CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: July 28, 2006

COUNCIL DISTRICT: # 6
SNI AREA: Not Applicable

SUBJECT: THE VACATION OF A PORTION OF MCKINLEY AVENUE, BETWEEN ST. ELIZABETH AVENUE AND MERIDIAN AVENUE.

RECOMMENDATION

The Planning Commission voted 5-0-1 (Commissioner Pham absent) to recommend the City Council approve the vacation of public right-of-way, along of McKinley Avenue between St. Elizabeth Drive and Meridian Avenue.

OUTCOME

Adoption of a resolution to declare the City Council's intention to conditionally vacate the subject portion of McKinley Avenue with reservation of a public service easement, emergency access easement, and sanitary sewer easements over a portion of the vacated area, and set a public hearing for August 29, 2006 for consideration of the adoption of a resolution vacating the property. On August 29, 2006 at the public hearing Council will be asked to adopt two resolutions, as follows: (1) vacating the subject portion of McKinley Avenue, and (2) approving of a proposed agreement authorizing the sale of a portion of the area to be vacated to the adjacent property owners.

BACKGROUND

On April 26, 2006, the Planning Commission considered this vacation request at the public hearing. There was no one present to speak either in favor of, or in opposition to, the proposed vacation. Commissioner Zito encouraged the City to look into ways to increase compensation to the City for the vacation where appropriate. Commissioner Dhillon noted that the Commission has requested a study session on this topic. This item, as recommended by the Planning Director on the attached memorandum, was considered as part of the consent calendar and was recommended for approval by the Planning Commission by a vote of 5-0-1.

ANALYSIS

See original memorandum dated April 18, 2006 (attached).

POLICY ALTERNATIVES

Not Applicable.

PUBLIC OUTREACH/INTEREST

- ☐ **Criteria 1**: Requires Council action on the use of public funds equal to $1 million or greater. **(Required: Website Posting)**
- ☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ☐ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

The vacation has been coordinated with the Department of Public Works, Transportation, General Services, Parks, Recreation and Neighborhood Services, and the City Manager's Budget Office. Additionally, the vacation and the required resolution have been reviewed by the City Attorney's Office. All appropriate public utility companies have consented to the proposed vacation on the condition that a public service easement is reserved over the future private street area and that the existing facilities not covered within the proposed PSE are removed, abandoned or relocated when no longer needed. Additionally, on April 29th, 2006 the Planning Commission recommended approval of the proposed vacation.

FISCAL/POLICY ALIGNMENT

This policy is aligned with General Plan Policies and is in conjunction with the recently adopted Planned Development Rezoning (Ordinance No. 27624: File no. PDC05-0046).

COST SUMMARY/IMPLICATIONS

Not Applicable.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

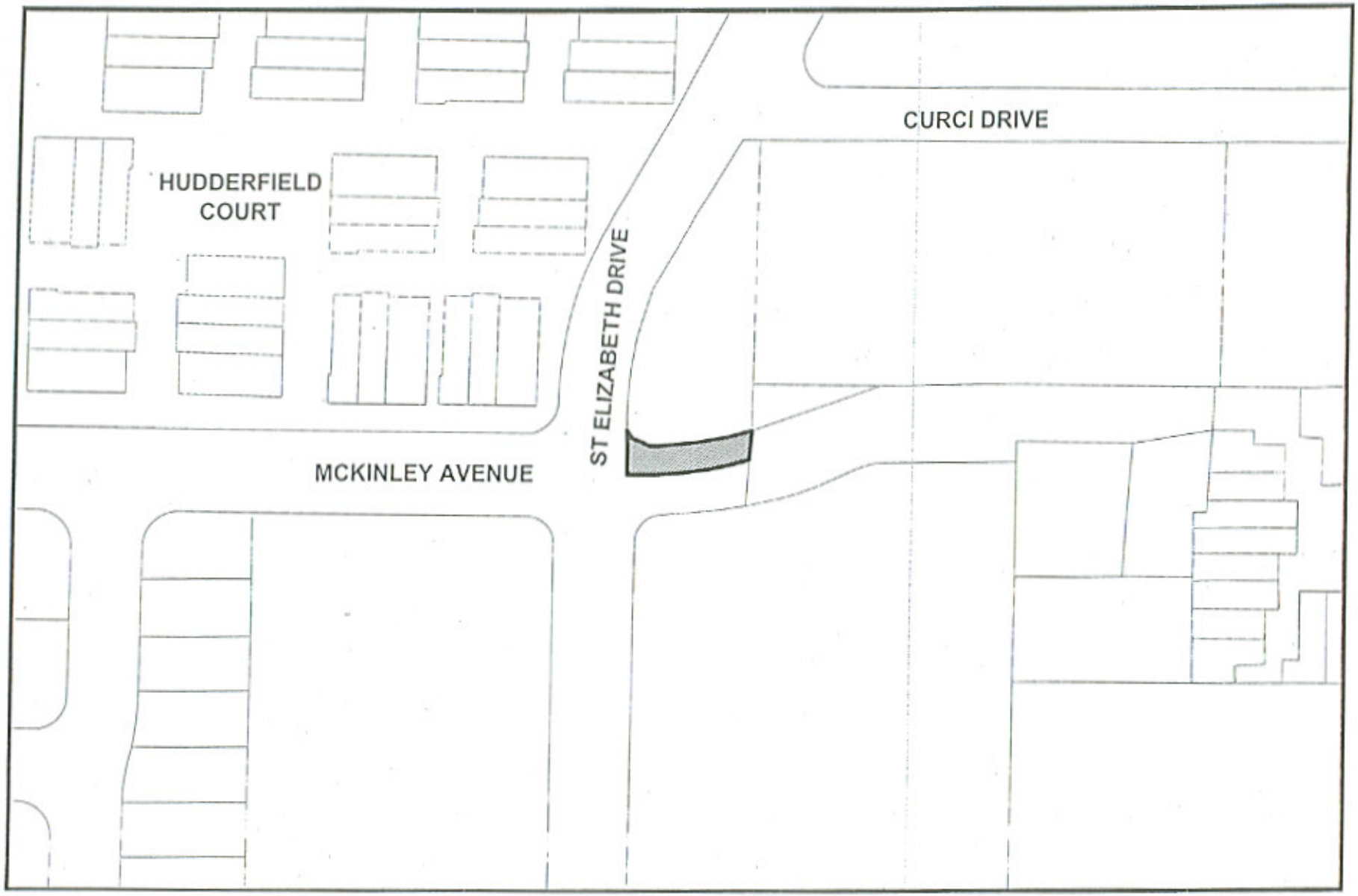
Not applicable.

CEQA

This project is exempt from environmental review.

JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Planning, Building and Code Enforcement at 408-535-7800.



N

Scale: 1"= 100'

Map Created On: 04/05/2006

STREET VACATION FOR PORTION OF MCKINLEY AVENUE

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

PC AGENDA: 4/26/06
ITEM: 3.b

Memorandum

TO: PLANNING COMMISSION **FROM:** Joseph Horwedel

SUBJECT: SEE BELOW **DATE:** April 18, 2006

COUNCIL DISTRICT: 6

SUBJECT: VACATION OF PUBLIC RIGHT-OF-WAY, A PORTION OF MCKINLEY AVENUE BETWEEN ST. ELIZABETH DRIVE AND MERIDIAN AVENUE

BACKGROUND

This is a request to vacate a 65-foot wide, 280-foot long public right-of-way, of McKinley Avenue from St. Elizabeth Drive to Meridian Avenue. The request to vacate the street is in conjunction with an adjoining single-family detached residential development, (File Nos. PDC02-046, PD05-062 and PT05-080). The area to be vacated will be incorporated into the residential development. John Moniz, the owner's representative, submitted the request.

The Department of Public Works has no objections to the proposed vacation and recommends that it be approved. All concerned utility companies have been contacted and have no objections to the proposed vacation provided that a public service easement is reserved. Accordingly, a public service easement will be reserved over a portion of the right-of-way proposed to be vacated.

This vacation is in conformance with the adopted San José 2020 General Plan Land Use/Transportation Diagram. The street vacation is also in substantial conformance with the approved Planned Development Zoning project.

CEQA

This project is exempt from environmental review.

RECOMMENDATION

Planning Staff recommends approval of the vacation to the satisfaction of the Director of Public Works.

Susan Walton
for Joseph Horwedel, Acting Director
Planning, Building and Code Enforcement

Attachment
cc: John Moniz, Pinn Bro's Construction Inc., 1475 Saratoga Avenue, Suite 250, San Jose, CA, 95129

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Carol Hamilton
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

SUBJECT: VACATION OF McKINLEY AVENUE BTW. ST. ELIZABETH AVE. AND MERIDIAN AVE.

DATE: 12-12-05

SUBJECT: THE VACATION OF A PORTION OF McKINLEY AVENUE, BETWEEN ST. ELIZABETH AVENUE AND MERIDIAN AVENUE

The Public Works Department is currently processing an application to vacate a portion of McKinley Avenue, between St. Elizabeth Avenue and Meridian Avenue. This vacation is conditioned as part of the zoning for PDC05-046.

Public Works has reviewed the application and has determined that this area is no longer needed for public street purposes. All concerned utility companies have been contacted and have no objections to the proposed vacation provided that a public service easement protecting their utilities be reserved over portions of the area to be vacated (see "Exhibit A"). Accordingly, a public utility easement will be provided as necessary to protect the interests of the existing utilities. A private access easement, an emergency access easement, and private storm and sanitary easements will also be reserved over portions of the right-of-way proposed to be vacated. The remainder of the right-of-way area proposed to be vacated will be dedicated for use as public parkland (see "Exhibit B", "Parcel B").

Attached is a copy of the application. Please conduct the appropriate environmental review, review for General Plan conformance, and agendize this item for a Planning Commission hearing at the earliest possible date. If you have any questions, please contact me at 535-6899, or Jim Wilson of my staff at 535-3882.

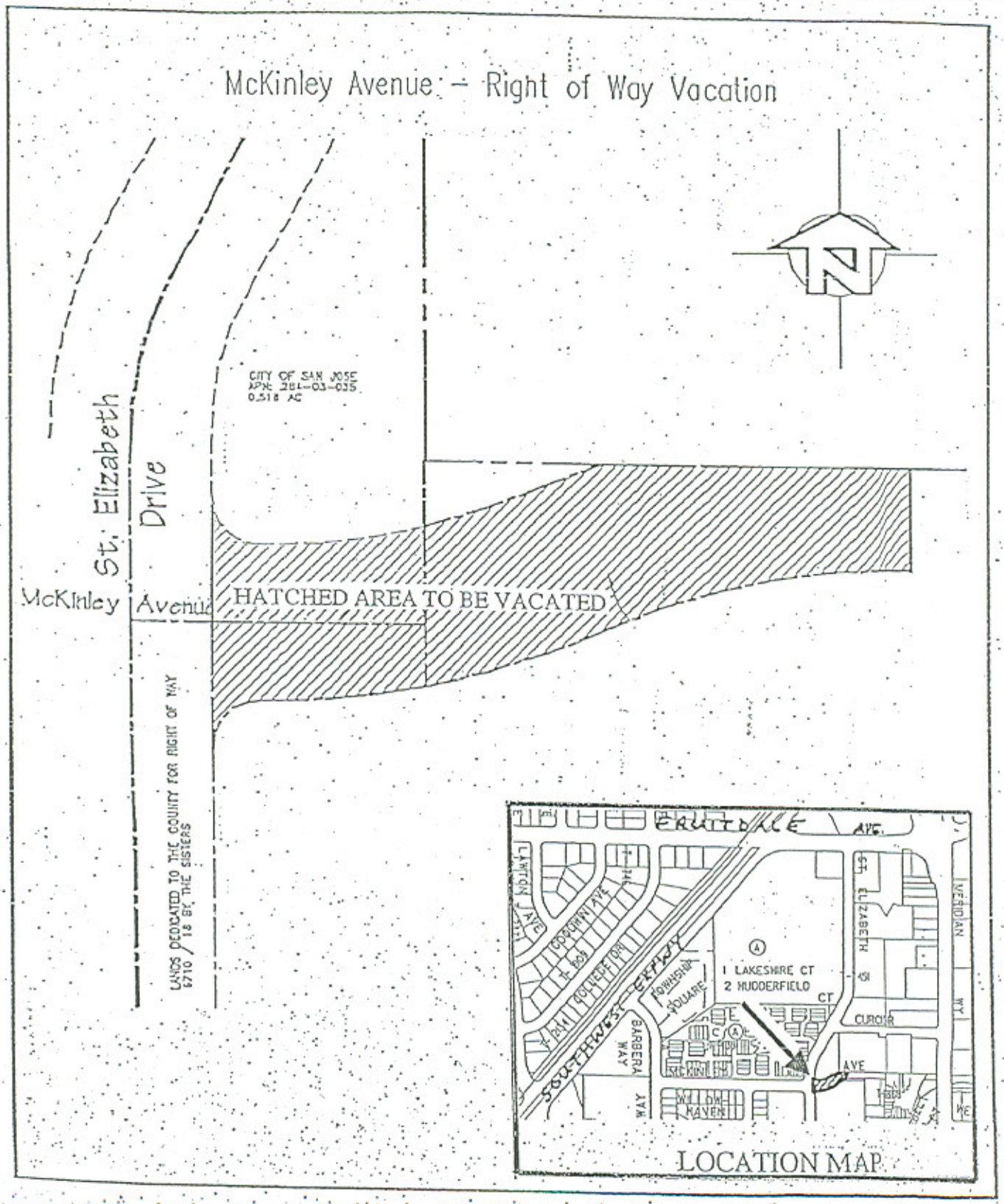
Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

ES:AT:jw
attachments
PCM(11/29/2000)

GARY IFLAND & ASSOC.
SURVEYING | MAPPING | GPS
1100 Water St. Suite C, Santa Cruz, CA Tel 831.426.7941 Fax 831.426.6266

JOB NO. McKinley Ave. / Park Site - 003046
SHEET NO. _____ OF _____
CALCULATED BY grl DATE 2/26/04
SCALE: 1" = 50'

McKinley Avenue - Right of Way Vacation



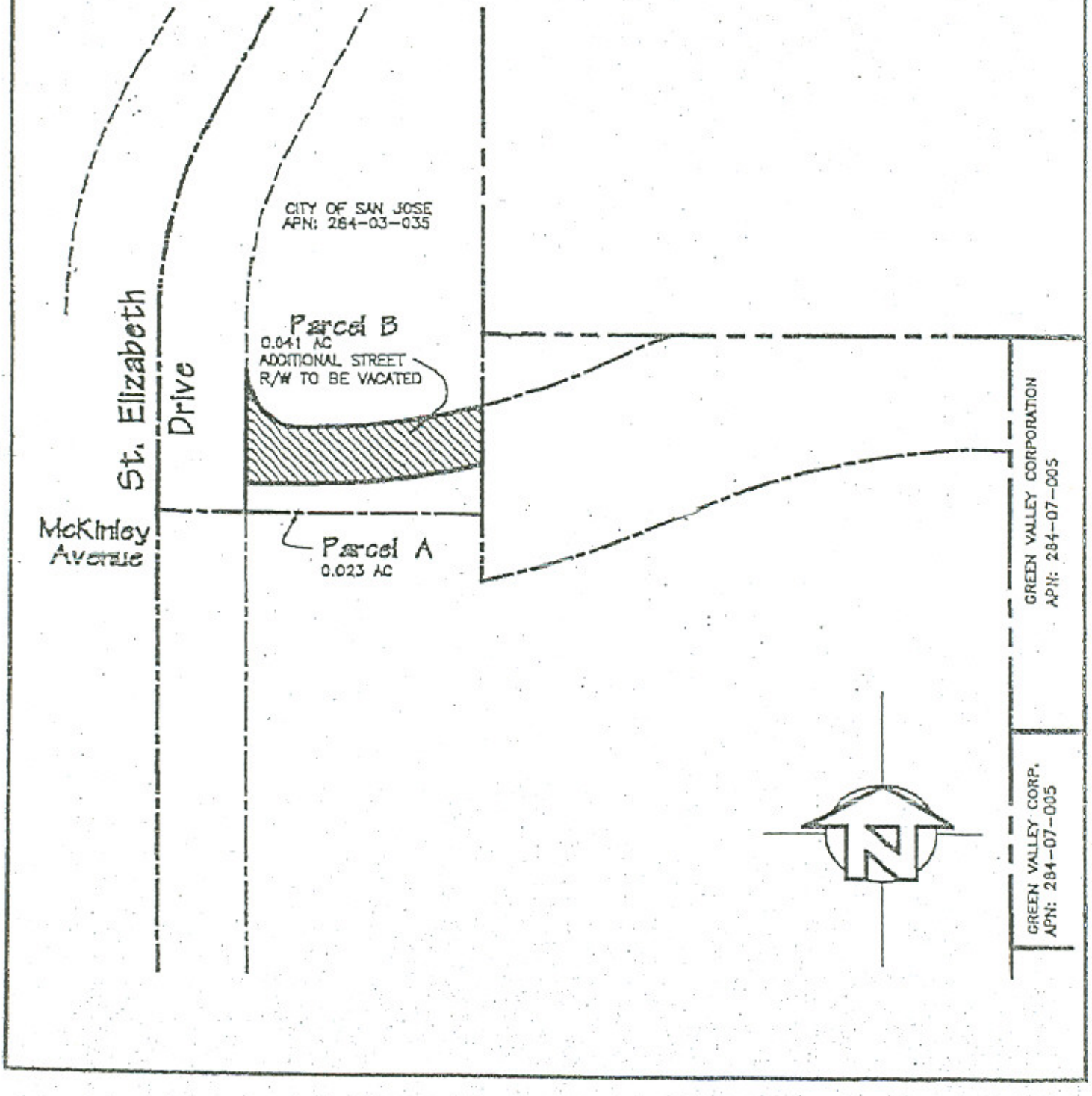
"EXHIBIT A"

1100 Water St, Suite C, Santa Cruz, CA Tel 831.[illegible]7941 Fax 831.426.6266

SCALE: 1" = 50

REVISED 12/07/05

City's Parcel B
Additional Street Vacation



"EXHIBIT B"

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

PUBLIC HEARING NOTICE

The Planning Commission of the City of San Jose will hold a public hearing on **Wednesday, April 26th, 2006.** This public hearing will be held in accordance with Title 20 of the San Jose Municipal Code.

The public hearing is to be in the City Council Chambers, at City Hall, at 200 East Santa Clara Street, San Jose, California, at 6:30 p.m. or as soon thereafter as this item can be heard. You are welcome to attend and to speak on this issue. If you choose to challenge this land use decision in court, you may be limited to only those issues you, or someone else, raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing.

The decision of the Planning Commission may be appealed in accordance with the requirements of the San Jose Municipal Code. Instructions for filing an appeal are available from the Department of Planning, Building and Code Enforcement.

The project being considered is:

VACATION OF A PORTION OF A PUBLIC STREET: The vacation of McKinley Avenue, between St. Elizabeth Drive and Meridian Avenue. (Pinn Brothers Properties, Owner/Developer). Council District 6. CEQA: Negative Declaration.

Reports, drawings, and documents for this project are on file and available for review 9:00 a.m. to 5:00 p.m., Monday through Friday at:

Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113
(408) 535-7800
http://www.sanjoseca.gov/planning/hearings/

A staff report with recommendations will be available for your review during the week of the Public Hearing at the Department of Planning, Building and Code Enforcement.

You are welcome to attend and to speak on this issue. To arrange an accommodation under the Americans with Disabilities Act to participate in this meeting, please call (408) 535-7800 (Voice)/TYY# (408) 294-9337 at least 48 hours before the meeting. Muốn biết tin tức bằng tiếng Việt Nam về đơn xin giấy phép này, xin qúi vị liên lạc Hai Pham tại số 277-8462. Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli al (408) 535-3555.

Comments and questions are welcome and should be referred by email to the Project Manager, Rebekah Ross at rebekah.ross@sanjoseca.gov, of the Department of Planning, Building and Code Enforcement. Please refer to the above file number for further information on this project.

Joseph Horwedel, Acting Director
Planning, Building and Code Enforcement

Carol Hamilton, Senior Planner
Dated: 04/04/06

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

File No. **STREET VACATION ASSOCIATED WITH PD05-062**

DECLARATION OF MAILING

I certify that the attached Notice of Public Hearing was mailed to the project applicant(s) and the owners of parcels of land that are within **500 ft** of the subject property as shown on the project mailing list, or as otherwise required by the San Jose Municipal Code. This notice was mailed on the date noted below.

Date Mailed: April 12, 2006

Gina Robles

200 East Santa Clara Street San José, CA 95113 *tel* (408) 535-7800 *fax* (408) 292-6055 www.sanjoseca.gov

VAC080A

TITLE	ADDRESSL	CITY	ST	ZIP	ZIP4	LAT	LONG
OCCUPANT	1470 MCKINLEY AVE	SAN JOSE	CA	95126	3923	37.307051	121.917087
RESIDENT	1459 CURCI DR APT 50	SAN JOSE	CA	95126	3910	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 40	SAN JOSE	CA	95126	3909	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 41	SAN JOSE	CA	95126	3909	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 42	SAN JOSE	CA	95126	3909	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 43	SAN JOSE	CA	95126	3909	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 44	SAN JOSE	CA	95126	3909	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 45	SAN JOSE	CA	95126	3909	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 46	SAN JOSE	CA	95126	3909	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 47	SAN JOSE	CA	95126	3910	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 48	SAN JOSE	CA	95126	3910	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 49	SAN JOSE	CA	95126	3910	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 51	SAN JOSE	CA	95126	3910	37.308036	121.915343
RESIDENT	1459 CURCI DR APT 52	SAN JOSE	CA	95126	3910	37.308036	121.915343
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RESIDENT	1451 CURCI DR APT 7	SAN JOSE	CA	95126	3903	37.308051	121.915139
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RESIDENT	1451 CURCI DR APT 28	SAN JOSE	CA	95126	3907	37.308051	121.915139
RESIDENT	1451 CURCI DR APT 29	SAN JOSE	CA	95126	3907	37.308051	121.915139

RESIDENT	1451 CURCI DR APT 30	SAN JOSE	CA	95126	3907	37.308051	121.915139
RESIDENT	1451 CURCI DR APT 31	SAN JOSE	CA	95126	3907	37.308051	121.915139
RESIDENT	1451 CURCI DR APT 32	SAN JOSE	CA	95126	3907	37.308051	121.915139
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RESIDENT	1451 CURCI DR APT 39	SAN JOSE	CA	95126	3908	37.308051	121.915139

VAC08QS

C_HOUSE_A	C_DIR_STR	C_CTY_STA	MAIL_OWNE	MAILING_A	C_MCITYST	APN
1020	LIEBELT CT	SAN JOSE CA 95126-4076	PATRICIA J. SOUSA	1020 LIEBELT CT	SAN JOSE CA 95126-4076	284-29-007
1022	LIEBELT CT	SAN JOSE CA 95126-4076	ALI RAZAVI	1022 LIEBELT CT	SAN JOSE CA 95126-4076	284-29-008
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1026	LIEBELT CT	SAN JOSE CA 95126-4076	LAURA CLAY	1026 LIEBELT CT	SAN JOSE CA 95126-4076	284-29-021
1028	LIEBELT CT	SAN JOSE CA 95126-4076	SCOTT J. SISTO	1028 LIEBELT CT	SAN JOSE CA 95126-4076	284-29-020
1030	LIEBELT CT	SAN JOSE CA 95126-4077	VICTOR F. CORSIGLIA	1030 LIEBELT CT	SAN JOSE CA 95126-4077	284-29-019
1032	LIEBELT CT	SAN JOSE CA 95126-4077	MARY ANN GASPAROVIC	1032 LIEBELT CT	SAN JOSE CA 95126-4077	284-29-018
1034	LIEBELT CT	SAN JOSE CA 95126-4077	TIMOTHY P. & DENICE M. MC CULLOUGH	1034 LIEBELT CT	SAN JOSE CA 95126-4077	284-29-017
1036	LIEBELT CT	SAN JOSE CA 95126-4077	HEATHER M. SPRENGER	1036 LIEBELT CT	SAN JOSE CA 95126-4077	284-29-016
1038	LIEBELT CT	SAN JOSE CA 95126-4077	DAVID & TERESE MANSFIELD	2793 LANTZ AVE	SAN JOSE CA 95124-1419	284-29-015
1040	LIEBELT CT	SAN JOSE CA 95126-4078	WEI-CHIAO & LAI-CHING & JANE-JANE LEE	1040 LIEBELT CT	SAN JOSE CA 95126-4078	284-29-014
1042	LIEBELT CT	SAN JOSE CA 95126-4078	STEPHEN M. & DEBRA U. WOLOWITZ	1042 LIEBELT CT	SAN JOSE CA 95126-4078	284-29-013
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1046	LIEBELT CT	SAN JOSE CA 95126-4078	DAWN M. MARINES	1046 LIEBELT CT	SAN JOSE CA 95126-4078	284-29-011
1048	LIEBELT CT	SAN JOSE CA 95126-4078	JOHN E. & JULIA M. JAMES	21852 LINDY LN	CUPERTINO CA 95014-4813	284-29-010
1102	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	JOY E. MODESITT			284-06-092
1108	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	GORDON K. & ELAINE U. LEONG	599 UTICA CT	SUNNYVALE CA 94087-2482	284-06-091
1118	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	STEVE L. & PETRINA BALOG	2260 FORDHAM DR	SANTA CLARA CA 95051-1533	284-06-090
1126	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	DEAN H. & CAROL R. SAKAUYE	1126 WILLOWHAVEN DR	SAN JOSE CA 95126-4237	284-06-089
1132	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	DOUGLAS D. & TERESA M. PILCHER	1132 WILLOWHAVEN DR	SAN JOSE CA 95126-4237	284-06-088
1136	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	NANCY E. LOKMOR	1136 WILLOWHAVEN DR	SAN JOSE CA 95126-4237	284-06-087
1142	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	DONALD T. & PEGGY J. WATSON	104 MARIA TERESA CT	LOS GATOS CA 95032-3738	284-06-086
1148	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	JEFFREY D. & SILVIA BENTSON	1148 WILLOWHAVEN DR	SAN JOSE CA 95126-4237	284-06-085
1154	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	ANTHONY S. S. & RUBY W. CHAN			284-06-084
1160	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	COREY C. CHU	1160 WILLOWHAVEN DR	SAN JOSE CA 95126-4237	284-06-083
1162	KIRKSIDE CT	SAN JOSE CA 95126-4260	LAURIE J. KERRIGAN	1162 KIRKSIDE CT	SAN JOSE CA 95126-4260	284-42-001
1164	KIRKSIDE CT	SAN JOSE CA 95126-4260	DER-MIN CHIAO	1164 KIRKSIDE CT	SAN JOSE CA 95126-4260	284-42-002
1166	KIRKSIDE CT	SAN JOSE CA 95126-4222	STEPHEN OKEEFFE	990 W LONE STAR TRL	FLAGSTAFF AZ 86001-6989	284-42-003
1168	KIRKSIDE CT	SAN JOSE CA 95126-4222	VICKI M. VINCENT	1168 KIRKSIDE CT	SAN JOSE CA 95126-4222	284-42-004
1170	KIRKSIDE CT	SAN JOSE CA 95126-4222	JANICE LEVIN	1170 KIRKSIDE CT	SAN JOSE CA 95126-4222	284-42-005
1172	KIRKSIDE CT	SAN JOSE CA 95126-4222	PAUL FARAONE	1172 KIRKSIDE CT	SAN JOSE CA 95126-4222	284-42-006
1438	MERIDIAN AVE	SAN JOSE CA 95125-5213	PFEIFFER RANCH INVTRS II INC	1475 SARATOGA AVE STE 250	SAN JOSE CA 95129-4952	284-07-006
1444	MCKINLEY AVE	SAN JOSE CA 95126-3919	PFEIFFER RANCH INVTRS II INC	1475 SARATOGA AVE STE 250	SAN JOSE CA 95129-4952	284-07-005
1451	CURCI DR	SAN JOSE CA 95126-3925	MERIDIAN WEST APTS	15969 GRANDVIEW AVE	MONTE SERENO CA 95030-3117	284-03-034
1454	FRUITDALE AVE	SAN JOSE CA 95128-3235	JOHN T. & STEPHEN J. VIDOVICH	920 W FREMONT AVE	SUNNYVALE CA 94087-3020	284-02-008
1460	CURCI DR	SAN JOSE CA 95126-3901	PFEIFFER RANCH INVTRS II INC	1475 SARATOGA AVE STE 250	SAN JOSE CA 95129-4952	284-03-033
1470	MCKINLEY AVE	SAN JOSE CA 95126-3923	INTERNATIONAL CHURCH OF THE FO	1470 MCKINLEY AVE	SAN JOSE CA 95126-3923	284-06-004
1501	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	MICHAEL P. TRAYNOR	581 MANET TER	SUNNYVALE CA 94087-2717	284-04-012
1502	WILLOWHAVEN CT	SAN JOSE CA 95126-4235	THANH THI CHAU	1502 WILLOWHAVEN CT	SAN JOSE CA 95126-4235	284-06-051
1502	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	BRACKMANN SAFFETT TRUST	3537 CHABLIS CIR	SAN JOSE CA 95132-3013	284-04-001
1503	WILLOWHAVEN CT	SAN JOSE CA 95126-4236	CHARLES & SONIA GALANT	1503 WILLOWHAVEN CT	SAN JOSE CA 95126-4236	284-06-027
1503	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	DARREN & SALLY J. PRIES	1503 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-011
1504	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	DAMIEN & LISA SWENDSEN	1504 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-002
1505	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	CHERYL M. ELLIOTT	1505 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-010
1506	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	ROBERT D. BASSETT	1506 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-003
1507	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	AMANDA B. CHILSON	1507 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-009
1508	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	KHAI V. TRUONG	1508 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-004
1509	WILLOWHAVEN CT	SAN JOSE CA 95126-4236	SALVATORE R. & DELORES I. RICCITIELLO	1950 MONTEMAR WAY	SAN JOSE CA 95125-5647	284-06-028
1509	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	SHARON M. BURKETT	1509 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-008

1510	MCKINLEY AVE	SAN JOSE CA 95126-3917	L. DANIEL & JANE WON
1510	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	KATHRYN JENNINGS
1511	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	SUSAN R. & DEAN K. BRUNDAGE
1512	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	ELIZABETH D. SANDOVAL
1513	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	KAREN E. DAVIS
1514	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	HILDA FLORES
1515	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	WAYNE H. & KATHRYN I. TOBLER
1516	MCKINLEY AVE	SAN JOSE CA 95126-3917	MARY W. RUSSELL
1516	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	DEANNA C. ALVES
1517	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	LLOYD A. & RENEE Y. MCCAY
1518	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	JAMES D. & JANET L. HAWKINS
1520	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	ROBERT M. FLETCHER
1522	MCKINLEY AVE	SAN JOSE CA 95126-3917	KIAN MOSHIRZADEH
1522	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	DANIEL SMITH
1524	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	ADAM B. & SHELLY R. MOSS
1526	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	SEAN & KYOKO MCPARTLAN
1528	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	MILDRED B. CUNNINGHAM
1530	HUDDERSFIELD CT	SAN JOSE CA 95126-3922	ANN E. ALLEN
1531	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	JONATHAN & MELISSA KAFKA
1532	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	DWANE & KATHY L. ANDERSON
1533	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	WILLIAM M. PROVAX
1534	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	COLLEEN A. WHITNEY
1535	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	VERNON AKINS
1536	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	RUSSELL L. PATTERSON
1537	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	SALLY M. MATA
1538	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	TRISH L. GLASSEY
1539	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	BERNARD & LOREEN KINNEY
1540	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	BRETT FRANCESCHINI
1541	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	KATHLEEN R. LAMB
1542	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	EMILIE L. DREGER
1544	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	VENANCIO L. & JULIANNE H. ALOTA
1545	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	THOMAS & RACHEL BAKKER
1546	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	LINDA M. GREVERA
1547	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	JEAN L. & JAMES F. REED
1548	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	BEVERLY J. RENNIE
1549	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	CHESTER H. CARTER
1550	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	GEORGE G. & LINDA L. LAMB
1551	HUDDERSFIELD CT	SAN JOSE CA 95126-3913	JOHN PETERSON
1553	HUDDERSFIELD CT	SAN JOSE CA 95126-3913	NATALIE REYES
1555	HUDDERSFIELD CT	SAN JOSE CA 95126-3913	C. P. HENNEUSE
950	SAINT ELIZABETH DR	SAN JOSE CA 95126-3900	SISTERS OF THE HOLY
970	LAKESHIRE CT	SAN JOSE CA 95126-3915	SHARON E. CERVANTES
971	LAKESHIRE CT	SAN JOSE CA 95126-3915	NAPOLEON E. GUARDADO
993	MERIDIAN AVE	SAN JOSE CA 95126	GREEN VALLEY CORP
	MCKINLEY AVE	SAN JOSE CA 95125	CLARA COUNTY SANTA
	MCKINLEY AVE	SAN JOSE CA 95126	SISTERS OF THE HOLY
	CURCI DR	SAN JOSE CA 95126	CITY OF SAN JOSE
	ST ELIZABETH DR	SAN JOSE CA 95126	PETER LABARBERA
	CURCI DR	SAN JOSE CA 95128	GREEN VALLEY CORP
	MCKINLEY AVE	SAN JOSE CA 95125	PFEIFFER RANCH INVTRS II INC

159 ESCANYO DR	SOUTH SAN FRANCISCO CA 94080-4137	284-06-026
1510 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-005
1511 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-007
1512 HUDDERSFIELD CT	SAN JOSE CA 95126-3912	284-04-006
1513 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-013
1514 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-024
1515 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-014
1516 MCKINLEY AVE	SAN JOSE CA 95126-3917	284-06-025
1516 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-023
1517 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-015
1518 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-022
1520 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-021
1522 MCKINLEY AVE	SAN JOSE CA 95126-3917	284-06-024
1522 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-020
		284-04-019
1526 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-018
1528 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-017
1530 HUDDERSFIELD CT	SAN JOSE CA 95126-3922	284-04-016
1531 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-036
1532 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-025
1533 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-035
1534 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-026
1535 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-034
1536 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-027
1537 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-033
1538 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-028
1539 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-032
1540 HUDDERSFIELD CT	SAN JOSE CA 95126-3921	284-04-029
2561 CLUB DR	GILROY CA 95020-3023	284-04-031
133 REDDING RD APT B	CAMPBELL CA 95008-6742	284-04-030
1601 SHIRLEY DR	BENICIA CA 94510-2643	284-04-046
1545 HUDDERSFIELD CT	SAN JOSE CA 95126-3920	284-04-040
		284-04-045
1547 HUDDERSFIELD CT	SAN JOSE CA 95126-3920	284-04-041
1548 HUDDERSFIELD CT	SAN JOSE CA 95126-3920	284-04-044
1549 HUDDERSFIELD CT	SAN JOSE CA 95126-3920	284-04-042
1550 HUDDERSFIELD CT	SAN JOSE CA 95126-3920	284-04-043
1551 HUDDERSFIELD CT	SAN JOSE CA 95126-3913	284-04-037
1553 HUDDERSFIELD CT	SAN JOSE CA 95126-3913	284-04-038
1555 HUDDERSFIELD CT	SAN JOSE CA 95126-3913	284-04-039
PO BOX 3248	FREMONT CA 94539-0324	284-07-017
970 LAKESHIRE CT	SAN JOSE CA 95126-3915	284-05-004
971 LAKESHIRE CT	SAN JOSE CA 95126-3915	284-05-005
777 N 1ST ST UNIT 500	SAN JOSE CA 95112-6337	284-03-020
	SAN JOSE CA 95125	284-07-013
PO BOX 3248	FREMONT CA 94539-0324	284-07-004
	SAN JOSE CA 95128	284-03-035
PO BOX 26190	SAN JOSE CA 95159-6190	284-02-004
777 N 1ST ST UNIT 500	SAN JOSE CA 95112-6337	284-03-031
1475 SARATOGA AVE STE 250	SAN JOSE CA 95129-4952	284-07-007

SAN JOSE CA	WATER WORKS SAN JOSE	374 W SANTA CLARA ST	SAN JOSE CA 95113-1502	284-07-015

VAC080

C_HOUSE_A	C_DIR_STR	C_CTY_STA	MAIL_OWNE	MAILING_A	C_MCITYST	APN
1142	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	DONALD T. & PEGGY J. WATSON	104 MARIA TERESA CT	LOS GATOS CA 95032-3738	284-06-086
1542	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	EMILIE L. DREGER	133 REDDING RD APT B	CAMPBELL CA 95008-6742	284-04-030
1438	MERIDIAN AVE	SAN JOSE CA 95125-5213	PFEIFFER RANCH INVTRS II INC	1475 SARATOGA AVE STE 250	SAN JOSE CA 95129-4952	284-07-006
1510	MCKINLEY AVE	SAN JOSE CA 95126-3917	L. DANIEL & JANE WON	159 ESCANYO DR	SOUTH SAN FRANCISCO CA 94080-4137	284-06-026
1451	CURCI DR	SAN JOSE CA 95126-3925	MERIDIAN WEST APTS	15969 GRANDVIEW AVE	MONTE SERENO CA 95030-3117	284-03-034
1544	HUDDERSFIELD CT	SAN JOSE CA 95126-3920	VENANCIO L. & JULIANNE H. ALOTA	1601 SHIRLEY DR	BENICIA CA 94510-2643	284-04-046
1509	WILLOWHAVEN CT	SAN JOSE CA 95126-4236	SALVATORE R. & DELORES I. RICCITIELLO	1950 MONTEMAR WAY	SAN JOSE CA 95125-5647	284-06-028
1048	LIEBELT CT	SAN JOSE CA 95126-4078	JOHN E. & JULIA M. JAMES	21852 LINDY LN	CUPERTINO CA 95014-4813	284-29-010
1118	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	STEVE L. & PETRINA BALOG	2260 FORDHAM DR	SANTA CLARA CA 95051-1533	284-06-090
1541	HUDDERSFIELD CT	SAN JOSE CA 95126-3921	KATHLEEN R. LAMB	2561 CLUB DR	GILROY CA 95020-3023	284-04-031
1038	LIEBELT CT	SAN JOSE CA 95126-4077	DAVID & TERESE MANSFIELD	2793 LANTZ AVE	SAN JOSE CA 95124-1419	284-29-015
1502	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	BRACKMANN SAFFETT TRUST	3537 CHABLIS CIR	SAN JOSE CA 95132-3013	284-04-001
		SAN JOSE CA	WATER WORKS SAN JOSE	374 W SANTA CLARA ST	SAN JOSE CA 95113-1502	284-07-015
1501	HUDDERSFIELD CT	SAN JOSE CA 95126-3912	MICHAEL P. TRAYNOR	581 MANET TER	SUNNYVALE CA 94087-2717	284-04-012
1108	WILLOWHAVEN DR	SAN JOSE CA 95126-4237	GORDON K. & ELAINE U. LEONG	599 UTICA CT	SUNNYVALE CA 94087-2482	284-06-091
	CURCI DR	SAN JOSE CA 95128	GREEN VALLEY CORP	777 N 1ST ST UNIT 500	SAN JOSE CA 95112-6337	284-03-031
1454	FRUITDALE AVE	SAN JOSE CA 95128-3235	JOHN T. & STEPHEN J. VIDOVICH	920 W FREMONT AVE	SUNNYVALE CA 94087-3020	284-02-008
1166	KIRKSIDE CT	SAN JOSE CA 95126-4222	STEPHEN OKEEFFE	990 W LONE STAR TRL	FLAGSTAFF AZ 86001-6989	284-42-003
	ST ELIZABETH DR	SAN JOSE CA 95128	PETER LABARBERA	PO BOX 26190	SAN JOSE CA 95159-6190	284-02-004
950	SAINT ELIZABETH DR	SAN JOSE CA 95126-3900	SISTERS OF THE HOLY	PO BOX 3248	FREMONT CA 94539-0324	284-07-017