

Watershed:	Baylands
Project:	26074002
Real Estate File No.:	2027-3.1, 3015-445.1

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

RESOLUTION NO. 2025-

DECLARING PORTIONS OF REAL PROPERTY OWNED BY THE SANTA CLARA VALLEY WATER DISTRICT (APN 015-35-033 and APN 015-35-012) AS EXEMPT SURPLUS LAND UNDER CALIFORNIA GOVERNMENT CODE § 54221(f)(1)(D), DETERMINING THAT THE REAL PROPERTY TO BE TRANSFERRED IS NOT REQUIRED FOR DISTRICT USE AND AUTHORIZING THE TRANSFER OF PROPERTY TO THE CITY OF SUNNYVALE PURSUANT TO SECTION 31(G) OF THE DISTRICT ACT (SUNNYVALE, DISTRICT 3)

WHEREAS, the Santa Clara Valley Water District ("District") is the owner of real property acquired in 1963 for the Sunnyvale West Channel (APN 015-35-012) in the City of Sunnyvale ("City"), and the District is the owner of real property acquired in 2000 for the Guadalupe Slough (APN 015-35-033) in the City, Santa Clara County, California, more particularly described and depicted in Exhibit A ("District Property"); and

WHEREAS, City is currently undertaking its Cleanwater Program for the reconstruction of the Water Pollution Control Plant; one of the projects within the Cleanwater Program is titled SCWP Existing Plant Rehabilitation – Split Flow ("City Project"), which is divided into three construction packages, the second of which is the construction of a perimeter wall; and

WHEREAS, District is currently undertaking its Sunnyvale East and West Channel Flood Protection Project ("District Project"), which will involve the construction of a West Channel flood wall, a portion of which runs adjacent to the City Project's perimeter wall; and

WHEREAS, it is in the public's best interest to achieve the economic benefits and efficiencies resulting from combining the design and construction of the Parties' respective public improvement projects; and

WHEREAS, the Parties propose, by separate agreement, to share the cost of design and construction of a joint perimeter/flood wall ("Joint Wall Project") in place of a portion of the Parties' respective public improvement projects; and

WHEREAS, retention of the District Property is not necessary because Joint Wall Project design necessitates the transfer of District Property to the City, with the District reserving the necessary easement(s) for water management and future maintenance of improvements; and

WHEREAS, the District Property is exempt surplus land under California Government Code § 54221(f)(1)(D) because it is being conveyed by the District to another public agency for the receiving agency'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 subject portion of District Property being declared exempt surplus; and

Declaring Portions of Real Property Owned by the Santa Clara Valley Water District
(Apn 015 35-033 and Apn 015-35-012) as Exempt Surplus Land under California Government
Code § 54221(F)(1)(D), Determining that the Real Property to be Transferred is not Required for
District Use and Authorizing the Transfer of Property to the City of Sunnyvale Pursuant to
Section 31(G) of the District Act (Sunnyvale, District 3) Resolution No. 2025-

WHEREAS, District may not dispose of District Property until District provides the California Department of Housing and Community Development ("HCD") a copy of this written determination of exemption and 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; and

WHEREAS, pursuant to Section 31(G) of the District Act, the Board may by a majority vote transfer real property to another public entity for the receiving agency's use;

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

1. Declare portions of real property owned by the Santa Clara Valley Water District (APNs 015-35-012 and 015-35-033) in the City of Sunnyvale, Santa Clara County, California, as Exempt Surplus Land under California Government Code § 54221(f)(1)(D); and
2. Determine that the real property to be transferred is not required for District use and purposes; and
3. Authorize the transfer of property pursuant to Section 31(G) of the District Act.

PASSED AND ADOPTED by the Board of Directors of the Santa Clara Valley Water District by the following vote on September 23, 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 Portions of Real Property Owned by the Santa Clara Valley Water District
(Apn 015 35-033 and Apn 015-35-012) as Exempt Surplus Land under California Government
Code § 54221(F)(1)(D), Determining that the Real Property to be Transferred is not Required for
District Use and Authorizing the Transfer of Property to the City of Sunnyvale Pursuant to
Section 31(G) of the District Act (Sunnyvale, District 3) Resolution No. 2025-

EXHIBIT A COVERSHEET

LEGAL DESCRIPTION OF EXEMPT SURPLUS PROPERTY

No. of Pages: 6

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, SAID REAL PROPERTY BEING A PORTION OF THE LANDS DESCRIBED AS "PARCEL ONE" IN THE GRANT DEED RECORDED ON MAY 8, 1963 AS DOCUMENT NO. 2399349 IN BOOK 6016, PAGE 80, AND ALSO BEING A PORTION OF THE LANDS DESCRIBED IN THE GRANT DEED RECORDED ON MAY 25, 2000 AS DOCUMENT NO. 15259863, OFFICIAL RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID "PARCEL ONE", SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 15259863, SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 80 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON JUNE 3, 2016, IN BOOK 893 OF MAPS AT PAGES 6-9, SANTA CLARA COUNTY RECORDS;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID "PARCEL ONE", **NORTH 66°21'07" WEST, A DISTANCE OF 261.55 FEET;**

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1) **NORTH 79°16'44" EAST, A DISTANCE OF 9.41 FEET,**
- 2) **SOUTH 86°48'36" EAST, A DISTANCE OF 21.29 FEET,**
- 3) **SOUTH 84°23'04" EAST, A DISTANCE OF 4.89 FEET,**
- 4) **SOUTH 83°31'19" EAST, A DISTANCE OF 4.42 FEET,**
- 5) **SOUTH 81°28'49" EAST, A DISTANCE OF 17.62 FEET,**
- 6) **SOUTH 78°12'55" EAST, A DISTANCE OF 17.62 FEET,**
- 7) **SOUTH 78°42'13" EAST, A DISTANCE OF 44.16 FEET,**
- 8) **SOUTH 8°49'04" WEST, A DISTANCE OF 3.65 FEET,**
- 9) **SOUTH 77°04'28" EAST, A DISTANCE OF 140.26 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID "PARCEL ONE", SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN SAID DOCUMENT NO. 15259863.**

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) **SOUTH 77°04'28" EAST, A DISTANCE OF 369.15 FEET**
- 2) **SOUTH 15°45'01" WEST, A DISTANCE OF 54.33 FEET, TO A POINT ON SAID SOUTHWESTERLY LINE SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID LOT 80;**

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, THE FOLLOWING TWO COURSES:

- 1) **NORTH 79° 13' 40" WEST, A DISTANCE OF 317.14 FEET, TO AN ANGLE POINT ON SAID SOUTHWESTERLY LINE, SAID POINT MARKED BY A ¾" IRON PIPE WITH A PLUG, LS 6256, AS DEPICTED ON SAID RECORD OF SURVEY.**
- 2) **NORTH 66° 21' 07" WEST, A DISTANCE OF 52.18 FEET, TO THE POINT OF BEGINNING.**

CONTAINING AN AREA OF **30,662 SQUARE FEET (0.70 AC)** OF LAND, MORE OR LESS.

PARCEL 2

RESERVING AN EASEMENT OVER THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS DESCRIBED AS "PARCEL ONE" IN THE GRANT DEED RECORDED ON MAY 8, 1963 AS DOCUMENT NO. 2399349 IN BOOK 6016, PAGE 80, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN THE GRANT DEED RECORDED ON MAY 25, 2000 AS DOCUMENT NO. 15259863, OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE SAID "PARCEL ONE", SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 2399349, SAID CORNER BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 80 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED JUNE 3, 2016, IN BOOK 893 OF MAPS AT PAGES 6-9, SANTA CLARA COUNTY RECORDS;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID "PARCEL ONE", **NORTH 66°21'07" WEST, A DISTANCE OF 189.55 FEET;** TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, **NORTH 66°21'07" WEST, A DISTANCE OF 72.00 FEET;**

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1) **NORTH 79°16'44" EAST, A DISTANCE OF 9.41 FEET,**
- 2) **SOUTH 86°48'36" EAST, A DISTANCE OF 21.29 FEET,**
- 3) **SOUTH 84°23'04" EAST, A DISTANCE OF 4.89 FEET,**
- 4) **SOUTH 83°31'19" EAST, A DISTANCE OF 4.42 FEET,**
- 5) **SOUTH 81°28'49" EAST, A DISTANCE OF 17.62 FEET,**
- 6) **SOUTH 78°12'55" EAST, A DISTANCE OF 17.62 FEET,**
- 7) **SOUTH 78°42'13" EAST, A DISTANCE OF 44.16 FEET,**
- 8) **SOUTH 08°49'04" WEST, A DISTANCE OF 3.65 FEET,**
- 9) **SOUTH 77°04'28" EAST, A DISTANCE OF 140.26 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN SAID PARCEL ONE, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN SAID GRANT DEED RECORDED IN SAID DOCUMENT NO. 15259863;**

THENCE LEAVING SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) **SOUTH 77°04'28" EAST, A DISTANCE OF 369.15 FEET,**
- 2) **SOUTH 15°45'01" WEST, A DISTANCE OF 54.33 FEET, TO A POINT ON SAID SOUTHWESTERLY LINE, SAID POINT ALSO BEING ON THE NORHTERLY OF SAID LOT 80.**

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, **NORTH 79° 13' 40" WEST, A DISTANCE OF 121.18 FEET.**

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) **NORTH 14° 56' 45" EAST, A DISTANCE OF 35.95 FEET,**
- 2) **NORTH 77° 23' 12" WEST, A DISTANCE OF 165.24 FEET,**
- 3) **NORTH 76° 31' 26" WEST, A DISTANCE OF 82.13 FEET, TO THE POINT ON THE SOUTHEASTERLY LINE OF SAID "PARCEL ONE", SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID DOCUMENT NO. 15259863;**

THENCE LEAVING SAID SOUTHWESTERLY LINE, **NORTH 76° 31' 26" WEST, A DISTANCE OF 187.24 FEET, TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 17,912 SQUARE FEET (0.41 AC) OF LAND, MORE OR LESS.**

A PLAT, EXHIBIT "B", TO ACCOMPANY LEGAL DESCRIPTION, IS ATTACHED HERETO AND MADE A PART THEREOF.

END OF DESCRIPTION

THE DISTANCES STATED IN THIS DESCRIPTION ARE GROUND DISTANCES.

THE BEARINGS OF **NORTH 66° 21' 07" WEST** AS SHOWN FOR L94 ON THE NORTHERLY LINE OF LOT 80 ON THAT CERTAIN RECORD OF SURVEY MAP, FILED ON JUNE 3, 2016, IN BOOK 893 OF MAPS AT PAGES 6 THROUGH 9, OFFICIAL RECORDS OF SAID COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, WAS USED AS BASIS OF BEARING SHOWN HEREON.

THIS LAND DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

PREPARED BY:


JOHN T. MAY

P.L.S. 8570

8-28-2025

DATE





EXHIBIT B

SANTA CLARA VALLEY WATER DISTRICT
DOC. NO. 15259863
APN 015-35-033



PARCEL ONE SANTA CLARA VALLEY
WATER DISTRICT DOC. NO. 2399349,
BK. 6016, PG. 80, O.R.
APN 015-35-012

LANDS OF THE CITY OF SUNNYVALE
LOT 80, MAP OF J.T. MURPHY
SUBDIVISION NO. 3
BK. "I" OF MAPS, AT PG. 45
APN 110-03-064

SEE SHEET 2
DETAIL A

②

①

PARCEL 1

PARCEL 2

CARL ROAD

(40' WIDE)

BORREGAS AVE

(50' WIDE)

CARIBBEAN DRIVE

(100' WIDE)

LANDS OF THE CITY OF SUNNYVALE
LOT 80, MAP OF J.T. MURPHY
SUBDIVISION NO. 3, BK. "I" OF
MAPS, AT PG. 45
APN 110-03-144

300 150 0 300

SCALE: 1 INCH = 300 FT

SEE SHEET 2 FOR DETAIL LEGEND
AND MONUMENT NOTES

T TOWILL
SURVEYING | MAPPING | GIS

2300 CLAYTON ROAD, SUITE 1200
CONCORD, CA 94520-2176
925.682.6976 TEL WWW.TOWILL.COM

1"=300'

2025-07-22

Plat to Accompany Legal Description
SANTA CLARA COUNTY
CALIFORNIA

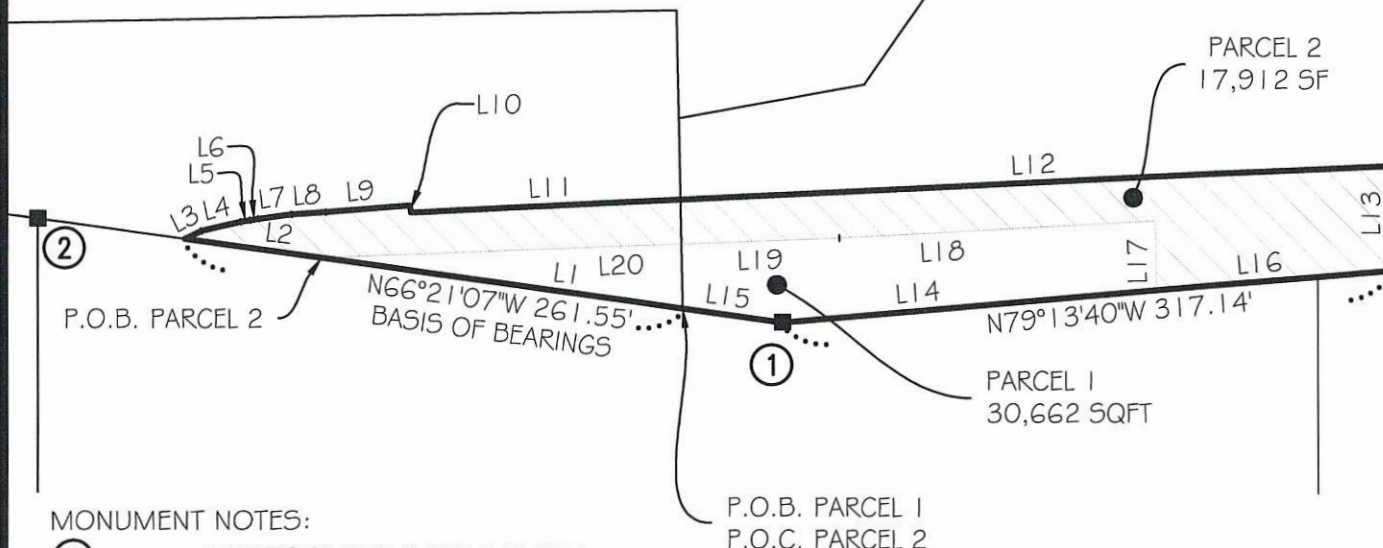
JOB No. 17122

SHEET 1 OF 2



EXHIBIT B

DETAIL A



MONUMENT NOTES:

① INDICATES FD. 3/4" I.P. W/PLUG L5 6256
PER R1. ACCEPTED AS FORMER POSITION
OF 4"x6" POST - 5 FEET HIGH, PER (R1),
(ACCEPTED AS BOUNDARY CORNER)

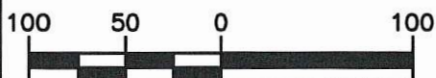
② INDICATES FD. 3/4" OPEN I.P.
PER R1

LEGEND

■	3/4" I.P.
■	P.O.B.
■	P.O.C.
■	BK.
■	PG(S).
■	APN
■	O.R.
■	DOC.
■	NO.
■	I.P.
---	CENTER LINE
---	FEE PARCEL 1
---	LOT LINE
---	EASEMENT PARCEL 2

REFERENCES

- (R1) BK 893 RECORD OF SURVEY PGS. 6-9
(R2) GRANT DEED, DOCUMENT No. 2399349 IN BK. 6012, PG. 80. O.R.
(R3) GRANT DEED, DOCUMENT No. 15259863, O.R.



SCALE: 1 INCH = 100 FT

Line Table		
Line #	Direction	Length
L1	N66° 21' 07"W	189.55
L2	N66° 21' 07"W	72.00
L3	N79° 16' 44"E	9.41
L4	S86° 48' 36"E	21.29
L5	S84° 23' 04"E	4.89
L6	S83° 31' 19"E	4.42
L7	S81° 28' 49"E	17.62
L8	S78° 12' 55"E	17.62
L9	S78° 42' 13"E	44.16
L10	S08° 49' 04"W	3.65

Line Table		
Line #	Direction	Length
L11	S77° 04' 28"E	140.26
L12	S77° 04' 28"E	369.15
L13	S15° 45' 01"W	54.33
L14	N79° 13' 40"W	195.96
L15	N66° 21' 07"W	52.18
L16	N79° 13' 40"W	121.18
L17	N14° 56' 45"E	35.95
L18	N77° 23' 12"W	165.24
L19	N76° 31' 26"W	82.11
L20	N76° 31' 26"W	187.26

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1"=100'

2025-07-22

Plat to Accompany Legal Description
SANTA CLARA COUNTY
CALIFORNIA

JOB No. 17122

SHEET 2 OF 2

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