

RESOLUTION NO. \_\_\_\_\_

**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 utility, Silicon Valley Power (hereinafter the “City”) plans to construct approximately 0.6 miles of new single circuit 60 kilovolt overhead transmission line within the eastern area of the City of Santa Clara as an element of the Memorex Junction Transmission Line Extension Project (“Project”). The Project will provide service to the new Memorex Junction Substation to be constructed as part of the 1200 Memorex Development and other potential data center or other developments within the vicinity; and

**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; and

**WHEREAS**, it is desirable and necessary for the City to acquire certain real property interests Overhead Electric Utility Easement necessary for the Project, as depicted in Exhibit A; and

**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; and

**WHEREAS**, pursuant to the provisions of Section 1245.235 of the California Code of Civil Procedure, notice has been duly given to John P. Anderson, as Trustee of the John P. Anderson Revocable Living Trust, Dated September 11, 1984, 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; and

**WHEREAS**, the potential impacts of the Project were evaluated in the Final Environmental Impact Report for the Memorex Data Center Project, which was adopted by the Council on November 9, 2021 by Resolution No. 21-9017. 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 for the amount which it has established to be just compensation, therefore.

**NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA THAT THE CITY FINDS AND DETERMINES 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 property 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 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.
7. 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.

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8. 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: \_\_\_\_\_  
NORA PIMENTEL, MMC  
ASSISTANT CITY CLERK  
CITY OF SANTA CLARA

Attachments incorporated by reference:  
1. Exhibit A – Overhead Electric Utility Easement  
2. Exhibit B – Exhibit A Description

## EXHIBIT A

### EXHIBIT "A"

SVP REF: SC \_ \_ \_

OVERHEAD ELECTRIC EASEMENT ACROSS:  
JON P. ANDERSON REVOCABLE LIVING TRUST  
1040 DI GIULIO STREET  
SANTA CLARA, CALIFORNIA 95050  
APN: 224-05-093  
EASEMENT AREA: 1,500 SQ. FT. ±

#### DESCRIPTION:

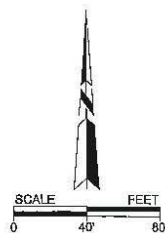
That portion of the parcel of land conveyed in that certain Trust Transfer Deed recorded October 11, 2018 as Document No. 24040668, in the Office of the Recorder of Santa Clara County (ORSCC), herein after referred to as the Grantor's Parcel, located in the City of Santa Clara, County of Santa Clara, State of California, described as follows:

**COMMENCING** at a monument located in the centerline of Di Giulio Avenue (as shown on Page 2 of this Exhibit); thence South 89°17'11" East 132.85 feet along the centerline of said Di Giulio Avenue; thence South 0°42'49" West 30.00 feet to the southerly right-of-way of said Di Giulio Avenue at the northwesterly corner of said Grantor's Parcel and the **POINT OF BEGINNING**; thence South 89°17'11" East 93.55 feet continuing along said southerly right-of-way to the beginning of a curve concave northeasterly having a radius of 450.00 feet; thence northerly 66.65 feet along said curved right-of-way through a central angle of 8°29'09"; thence South 78°08'23" West 78.05 feet; thence South 88°56'32" West 83.81 feet to the westerly line of said Grantor's Parcel; thence North 0°42'39" East 14.66 feet along said westerly line to the **POINT OF BEGINNING**.

**CONTAINING:** 1,500 sq. ft., more or less.



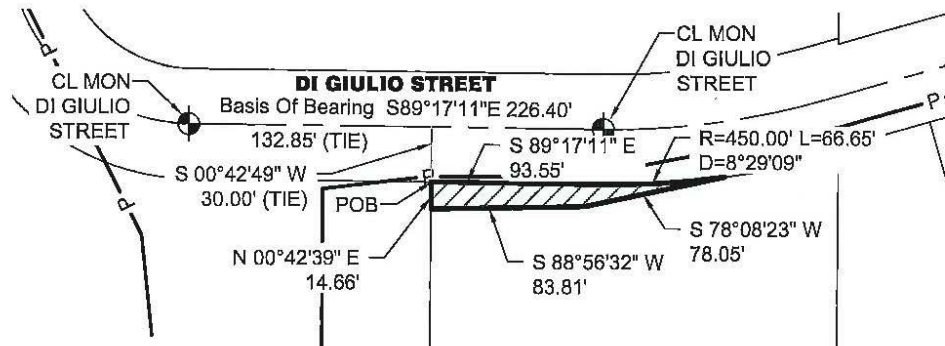
REV: 0	DATE: 4-15-21	BY: AGD	CHK: GHJ	APP: JJC
	JON P. ANDERSON REVOCABLE LIVING TRUST APN: 224-05-093 1040 DI GIULIO STREET SANTA CLARA, CALIFORNIA 95050			
SHEET: 1 of 2				



# EXHIBIT "A"

SVP REF: SC \_ \_ \_

OVERHEAD ELECTRIC EASEMENT ACROSS:  
JON P. ANDERSON REVOCABLE LIVING TRUST  
1040 DI GIULIO STREET  
SANTA CLARA, CALIFORNIA 95050  
APN: 224-05-093  
EASEMENT AREA: 1,500 SQ. FT. ±



**JON P. ANDERSON  
REVOCABLE LIVING  
TRUST  
APN: 224-05-093**



LEGEND	
	EASEMENT AREA = 1,500 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: 4-15-21    SCALE: 1" = 80'    BY: AGD    CHK: GHH    APP: JJC



JON P. ANDERSON REVOCABLE LIVING TRUST  
APN: 224-05-093  
1040 DI GIULIO STREET  
SANTA CLARA, CALIFORNIA 95050



SHEET: 2 of 2

## EXHIBIT B

### Exhibit A Description

[i] a 1,500 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.