

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

**RESOLUTION NO. 20-**

**AUTHORIZING LOT LINE ADJUSTMENT AND  
EXCHANGE OF REAL PROPERTY WITH THE CITY OF CUPERTINO**

WHEREAS, as part of the planning for the Regnart Creek trail it was determined that the City of Cupertino existing baseball fields were located on a portion of the Santa Clara Valley Water District (Valley Water) right of way adjacent to Regnart Creek; and

WHEREAS, as part of planning for the Regnart Creek trail it was determined that the City of Cupertino would relocate a Valley Water maintenance ramp adjacent to the existing baseball field to reduce the number of proposed pedestrian bridges to the park from two to one; and

WHEREAS, as part of the Valley Water maintenance ramp relocation planning it was determined that additional right of way from the City of Cupertino park would be required by Valley Water to facilitate access to and from the new ramp; and

WHEREAS, Valley Water and City of Cupertino are amenable to the exchange of real property interests referenced above that are described and depicted in Exhibit A attached hereto; and

WHEREAS, Valley Water and City of Cupertino have determined that the real property interests to be exchanged better serve the purposes and operational needs of each public entity; and

WHEREAS, on May 19, 2020, the City of Cupertino City Council authorized the land exchange of equal area with Valley Water to obtain fee right of way for the portion of its baseball fields on Valley Water right of way and provide Valley Water fee title right of way for the additional land adjacent to the planned Regnart Creek maintenance ramp for access and staging; and

WHEREAS, the Valley Water Board of Directors finds that the proposed lot line adjustment and land exchange is Categorically Exempt under Class 5 Minor Alterations in Land Use Limitations from the requirements of the California Environmental Quality Act Guidelines Section 15305 because the land is in areas with an average slope of less than 20 percent which do not result in changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel.

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

1. The recitals set forth above are incorporated herein by this reference.
2. The Valley Water property interest described and depicted in Exhibit A as transfer area 1 (TA 1) is no longer necessary to be retained for Valley Water purposes and the property to be exchanged described and depicted in Exhibit A as transfer area 2 (TA 2) is required for Valley Water use.

3. The lot line adjustment described and depicted in Exhibit A is acceptable and hereby approves said lot line adjustment and real property exchange.
4. The CEO is authorized to execute all necessary legal instruments to effect the lot line adjustment shown in Exhibit A and real property exchange with the City of Cupertino, including but not limited to a certificate of lot line adjustment, a quitclaim deed to the City of Cupertino, a certificate of acceptance for a quitclaim deed from the City of Cupertino, and all other documents reasonably necessary to carry out the intent of this resolution.

PASSED AND ADOPTED by the Board of Directors of the Santa Clara Valley Water District by the following vote on November 10, 2020:

AYES: Directors

NOES: Directors

ABSENT: Directors

ABSTAIN: Directors

SANTA CLARA VALLEY WATER DISTRICT

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Chair, Board of Directors

ATTEST: MICHELE L. KING, CMC

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Clerk, Board of Directors

# EXHIBIT A

## LOT LINE ADJUSTMENT PLAT AND LEGAL DESCRIPTION

No. of Pages: 5

Exhibit Attachments: Attachment 1: Lot Line Adjustment Plat and Legal Description





June 15, 2020  
HMH 5283.10.720  
Page 1 of 1

EXHIBIT "B"  
BEFORE LOT LINE ADJUSTMENT

**EXISTING PARCEL A**

REAL PROPERTY in the City of Cupertino, County of Santa Clara, State of California, being all of Lot 19 as shown on that Map of Tract 8332 filed for record on August 8, 1991, in Book 629 of Maps, page 35, Santa Clara County Records;

Containing 226,373 square feet, more or less.

**EXISTING PARCEL B**

REAL PROPERTY in the City of Cupertino, County of Santa Clara, State of California, being all of that parcel of land described in the Quitclaim Deed recorded October 11, 1991, in Book L890 of Official Records, page 542, Santa Clara County Records;

Containing 7,160 square feet, more or less.

As shown on Exhibit "A" attached hereto and made a part hereof.

END OF DESCRIPTION

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

Date: 6-15-2020

Tracy L. Giorgetti  
Tracy L. Giorgetti, LS 8720







EXHIBIT "C"  
AFTER LOT LINE ADJUSTMENT

**PARCEL A**

REAL PROPERTY in the City of Cupertino, County of Santa Clara, State of California, being all of Lot 19 as shown on that Map of Tract 8332 filed for record on August 8, 1991, in Book 629 of Maps, page 35, Santa Clara County Records;

**and, in addition thereto, the following area:**

**transfer area 1:**

REAL PROPERTY in the City of Cupertino, County of Santa Clara, State of California, being a portion of that parcel of land described in the Quitclaim Deed recorded October 11, 1991, in Book L890 of Official Records, page 542, Santa Clara County Records, described as follows:

BEGINNING at the southeasterly corner of said parcel of land;  
Thence along the easterly and northerly lines of said parcel of land the following two courses:  
1. Thence North 00°48'09" East, 15.20 feet;  
2. Thence North 79°48'53" West, 316.30 feet;  
Thence South 10°11'07" West, 15.00 feet, to the southerly line of said parcel of land;  
Thence along said southerly line, South 79°48'53" East, 318.78 feet, to the POINT OF BEGINNING.

**excepting therefrom, the following area:**

**transfer area 2:**

REAL PROPERTY in the City of Cupertino, County of Santa Clara, State of California, being a portion of Lot 19 as shown on that Map of Tract 8332 filed for record on August 8, 1991, in Book 629 of Maps, page 35, Santa Clara County Records, described as follows:

COMMENCING at the southeasterly corner of that parcel of land described in the Quitclaim Deed recorded October 11, 1991, in Book L890 of Official Records, page 542, Santa Clara County Records, also being an angle point in the general southerly line of said Lot 19;  
Thence along said general southerly line the following two courses:  
1. Thence North 00°48'09" East, 15.20 feet;  
2. Thence North 79°48'53" West, 316.30 feet, to the TRUE POINT OF BEGINNING;

Thence continuing along said general southerly line of Lot 19, North 79°48'53" West, 132.12 feet, to the easterly line of Parcel B as described in the Easement Deed recorded January 17, 1992, in Book M011 of Official Records, page 1147, Santa Clara County Records;  
Thence along said easterly line, North 10°09'34" East, 53.61 feet;  
Thence South 79°48'53" East, 57.50 feet;

Thence southeasterly, along a non-tangent curve to the left, having a radius of 205.00 feet, whose center bears North 58°49'38" East, through a central angle of 25°54'19" for an arc length of 92.69 feet, to the TRUE POINT OF BEGINNING.

Containing 226,373 square feet, more or less.

## **PARCEL B**

REAL PROPERTY in the City of Cupertino, County of Santa Clara, State of California, being all of that parcel of land described in the Quitclaim Deed recorded October 11, 1991, in Book L890 of Official Records, page 542, Santa Clara County Records;

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### **transfer area 2:**

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END OF DESCRIPTION

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Professional Land Surveyors Act.

Date: 6-15-2020

Tracy L. Giorgetti, LS 8720

