-055
RESU File No.: 4026-131.1

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT PER GRANT DEED RECORDED APRIL 12, 2004 AS DOCUMENT NUMBER 17717703, IN THE OFFICE OF THE RECORDER, SANTA CLARA COUNTY OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LANDS OF THE SANTA CLARA VALLEY WATER DISTRICT, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF SOUTH SUNSET AVENUE;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, NORTH 60°04'10" EAST A DISTANCE OF 134.02 FEET;
THENCE LEAVING SAID LINE, NORTH 73°47'00" WEST A DISTANCE OF 62.40 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LANDS;
THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 60°04'10" WEST A DISTANCE OF 90.79 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF SOUTH SUNSET AVENUE;
THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 29°55'50" EAST A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,058 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS AND DISTANCES HEREIN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. MULTIPLY HEREIN DESCRIBED DISTANCES BY 1.0000040194 TO OBTAIN GROUND DISTANCES.

SURVEYOR'S STATEMENT:

THE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT.

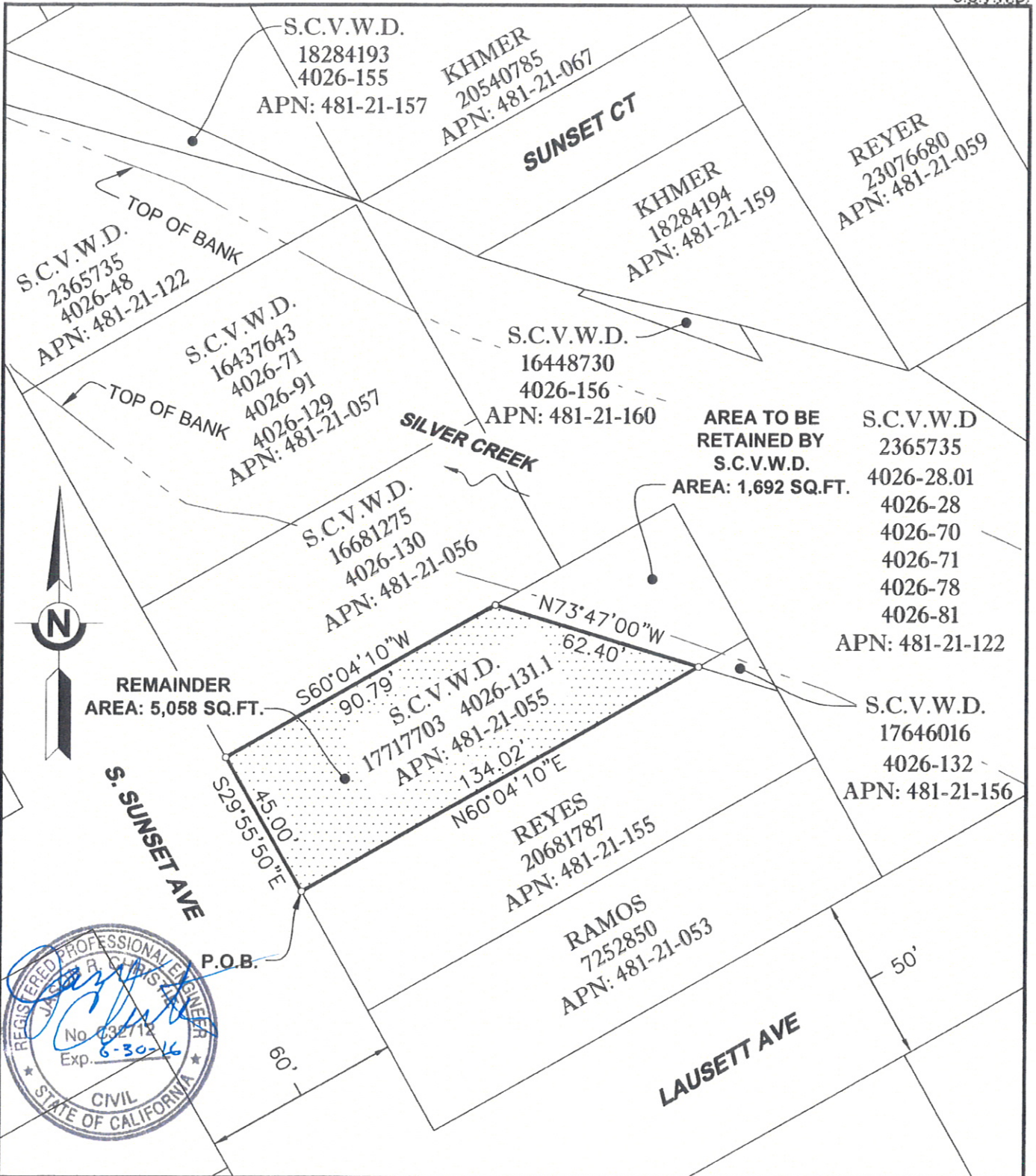


Jason R. Christie, C32712

3-23-16
Date

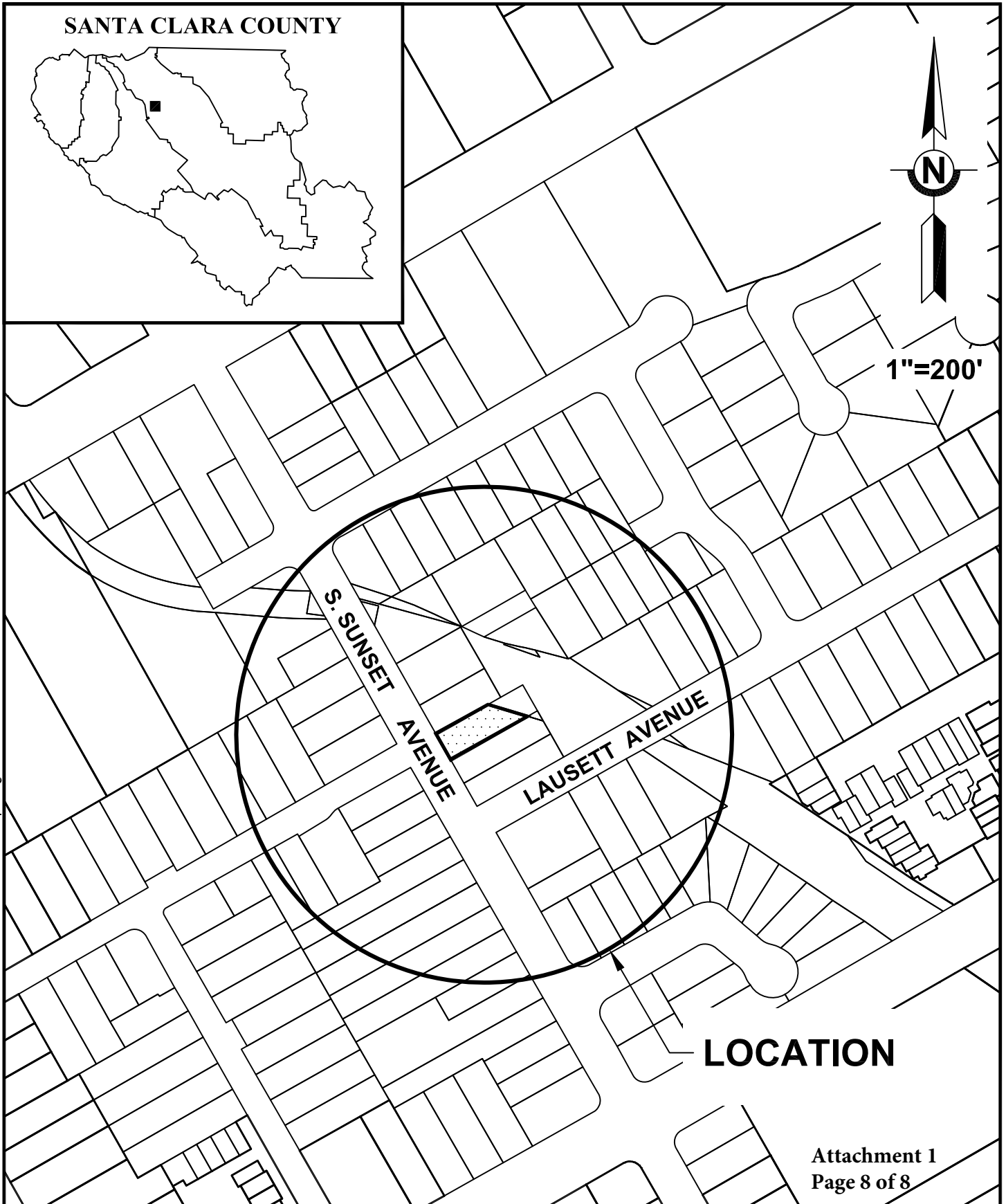
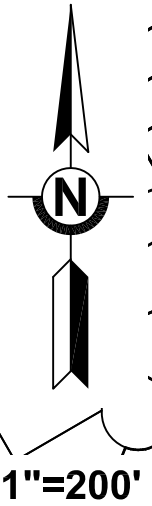
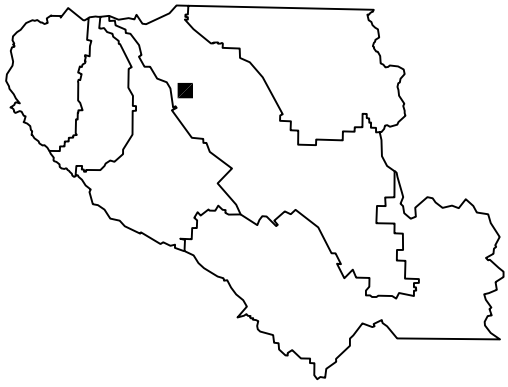


SCVWD W:\ROW\00PROJECTS\SILVER CREEK LOWER\2016_008\AUTOCAD\CURRENT\2016_008.dwg



			SCALE: NO SCALE	PROJ. NO.	4026
				FILE NO.	131.1
				APN	481-21-055
REV.	BY	DATE	DESCRIPTION	TITLE REPORT NO.	N/A
1				DRAWN	RPC
2				DATE	03/16/16

SANTA CLARA COUNTY



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LOCATION

Attachment 1
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COYOTE WATERSHED



SCVWD
110 S. SUNSET AVENUE
EXCESS LANDS

LOWER SILVER CREEK

PROJ. NO.	4026
FILE NO.	131.1
APN	481-21-055
DRAWN	BDQ/CLM
DATE	07/20/15