

RESOLUTION NO. 21-9015

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY
REQUIRE THE ACQUISITION OF CERTAIN REAL PROPERTY
INTERESTS FOR A PUBLIC PROJECT AND DIRECTING THE
FILING OF EMINENT DOMAIN PROCEEDINGS**

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the City of Santa Clara, a chartered city and municipal corporation acting by and through its municipally owned electric utility, Silicon Valley Power (hereinafter the "City") is engaged in a continuing effort to upgrade and enhance its Overhead and Underground Distribution and Transmission system to meet new customer demand and to maintain the system's reliability. The South Loop Reconfigure Project (Project) is a keystone project for this effort;

WHEREAS, the Project will involve the placement of multiple new monopole steel structures and result in either the expansion of existing Electric Overhead and Wire Clearance Easements or the acquisition of new easements;

WHEREAS, it is desirable and necessary for the City to acquire the following real property interests for the project.

A 3,468 square foot permanent Easement in, on, over, along and across the real property described and depicted in Exhibit "A" and incorporated herein by this reference ("Easement Area") for the purpose of constructing and reconstructing, installing, operating, inspecting, maintaining, repairing, removing and/or replacing overhead electrical transmission, distribution and/or communication systems, and appurtenances thereto, including a reasonable right of ingress and egress over adjoining lands of fee owner. In exercising said right of ingress and egress, easement holder shall, wherever practical, use existing roads and lanes across lands of fee owner, if such there be, and if not, by such route or routes as shall result in the least practicable inconvenience to fee owner and any occupants of fee owner's property.

The overhead system will consist of poles, wire supports, wires and conductors suspended from pole to pole, transformers and other equipment mounted on the poles, anchors, guy attachments, and other appurtenances. Portions of the Easement Area may be used by the fee owner for driveway(s), landscaping (excluding trees), and parking, as will not interfere with the easement holder's use of the Easement. Any other use of the Easement Area by fee owner shall be subject to easement holder's express written consent and only after easement holder's review of plans and specifications and determination that such use will not interfere with its use of the Easement. Easement holder may trim any trees or remove any tree or structure which are in or adjacent to the Easement Area which, in easement holder's reasonable determination, interferes with its use of the Easement. Easement holder may trim any trees or remove any tree which is in or adjacent to the Easement Area which exceeds a height of 20 feet or poses a risk of falling onto the easement holder's facilities or equipment located within the Easement;

WHEREAS, the City is vested with the power of eminent domain to acquire real property by virtue of Article I, Section 19 of the Constitution of the State of California, Sections 37350.5 of the California Government Code, Section 612 of the California Public Utilities Code and Sections 1240.010 and 1240.220 of the California Code of Civil Procedure;

WHEREAS, pursuant to the provisions of Section 1245.235 of the California Code of Civil Procedure, notice has been duly given to 1065 Martin Avenue, LLC whose property interests are to be acquired by eminent domain and whose name and address appears on the Santa Clara County Equalized Assessment Roll, and the property owner has been given a reasonable opportunity to appear and be heard before the City Council;

WHEREAS, on July 7, 2020, by Resolution No. 20-8869, the City Council [certified the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)] for the Project in accordance with California Environmental Quality Act (CEQA). No further environmental review is necessary pursuant to CEQA; and,

WHEREAS, pursuant to the provisions of Section 7267.2 of the California Government Code, the City has made an offer to the owner(s) of record to acquire its interests under the Lease for the amount which it has established to be just compensation, therefore.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:


1. That the public interest and necessity require the Project.
2. That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. That the Subject Property Interests sought to be acquired is necessary for the Project.
4. That all environmental review required by law has been prepared and adopted.
5. That the offer required by Section 7267.2 of the California Government Code has been made to the owner(s) of record of the Subject Property Interests.
6. That the necessary notice of hearing has been given, as required by Code of Civil Procedure Section 1245.235.
7. That to the extent the Subject Property Interests are already devoted to a public use, the use of the Subject Property Interests for the Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510), or the use of the Subject Property Interests for the Project is a more necessary public use than the presently existing public use (California Code of Civil Procedure Section 1240.610).
8. The City has complied with requirements of CEQA for the Project.
9. That the City Attorney or his duly authorized designee is hereby authorized and directed to institute and conduct to conclusion an action in eminent domain for the acquisition of the estates and interests aforesaid and to take such actions as he may deem advisable or necessary in connection therewith.

10. That the City may deposit with the State Treasury the probable amount of compensation and obtain an order for prejudgment possession of the Subject Property Interests.

11. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19TH DAY OF OCTOBER, 2021, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: 
FOR _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Exhibit A

EXHIBIT A

SVP REF: SC 19-184

EXHIBIT "A"

POWERLINE EASEMENT ACROSS:
 1065 MARTIN AVENUE, LLC
 1199 & 1061 MARTIN AVENUE
 SANTA CLARA, CALIFORNIA 95050
 APN: 224-60-012 & 224-60-013
 EASEMENT AREA: 3,468 SQ. FT. ±

DESCRIPTION:

A portion of those parcels of land conveyed, in that certain Grant Deed recorded October 18, 2005 as Document No. 18627655 in the Office of the Recorder of the County of Santa Clara (ORCSC), being Lots 1 and 2, as shown upon that certain Map entitled "Parcel Map being a subdivision of Parcel "B" of that Parcel Map filed for record in Book 374 of Maps at page 40, Santa Clara County Records", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on May 29, 1996 in Book 677 of Maps, at pages 12 and 13, herein after referred to as the Grantor's Parcels, being located in teh City of Santa Clara, County of Santa Clara, State of California, and described as follows:

COMMENCING at a Centerline Monument in Martin Avenue (as shown on Page 2 of this Exhibit); thence North 36°21'07" East 51.93 feet (Basis of Bearings is North 89°23'07" West along the monument line) to the southeasterly corner of said Grantor's Parcels and the **POINT OF BEGINNING**; thence North 01°13'18" East 7.04 feet along the westerly line of said Grantor's parcels; thence North 89°36'38" East 87.22 feet; thence South 89°45'39" East 72.79 feet; thence South 88°24'07" East 111.26 feet; thence North 89°43'33" East 49.14 feet; thence North 89°44'05" East 51.64 feet; thence South 89°12'29" East 48.37 feet to the easterly line of said Grantor's Parcels; thence South 01°15'50" West 8.70 feet along said easterly line to the southeast corner of said Grantor's Parcels; thence North 89°21'52" West 420.35 feet along the northerly right-of-way line of said Martin Avenue to the **POINT OF BEGINNING**.

Containing 3,468 square feet, more or less.

EXHIBIT A PAGE 2 by this reference made a a part hereof.





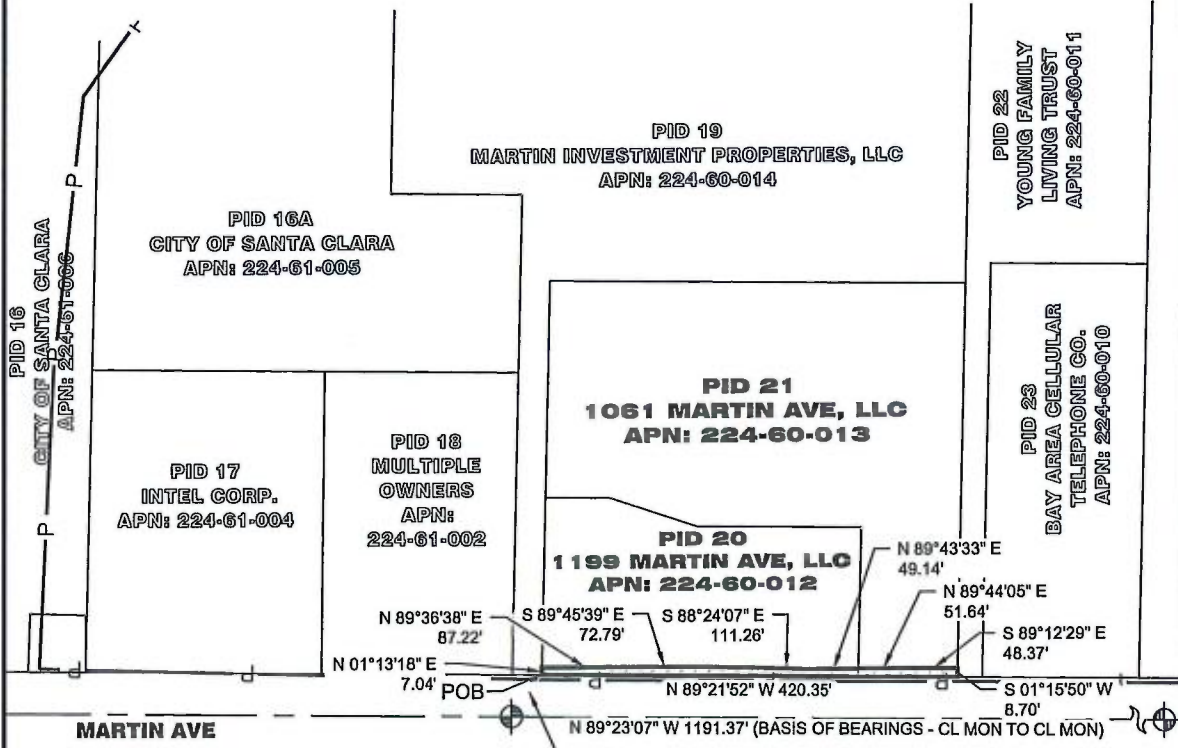
REV: 0	DATE: 3/27/20	SCALE: N/A	BY: AGD	CHK: GHJ	APP: JJC
		1065 MARTIN AVENUE, LLC APN: 224-60-012 & 224-60-013 1061 & 1199 MARTIN AVENUE SANTA CLARA, CALIFORNIA 95050		 SHEET: 1 OF 2	

EXHIBIT "A"

POWERLINE EASEMENT ACROSS:
 1065 MARTIN AVENUE, LLC
 1199 & 1061 MARTIN AVENUE
 SANTA CLARA, CALIFORNIA 95050
 APN: 224-60-012 & 224-60-013
 EASEMENT AREA: 3,468 SQ. FT. ±



LEGEND	
	EASEMENT AREA = 3,468 SQ. FT. ±
	ROADWAY PLATTED CENTERLINE
	POWERLINE REFERENCE LINE
	FOUND SURVEY MONUMENT



THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV: 0 DATE: 3/27/20 SCALE: 1" = 150' BY: AGD CHK: GHM APP: JJC

Engineering with Distinction
ECI ELECTRICAL CONSULTANTS, INC.
 SALT LAKE CITY, UTAH
 860 West 700 South Woods Cross, UT 84087 (801) 292-8954

1065 MARTIN AVENUE, LLC
 APN: 224-60-012 & 224-60-013
 1061 & 1199 MARTIN AVENUE
 SANTA CLARA, CALIFORNIA 95050

SILICON VALLEY POWER.
 CITY OF SANTA CLARA
 SHEET: 2 OF 2