SILICON VALLEY POWER.
CITY OF SANTA CLARA

Powering The Center of What's Possible

June 5, 2025

891 Laurelwood LLC
Attn: Hok Yeung
P.O. Box 503
Belmont, CA 94002

Re: **NRS-KRS 115kV Transmission Line Project**
Property Address: 891 Laurelwood Road, Santa Clara, CA 95054
APN: 101-11-004

Dear Mr. Yeung:

As you know, the City of Santa Clara ("City") has approved plans to construct its new 115 kilovolt (kV) overhead transmission line from the Northern Receiving Station (NRS) to Kifer Receiving Station (KRS) Project ("Project"). In order to construct the Project, the City requires an overhead electric easement from you at the property located at 891 Laurelwood Road, Santa Clara, CA 95054 ("Property").

We have not come to an agreement for a voluntary sale of these easement rights; therefore, the City Council will hold a hearing and consider adopting a Resolution of Necessity. If adopted, the Resolution of Necessity functions as a declaration that public use and necessity requires the acquisition of an overhead electric easement on the Property for the Project. To that end, please find enclosed a Notice of Intention to Adopt Resolution of Necessity, stating that the hearing before the City Council is scheduled for **June 24, 2025.** If you wish to appear at the hearing and address the City Council, please complete the enclosed Request to be Heard and return it to the City Clerk in advance of the hearing.

Sincerely,

Nico Procos
Acting Director of Silicon Valley Power

CITY OF SANTA CLARA NOTICE OF INTENTION TO ADOPT RESOLUTION OF NECESSITY TO ACQUIRE REAL PROPERTY INTEREST FOR NRS-KRS 115KV TRANSMISSION LINE PROJECT

YOU ARE HEREBY NOTIFIED, pursuant to Section 1245.235 of the California Code of Civil Procedure, that the City of Santa Clara intends to consider adoption of a Resolution of Necessity to Condemn Interest in Real Property for a new 115 kilovolt (kV) overhead transmission line from the Northern Receiving Station (NRS) to Kifer Receiving Station (KRS) Project (Project). The interest to be acquired is an Overhead Electric Easement as described and depicted in Exhibit A and Exhibit B.

NOTICE IS FURTHER GIVEN, that on June 24, 2025 at 7:00 p.m. or as soon thereafter as the matter can be heard, at the City Council Chambers, City Hall, 1500 Warburton Ave. Santa Clara, California, the City Council will hear all protests in relation to the adoption of the proposed Resolution of Necessity authorizing the filing of eminent domain proceedings for the acquisition of the Overhead Electric Easement as described above.

At said hearing, the City Council may establish the following:

1. The public interest and necessity require the Project.

2. The Project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury.

3. The property sought to be acquired is necessary for the Project.

4. The environmental review required by law has been prepared and adopted.

5. The offer required by Section 7267.2 of the Government Code has been made to the owner(s) of record for the full amount established as the fair market value of the property.

YOU ARE HEREBY NOTIFIED that you may appear at the hearing and be heard on Items 1, 2, 3, 4, and 5 above only. If you wish to appear and be heard on these matters, please submit a written request within fifteen days of the date of mailing of this notice. Please direct any such requests to:

City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

The enclosed "Request to be Heard" form may be used which is attached hereto as Exhibit C. Failure to file a written request to appear and be heard within fifteen days

after the mailing of this Notice may result in a waiver of your right to be heard. (California Code of Civil Procedure Section 1245.235(b)(3).)

Sincerely,

Nico Procos
Acting Director of Silicon Valley Power

EXHIBIT A

SVP REF:

EXHIBIT "A"

OVERHEAD ELECTRIC EASEMENT ACROSS:
891 LAURELWOOD, LLC
891 LAURELWOOD RD.
SANTA CLARA, CALIFORNIA 95054
APN: 101-11-004
EASEMENT AREA: 4,200 SQ.FT. ±

DESCRIPTION:

The westerly 20.00 feet of the parcel of land conveyed in that certain Grant Deed recorded May 29, 2015 as Document No. 22970351, 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 along the centerline of Bassett Street; thence North 1°06'00" East 264.07 feet along the centerline of said Bassett Street (as shown on Page 2 of this Exhibit); thence South 88°54'00" East 33.00 feet to the easterly right-of-way of said Bassett Street and the **POINT OF BEGINNING**; thence continuing South 88°54'00" East 20.00 feet along the northerly line of said Grantor's Parcel; thence South 1°06'00" West 213.85 feet to the easterly right-of-way of said Bassett Street and the beginning of a non-tangent curve concave northeasterly having a radius of 55.00 feet; thence northwesterly 48.46 feet along said curved right-of-way through a central angle of 50°47'88"; thence North 1°06'00" East 171.43 feet along said easterly right-of-way to the **POINT OF BEGINNING.**

CONTAINING: 4,200 sq. ft., more or less.

PROFESSIONAL LAND SURVEYOR
JAMES J. COTTA
PLS 8360
Exp. 12/31/2025
STATE OF CALIFORNIA
2/7/25

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: 2-7-25	SCALE: 1" = 60'	BY: GAB	CHK: GHH	APP: JJC

"Engineering with Distinction"
ECI ELECTRICAL CONSULTANTS, INC
SALT LAKE CITY, UTAH
660 West 700 South Woods Cross, UT 84087 (801) 292-9954

891 LAURELWOOD, LLC
APN: 101-11-004
891 LAURELWOOD RD.
SANTA CLARA, CALIFORNIA 95054

SILICON VALLEY POWER.
CITY OF SANTA CLARA

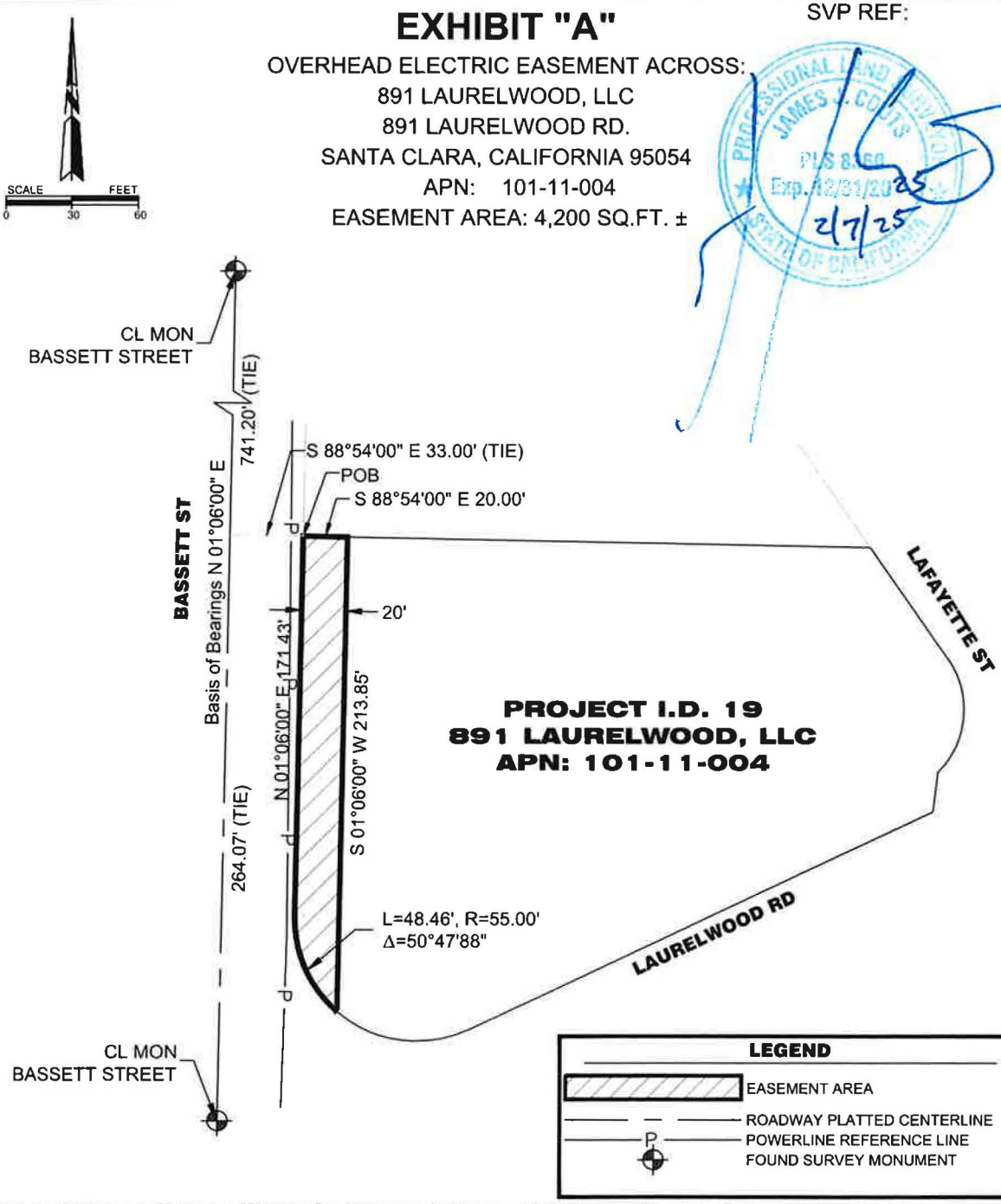
SHEET: 1 of 2

EXHIBIT "A"

SVP REF:

OVERHEAD ELECTRIC EASEMENT ACROSS:
891 LAURELWOOD, LLC
891 LAURELWOOD RD.
SANTA CLARA, CALIFORNIA 95054
APN: 101-11-004
EASEMENT AREA: 4,200 SQ.FT. ±

PROFESSIONAL LAND SURVEYOR JAMES J. COSTA PLS 8360 Exp. 12/31/2025 STATE OF CALIFORNIA
2/7/25



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: 2-7-25		SCALE: 1" = 60'	BY: GAB	CHK: GHH	APP: JJC

"Engineering with Distinction"
ECI ELECTRICAL CONSULTANTS, INC
SALT LAKE CITY, UTAH
660 West 700 South Woods Cross, UT 84087 (801) 292-9954

891 LAURELWOOD, LLC
APN: 101-11-004
891 LAURELWOOD RD.
SANTA CLARA, CALIFORNIA 95054

SILICON VALLEY POWER.
CITY OF SANTA CLARA

SHEET: 2 of 2

EXHIBIT B

Exhibit A Description

[i] a 4,200 square foot permanent Easement in, on, over, along and across the real property described and depicted in Exhibit "A" ("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.

EXHIBIT C

REQUEST TO BE HEARD

Date: _____, 2025

To: Nora Pimentel, Assistant City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Ms. Pimentel:

The undersigned hereby requests the opportunity to be heard on the City of Santa Clara's Notice of Intention to Adopt Resolution of Necessity to Condemn Real Property, set for the agenda of June 24, 2025.

Sincerely,

Signed:

_____

Print Name:

_____

Address:

_____

_____