



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Christopher Burton

SUBJECT: SEE BELOW

DATE: January 24, 2022

Approved

Date

01/27/22

SUBJECT: ADOPTION OF A RESOLUTION OVERRULING OBJECTIONS TO THE 2022-2023 HAZARDOUS VEGETATION COMMENCEMENT REPORT AND DIRECTING THE REMOVAL OF WEEDS OR REFUSE.

RECOMMENDATION

Conduct a Public Hearing and adopt a resolution:

- (a) Overruling any and all objections to the 2022-2023 Hazardous Vegetation Commencement Report (Report); and
- (b) Directing the Santa Clara County Consumer and Environmental Protection Agency to abate the seasonal and/or recurrent public nuisances on those properties identified in the Report pursuant to Chapter 9.12 of Title 9 of the San José Municipal Code and the Weed Abatement Agreement between the City of San José and the County of Santa Clara.

OUTCOME

Adoption of this resolution will overrule any objection to the Report and enable the Santa Clara County's contractor to commence the Weed Abatement Program for 2022-2023 in compliance with an existing agreement between the City of San José and the County of Santa Clara. The program will result in the abatement of weeds and dry hazardous vegetation on vacant parcels, reducing the threat of fire and risk to persons and property.

BACKGROUND

On December 14, 2021, the City Council adopted a resolution accepting the 2022-2023 Hazardous Vegetation Commencement Report, compiled by the Santa Clara County Consumer and Environmental Protection Agency, which identified private property vacant parcels to be included in the Santa Clara County Weed Abatement Program. The adopted resolution declared that certain noxious or dangerous seasonal and recurrent weeds and refuse on properties

identified in the Report are a public nuisance and directed the Santa Clara County Consumer and Environmental Protection Agency to notify owners of real properties identified in the Report of this public hearing. This public hearing is the opportunity for property owners to object to the inclusion of their property in the Santa Clara County Weed Abatement Program, as well as the proposed removal or abatement of weeds and refuse from their property, as provided in Section 9.12.190 of the San José Municipal Code.

ANALYSIS

Pursuant to Chapter 9.12 of Title 9 of the San José Municipal Code and the Weed Abatement Agreement between the City of San José and the County of Santa Clara, this public hearing to hear any objections from property owners to the inclusion of their property in the Santa Clara County Weed Abatement Program and/or the proposed removal or abatement of weeds and refuse from their property is the next step in the Weed Abatement Program process. The Santa Clara County Consumer and Environmental Protection Agency provided written notice to each property owner listed in the 2022-2023 Hazardous Vegetation Commencement Report including the date, time, and location of this hearing; information regarding the program and fees; and clear guidelines to facilitate compliance.

Historically, few property owners appear to raise objection to their parcels being included in the Weed Abatement Program. Property owners that appear generally have recently purchased the property and seek clarification regarding the Weed Abatement Program or wish to advise City Council that they will comply in removing the hazardous vegetation, within the guidelines as set forth in the program. Even though a parcel is included in the Report, property owners have been notified of minimum fire safety standards and will still have the option of abating weeds and dry hazardous vegetation themselves before March 1, 2022. Property owners are responsible for an annual fee of \$91.00 to cover the cost of the Compliance Inspection. Parcels found non-compliant on or after the March 1, 2022 deadline will be charged a processing fee of \$505 and the property will be scheduled for abatement by the County contractor. If the property owner abates the weeds before the County contractor performs the work, no further charges are assessed. If the County contractor performs the work as scheduled, the property owner is assessed the contractor's charges, plus an additional County administrative fee of \$858 per parcel. The property owner will be given an opportunity to dispute any charges proposed for assessment on the property at a public hearing before the Appeals Hearing Board. The fees approved for assessment by resolution of the Appeals Hearing Board will be added to the property tax bill and collected by the County.

The Department of Planning, Building and Code Enforcement has reviewed the Report and recommends that any objections from property owners to the inclusion of their property identified in the Report in the Santa Clara County Weed Abatement Program and/or the proposed removal of the seasonal and recurrent weeds and refuse from the property be overruled. Further, staff recommends that City Council direct the Director of Planning, Building and Code Enforcement to notify the Santa Clara County Consumer and Environmental Protection Agency to abate the public nuisances on properties identified in the Report pursuant to Chapter 9.12 of

Title 9 of the San José Municipal Code and the Weed Abatement Agreement between the City of San José and the County of Santa Clara.

CONCLUSION

The goal of the Santa Clara County Weed Abatement Program is to prevent fire hazards on vacant parcels posed by vegetative growth and the accumulation of combustible debris through voluntary compliance with the Minimum Fire Safety Standards. The County abates the weeds on parcels as necessary when found non-compliant. This public hearing to hear any objections from property owners to the inclusion of their property in the Santa Clara County Weed Abatement Program and/or the proposed removal or abatement of weeds and refuse from their property is the next step in the program process. Affected property owners have been notified of this hearing as well as program requirements and potential fees. In alignment with the programs' objectives, staff is recommending that the Council overrule any objections to the inclusion of the listed properties in the Weed Abatement Program and direct the Santa Clara County Consumer and Environmental Protection Agency to abate the seasonal and/or recurrent public nuisances on those properties identified in the Report pursuant to Chapter 9.12 of Title 9 of the San José Municipal Code and the Weed Abatement Agreement between the City of San José and the County of Santa Clara.

EVALUATION AND FOLLOW UP

Following the December 14, 2021 City Council meeting, the Santa Clara County Consumer and Environmental Protection Agency sent a letter with a Return Reply Form to each property owner listed in the Report with a vacant parcel in the City of San José. The Return Reply Form allows the owner to request that the County Contractor perform weed abatement work on their parcel or attest that the property owner intends to maintain their parcel in a manner consistent with the Minimum Fire Safety Standards from March 1, 2022, through the end of the fire season (typically runs through October).

CLIMATE SMART SAN JOSE

The recommendation in this memorandum has no effect on Climate Smart San José energy, water, or mobility goals.

PUBLIC OUTREACH

As directed by City Council, on December 16, 2021, the Santa Clara County Consumer and Environmental Protection Agency mailed a notice to the property owners of all parcels in the Hazardous Vegetation Management Program. The notice advised property owners of the requirement to remove seasonal and recurrent weeds and refuse, of the minimum fire safety

HONORABLE MAYOR AND CITY COUNCIL

January 18, 2022

Subject: Overruling Objections to the 2022-2023 Hazardous Vegetation Commencement Report

Page 4

standards by which parcels must be maintained, and the costs that would be incurred should the Santa Clara County Consumer and Environmental Protection Agency have to abate the public nuisance created by the weeds and refuse. The notice also advised owners of the date, time, and place of this public hearing during which they may object to the placement of their property in the program.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office and the Santa Clara County Consumer and Environmental Protection Agency.

COMMISSION RECOMMENDATION/INPUT

No Commission recommendation or input is associated with this action.

CEQA

Categorically Exempt, File No. PP18-094, CEQA Guidelines Section 15301(h) Existing Facilities.

/s/

CHRISTOPHER BURTON, Director
Planning, Building, and Code Enforcement

For questions, please contact Rachel Roberts, Deputy Director, at rachel.roberts@sanjoseca.gov.

Attachment: 2022 Weed Abatement Program Commencement Report

2022 WEED ABATEMENT PROGRAM
COMMENCEMENT REPORT
CITY OF SAN JOSE

							EXHIBIT A
	Situs		APN	Owner	Owner Address	City/State	Zip Code
	GOLD	ST	015-03-019	SAINTE CLAIRE CORP	985 UNIVERISTY AVE STE 12	LOS GATOS CA	95032
	EL DORADO	ST	015-03-021	ANDERSON SANDRA L TRUSTEE & ET AL	3920 LIGHTHOUSE PLACE	DISCOVERY BAY CA	94505
	LIBERTY	ST	015-04-015	SAINTE CLAIRE CORP	985 UNIVERSITY AVE STE 12	LOS GATOS CA	95032
	WABASH	ST	015-05-079	FENG YAN	1442 MORTON AVE	LOS ALTOS CA	94024-6827
1346	GRAND	BL	015-05-139	IRA SERVICES TRUST COMPANY	5678 ALLEN AVE UNIT 2	SAN JOSE CA	95123
	STATE	ST	015-12-027	GUDGER IAN	PO BOX 336	SOQUEL CA	95073
			015-12-070	ALDAY ANTOLIN AND VITA S	P O BOX 736	ALVISO CA	95002-0736
	WABASH	ST	015-12-071	LE TERRI	1525 GOLD ST UNIT 757	SAN JOSE CA	95002
4553	N 1ST	ST	015-39-056	237 NORTH FIRST ST HOLDINGS LLC	475 ALBERTO WAY SUITE 150	LOS GATOS CA	95032
			015-47-003	LOS ESTEROS RANCH	1125 N AMPHLETT BLVD	SAN MATEO CA	94401-1107
			015-47-004	LOS ESTEROS RANCH	1125 N AMPHLETT BLVD	SAN MATEO CA	94401-1107
	ZANKER	RD	015-47-005	LOS ESTEROS RANCH	1125 N AMPHLETT BLVD	SAN MATEO CA	94401-1107
			015-48-001	TERRA VENTURES XCHANGE LLC ETAL	461 S MILPITAS BLVD STE 1	MILPITAS CA	95035
7	TOP GOLF	DR	015-48-004	MIRAE-SANJOSE LLC	3701 WILSHIRE BLVD UNIT 820	LOS ANGELES CA	90010
			015-48-009	TERRA VENTURES XCHANGE LLC ETAL	461 S MILPITAS BLVD STE 1	MILPITAS CA	95035
			015-48-010	TERRA VENTURES XCHANGE LLC ETAL	461 S MILPITAS BLVD STE 1	MILPITAS CA	95035
3679	MADRID	CT	092-33-037	VU MAI TRUSTEE	1048 UNION ST UNIT 16	SAN FRANCISCO CA	94133
3675	MADRID	CT	092-33-038	VU MAI TRUSTEE	1048 UNION ST UNIT 16	SAN FRANCISCO CA	94133
3668	LISBON	CT	092-33-048	VU MAI TRUSTEE	1048 UNION ST UNIT 16	SAN FRANCISCO CA	94133
3669	LISBON	CT	092-33-049	VU MAI TRUSTEE	1048 UNION ST UNIT 16	SAN FRANCISCO CA	94133
3678	MADRID	CT	092-33-073	VU MAI TRUSTEE	1048 UNION ST UNIT 16	SAN FRANCISCO CA	94133
3757	ARLEN	CT	092-43-013	HUANG VINCENT T AND LOUISE H TRUSTEE	40087 MISSION BLVD #352	FREMONT CA	94539
	SHERWOOD	AV	230-16-028	DEL PRETE EDWARD ET AL	1112 SHERWOOD AVE	SAN JOSE CA	95126-1051
2165	THE ALAMEDA		230-18-033	2165 THE ALAMEDA LLC	235 E 3RD AVE UNIT 208	SAN MATEO CA	94401
	BROKAW	RD	230-60-009	TOD BROKAW LLC	10121 MILLER AVE SUITE 200	CUPERTINO CA	95014
1020	N 5TH	ST	235-09-016	WONG ALLEN TRUSTEE	PO BOX 700005	SAN JOSE CA	95170
	N 5TH	ST	235-09-017	WONG ALLEN TRUSTEE	PO BOX 700005	SAN JOSE CA	95170
	N 5TH	ST	235-09-018	WONG ALLEN TRUSTEE	PO BOX 700005	SAN JOSE CA	95170
	N 5TH	ST	235-09-019	WONG ALLEN TRUSTEE	PO BOX 700005	SAN JOSE CA	95170
			235-15-004	999 N TENTH LLC	2323 S BASCOM AVE STE 100	CAMPBELL CA	95008
1060	N 11TH	ST	235-18-015	GIACOMAZZI RICHARD E AND MARJORIE A TRUSTEE	6869 CASTLEROCK DR	SAN JOSE CA	95120-4703
	OAKLAND	RD	237-03-044	OOL LLC	152 COMMERCIAL ST	SUNNYVALE CA	94086
1700	JUNCTION	CT	237-08-085	1750 JUNCTION VENTURES	1939 HARRISON ST STE 410	OAKLAND CA	94612
585	CHARCOT	AV	237-18-081	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
	ZANKER	RD	237-22-052	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
	BAYSHORE	HY	237-27-006	KRAGEN ADRIAN A	227 PASEO DEL RIO	MORAGA CA	94556-1628

		(VACANT)		237-28-028	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				237-28-030	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				237-28-033	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				237-28-060	SAN JOSE JUNCTION LLC	8775 FOLSOM BLVD STE 200	SACRAMENTO CA	95826
				241-04-042	S J SIERRA GROUP LLC	1590 BERRYESSA RD	SAN JOSE CA	95133-1003
		BERRYESSA	RD	241-06-015	LAM THUONG VAN TRUSTEE & ET AL	1715 BERRYESSA RD	SAN JOSE CA	95133-1129
1332		OAKLAND	RD	241-13-019	SHAH NIRAV	33536 MUSTANG ST	FREMONT CA	94555-3520
1703		LUNDY	AV	244-20-005	FORTUNE-LUNDY ASSOCS LLC	P.O. BOX 610910	SAN JOSE CA	95161
734	N	12TH	ST	249-11-077	TFR MANAGEMENT GROUP INC ET AL	20487 ARBELECHE LN	SARATOGA CA	95070
661	N	6TH	ST	249-39-013	RCF REAL ESTATE GROUP LLC	27 DEVINE ST STE 20	SAN JOSE CA	95110
445	N	6TH	ST	249-47-025	ALAVI SETAYESH	P O BOX 220	ALAMO CA	94507
	N	CAPITOL	AV	254-06-004	VALLEY CHRISTIAN SCHOOL	100 SKYWAY DR	SAN JOSE CA	95111-3639
941		LUNDY	AV	254-14-116	BETTY ANNE GARDENS LP	104 WHISPERING PINES STE 200	SCOTTS VALLEY CA	95066-5531
				254-40-015	FRANCO FAMILY PARTNERSHIP ET AL	10850 MIGUELITA RD	SAN JOSE CA	95127-2714
				254-55-013	BTC III SAN JOSE LOGISTICS	518 17TH STREET, 17TH FLR	DENVER CO	80202
				254-80-021	BERRYESSA PROPERTY LLC	1723 BERNA ST	SANTA CLARA CA	95050-4003
				254-80-022	BERRYESSA PROPERTY LLC	1723 BERNA ST	SANTA CLARA CA	95050-4003
				254-80-023	BERRYESSA PROPERTY LLC	1723 BERNA ST	SANTA CLARA CA	95050-4003
				254-91-004	SAN JOSE 4 OFFICE INV LLC	3121 MICHELSON DR STE 150	IRVINE CA	92612-5679
				259-09-049	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
498	W	TAYLOR	ST	259-11-020	LAURIE INDUSTRIES LLC	185 NW SPANISH RIVER STE 100	BOCA RATON FL	33431
		CLAYTON	AV	259-21-069	MASTACHE OFELIA	195 CLAYTON AVE	SAN JOSE CA	95110-2211
				259-23-020	INSIGHT RAIL YARD LLC	333 W SANTA CLARA ST STE 805	SAN JOSE CA	95113
				259-23-024	INSIGHT RAIL YARD LLC	333 W SANTA CLARA ST STE 805	SAN JOSE CA	95113
		BASSETT	ST	259-24-020	NSP BLOCK H DEVELOPMENT LLC	950 TOWER LN STE 870	FOSTER CITY CA	94553
	W	JULIAN	ST	259-24-038	CALIFORNIA STATE OF	217 W JULIAN ST	SAN JOSE CA	95110-0024
217	W	JULIAN	ST	259-24-040	NSP BLOCK H DEVELOPMENT LLC	950 TOWER LN STE 870	FOSTER CITY CA	94553
201	W	JULIAN	ST	259-24-041	NSP BLOCK H DEVELOPMENT LLC	950 TOWER LN STE 870	FOSTER CITY CA	94553
		CINNABAR	ST	259-25-034	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
		CINNABAR	ST	259-26-006	PENINSULA CORRIDOR JOINT POWERS BOARD	1250 SAN CARLOS AVE	SAN CARLOS CA	94070
150	N	MONTGOMERY	ST	259-29-003	JIMENEZ RAUL AND YOLANDA ET AL	249 MCCREERY AVE	SAN JOSE CA	95116-3033
201		DELMAS	AV	259-46-040	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126
255		DELMAS	AV	259-46-044	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126
257		DELMAS	AV	259-46-045	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126
267		DELMAS	AV	259-46-046	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA UNIT #150	SAN JOSE CA	95126
279		DELMAS	AV	259-46-047	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA UNIT #150	SAN JOSE CA	95126
405	W	SAN CARLOS	ST	259-46-048	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA UNIT #150	SAN JOSE CA	95126
238		SONOMA	ST	259-46-055	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA	SAN JOSE CA	95126-1109
228		SONOMA	ST	259-46-056	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126
218		SONOMA	ST	259-46-057	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126
422		PARK	AV	259-46-058	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126

248	SONOMA	ST	259-46-090	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126
217	DELMAS	AV	259-46-109	PARK DELMAS INVESTORS LLC	2185 THE ALAMEDA STE 150	SAN JOSE CA	95126
			264-19-067	SPENO ENTERPRISES LP	650 SPRING ST	SANTA CRUZ CA	95060
425	AUZERAIS	AV	264-26-088	SJ AUZERAIS LP	22645 GRAND ST	HAYWARD CA	94541
345	DELMAS	AV	264-26-101	DELMAS PRO LLC	1851 MCCARTHY BLDV STE 207	MILPITAS CA	95035
123	W REED	ST	264-32-011	VISIONAIRE HOMES LLC	1565 FINCH WAY	SUNNYVALE CA	94087-4720
619	S 1ST	ST	264-32-081	SOUTH FIRST STREET SJ LLC	PO BOX 2274	SAN JOSE CA	95109
771	ALMADEN	AV	264-34-042	771 ALMADEN LLC	10336 VIRGINIA SWAN PL	CUPERTINO CA	95014-2025
777	ALMADEN	AV	264-34-043	TSANG DAVID D AND CATHY C ET AL	758 LOYOLA DR	LOS ALTOS CA	94024-5918
905	ALMADEN	AV	264-38-053	A S E CONSULTING ENGINEERING INC	111 W ST JOHN ST STE 950	SAN JOSE CA	95113
	PEACHTREE	LN	274-35-078	SHARMA VIDYADHAR AND SARITA	129 EMORY CMN	FREMONT CA	94539-4796
780	S WINCHESTER	BL	279-01-017	780 S WINCHESTER LLC	1510 S BASCOM AVE UNIT 7	CAMPBELL CA	95008
1017	S BASCOM	AV	282-11-036	US ALLIANCE HOLDEN OF	2525 E CAMELBACK RD STE 500	PHOENIX AZ	85016
500	PAMLAR	AV	282-22-001	STOCKSIEK MATTHEW G	500 PAMLAR AVE	SAN JOSE CA	95128-4221
1330	S BASCOM	AV	282-26-014	BASCOM STATION OWNER LLC	1725 S BASCOM AVE STE 1050	CAMPBELL CA	95008
1410	S BASCOM	AV	282-26-015	BASCOM STATION OWNER LLC	1725 S BASCOM AVE STE 1050	CAMPBELL CA	95008
			282-29-009	CGB INVESTMENTS LLC	950 S BASCOM AVE	SAN JOSE CA	95128
7285	BARK	LN	372-24-033	SIERRA BRIDGE LLC	11724 RIDGE CREEK CT	CUPERTINO CA	95014-5154
1009	WHITEOAK	DR	378-01-023	LIU BANG MAW AND ANNA Y TRUSTEE	1160 DONINGTON DR	SAN JOSE CA	95129-4059
1183	HUNTINGDON	DR	378-14-047	YANG TIAN M AND CHENGFEN F	1183 HUNTINGDON DR	SAN JOSE CA	95129-4111
	UNION	AV	412-24-027	Linda Allen Sr. Property Manager-AT&T	1700 Space Park Dr.	SANTA CLARA CA	95054
903	DRY CREEK	RD	412-26-026	KAWADRI MAZEN M TRUSTEE & ET AL	773 PELLEAS LN	SAN JOSE CA	95127-1031
	UNION	AV	412-26-028	TRAN BINH QUAN AND NGUYEN TAM THI MINH	1576 FROST DR	SAN JOSE CA	95131-3334
1375	BIRD	AV	429-02-079	HUANG DANXIN ET AL	2472 AMARYL DR	SAN JOSE CA	95132
274	WILLOW	ST	434-06-014	NEW URUAPAN LLC	336 CRESTRIDGE CT	SAN JOSE CA	95138
1297	VINE	ST	434-11-063	MAZZURCA VAL S TRUSTEE	PO BOX 889	LIVERMORE CA	94551-0889
1451	POMONA	AV	434-22-069	ALMONA PROPERTIES LLC	1590 LITTLE ORCHARD ST	SAN JOSE CA	95110-3503
			434-24-108	TJM POMONA LLC	15164 KARL AVE	MONTE SERENO CA	95030-2230
			434-24-109	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
			434-27-125	CLEMETSON DON ET AL	135 PEBBLE PL	SAN RAMON CA	94583-3645
	FARM	DR	455-26-074	DO TRON D	1692 TULLY RD STE 9	SAN JOSE CA	95122-2550
2661	CAROL	DR	456-26-014	PAZ MARGARITO ET AL	1590 MCLAUGHLIN AVE	SAN JOSE CA	95122-3232
	CAROL	DR	456-26-023	PAZ MARGARITO ET AL	1590 MCLAUGHLIN AVE	SAN JOSE CA	95122-3232
			462-17-010	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
			462-43-003	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
	CHYNOWETH	AV	464-07-087	LYON COMPANY WILLIAM THE	PO BOX 8858	NEWPORT BEACH CA	92658
237	N 4TH	ST	467-01-034	SAKAI EUGENE TRUSTEE	2775 40TH AVE	SAN FRANCISCO CA	94116-2707
1225	E SANTA CLARA	ST	467-10-011	NGUYEN LIEM THIET AND LE MAI ANH TRUSTEE	60 SENTER RD	SAN JOSE CA	95111-3616
	E SAN FERNANDO	ST	467-34-139	CHI WENJEN	1462 E SAN FERNANDO ST	SAN JOSE CA	95116-2331
895	S 2ND	ST	472-17-042	YUAN JIAYAN	31 WESTGATE DR	SAN FRANCISCO CA	94127
			472-17-097	1153 SAN RAFAEL LLC	1104 CORVALLIS DR	SAN JOSE CA	95120-3112

				472-17-098	1153 SAN RAFAEL LLC	1104 CORVALLIS DR	SAN JOSE CA	95120-3112
				472-17-099	1153 SAN RAFAEL LLC	1104 CORVALLIS DR	SAN JOSE CA	95120-3112
				472-17-100	1153 SAN RAFAEL LLC	1104 CORVALLIS DR	SAN JOSE CA	95120-3112
605	S	2ND	ST	472-26-070	KRISHNA HOTELS SAN JOSE LLC	5315 SILVA AVE	RICHMOND CA	94805
	E	ALMA	AV	477-05-005	AFFORDABLE HOUSING LAND CONSULTANTS LLC	4930 BALBOA BLVD UNIT 260770	ENCINO CA	91426
	E	ALMA	AV	477-06-053	3K2L ASSOCIATES LLC	6004 VIA MADERO DR	SAN JOSE CA	95120
	E	ALMA	AV	477-08-024	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				477-08-033	SALINAS MIKE AND MONICA	1615 B S 7TH ST	SAN JOSE CA	95112
1528		MONTEREY	RD	477-08-035	SUN GARDEN CENTER 3 LLC	99 ALMADEN BLVD STE 565	SAN JOSE CA	95113
750		STORY	RD	477-11-023	STR INVESTMENTS LLC ET AL	5655 SILVER CRK VLY RD #609	SAN JOSE CA	95138
				477-11-061	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-062	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-063	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-064	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-065	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-066	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-067	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-068	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-069	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
				477-11-070	SUN TERRACE LLC	4305 HACIENDA DR UNIT #430	PLEASANTON CA	94588
		MONTEREY	RD	477-23-031	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				477-23-036	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				477-23-037	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				477-23-038	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				477-23-042	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				477-24-046	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
				477-25-041	STANFRED INC	18640 SUTTER BLVD SUITE 300	MORGAN HILL CA	95037
				477-25-044	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
	S	10TH	ST	477-27-025	STANFRED INC	18640 SUTTER BLVD SUITE 300	MORGAN HILL CA	95037
				481-01-179	MST INVESTMENTS LLC ETAL	PO BOX 14173	FREMONT CA	94539
1936		ALUM ROCK	AV	481-19-003	PACIFIC WEST COMMUNITIES INC	430 E STATE ST UNIT 100	EAGLE ID	83616
		BAYSHORE	HY	481-46-013	HILL JAMES C TRUSTEE & ET AL	670 MORNINGSIDE	LOS ALTOS CA	94022
	N	CAPITOL	AV	484-16-168	GRIMES CARSON L JR	4054 ASHBROOK CIR	SAN JOSE CA	95124
		GAY	AV	484-16-169	GRIMES CARSON L JR	4054 ASHBROOK CIR	SAN JOSE CA	95124
		MUIRFIELD	DR	484-41-089	VELASQUEZ CARLOS M JR AND ALBERTA D TRUSTEE	P.O. BOX 5941	SAN JOSE CA	95150
		MUIRFIELD	DR	484-41-090	VELASQUEZ CARLOS M JR AND ALBERTA D TRUSTEE	P.O. BOX 5941	SAN JOSE CA	95150
		MUIRFIELD	DR	484-41-148	TRUJILLO MARIA	323 W FRANCIS AVE UNIT #5	ONTARIO CA	91762
		LENDRUM	AV	484-41-154	NGUYEN LONG ET AL	3726 SIERRA RD	SAN JOSE CA	95132-3305
	S	KING	RD	491-28-001	YEN ROBERT C AND SHEN VIVIAN W	P.O. BOX 321	CUPERTINO CA	95015-0321
		MONTEREY	RD	497-07-029	TRANG HUNG TAN ET AL	3600 MONTEREY RD	SAN JOSE CA	95111
		ECHO	LP	581-25-024	SOOS DONNA C TRUSTEE	1013 BURLWOOD DR	SAN JOSE CA	95120-2106

	WOODED LAKE	DR	581-46-019	UGENTI PAUL S TRUSTEE & ET AL	860 HILLPOINT CT	SAN JOSE CA	95120
7253	GOLD CREEK	WY	583-11-073	OLIVERI ANTHONY AND GELSOMINA	PO BOX 20791	SAN JOSE CA	95160
1324	TIFFANY CANYON	CT	583-51-015	FONG DENNIS AND KAM POLLY TRUSTEE	1692 STORY RD UNIT 218	SAN JOSE CA	95122
1364	TIFFANY CANYON	CT	583-51-018	LOKESHWAR SAMYUKTHA AND PRASHANT TRUSTEE	1364 TIFFANY CANYON CT	SAN JOSE CA	95120
	VISTA DEL MAR		595-01-101	HOCQUET NOEL AND LEROY SYLVIE O	791 LUCE CT	MOUNTAIN VIEW CA	94041-2505
	SIERRA	RD	595-04-009	HOUHENG INVESTMENT HOLDING INC	177 E COLORADO BLVD STE 200	PASADENA CA	91105
	SUNCREST	AV	595-04-063	HENGLI 6 LLC	177 E COLORADO BLVD UNIT 20	PASADENA CA	91105
	SUNCREST	AV	595-04-067	HENGLI 6 LLC	177 E COLORADO BLVD UNIT 20	PASADENA CA	91105
			595-04-075	HOUHENG INVESTMENT HOLDING INC	177 E COLORADO BLVD STE 200	PASADENA CA	91105
	CASTLE	DR	595-06-001	VU STEPHANIE QUYNH-GIAO ET AL	4630 METROPOLITAN WAY	SAN JOSE CA	95135
	SKYVIEW	DR	595-06-002	CHEN, BOPING DICK LIVING TR ET AL	15221 SKYVIEW DR	SAN JOSE CA	95132
			595-11-019	WANG LI-JEN TRUSTEE & ET AL	425 N WHISMAN RD UNIT 600	MOUNTAIN VIEW CA	94043
	OLD PIEDMONT	RD	595-12-024	VCEF INC	995 MONTAGUE EXPWY STE 221	MILPITAS CA	95035
	SUNCREST	AV	595-14-075	HOUHENG INVESTMENT HOLDING INC	177 E COLORADO BLVD STE 200	PASADENA CA	91105
	SUNCREST	AV	595-14-080	HOUHENG INVESTMENT HOLDING INC	177 E COLORADO BLVD STE 200	PASADENA CA	91105
	DOREL	DR	595-15-069	SIMPSON ROBERT E	11827 MARSYAS WAY	RANCO CORDOVA CA	95742
3580	TELEGRAPH	DR	595-16-113	DESAI RAJ	367 SANTANA HT UNIT 3018	SAN JOSE CA	95128-2074
	TELEGRAPH	DR	595-16-114	MARKARIAN MARIA A TRUSTEE & ET AL	3128 BUTTE ST	SANTA CLARA CA	95051
	CHABLIS	CL	595-16-116	MOBEDSHAHI MANOUCHEHR	4030 E DUNNE AVE	MORGAN HILL CA	95037
	CLAITOR	WY	595-19-003	DUMBUYA ANDREW	18106 CLEMENTINE CT	LATHROP CA	95330
	CLAITOR	WY	595-19-004	PRAK ALLEN P	1913 EDGESTONE CIR	SAN JOSE CA	95122-4012
	CLAITOR	WY	595-19-005	FRAIJO DANIEL AND TINOCO JESSICA	16 S 24TH ST	SAN JOSE CA	95116-2301
	CLAITOR	WY	595-19-006	PRAK ALLEN P	1913 EDGESTONE CIR	SAN JOSE CA	95122-4012
	SOPHIST	DR	595-19-035	PHAM TUYET T	3147 SENTER RD	SAN JOSE CA	95111-1259
	SOPHIST	DR	595-19-036	PHAM TUYET T	3147 SENTER RD	SAN JOSE CA	95111-1259
	CLAITOR	WY	595-19-109	ZHONG ZHIXIONG AND GAI LILI	238 EVENING STAR CT	MILPITAS CA	95035-6212
	MYLINDA	DR	595-19-130	CHEEMA HARJOT SINGH AND NAGRA RAVMEET KAUR	2010 MAJESTIC WAY	SAN JOSE CA	95132-1943
	MYLINDA	DR	595-19-131	NGUYEN DUNG ET AL	3525 SIERRA RD	SAN JOSE CA	95132
	CLAITOR	WY	595-19-152	HIJAZI SAMER ET AL	6468 ALMADEN RD	SAN JOSE CA	95120-1901
	CLAITOR	WY	595-19-155	MTS CAPITAL LLC	4153 PINOT GRIS WAY	SAN JOSE CA	95135
	CLAITOR	WY	595-19-156	MTS CAPITAL LLC	4153 PINOT GRIS WAY	SAN JOSE CA	95135
	MYLINDA	DR	595-19-161	PATEL DIVYOGI AND BINA	19866 BUCKHAVEN LN	SARATOGA CA	95070-5014
	MYLINDA	DR	595-19-162	PATEL BIMAL AND MEHUL	4765 PASEO PADRE PKWY	FREMONT CA	94555
3994	CLAITOR	WY	595-20-008	QIAN INVESTMENTS LLC	131 SWEENEY ST	SAN FRANCISCO CA	94134
	LARIAT	LN	595-20-056	JOHNSON PATRICIA L TRUSTEE	1883 SHAMROCK AVE	SANTA CLARA CA	95051-2419
689	LARIAT	LN	595-20-057	AQUINO ARNEL D AND MARIA CECILIA C TRUSTEE	3168 SALEM DR	SAN JOSE CA	95127-1038
720	LARIAT	LN	595-20-064	LE DIEP Q AND TAM M	1832 S BRONSON AVE	LOS ANGELES CA	90019
	LARIAT	LN	595-20-065	SCHUBERT WOLF AND YOSHIDA T MAE	4006 CLAITOR WAY	SAN JOSE CA	95132-3211
	CLAITOR	WY	595-20-071	LIANG LAWRENCE AND WU MEIMEI	5957 DESERT WILLOW DR	SAN JOSE CA	95123-4440
3968	CLAITOR	WY	595-20-076	CAO YILUN AND QIN ZISHUO	4486 CAHILL ST	FREMONT CA	94538
	CLAITOR	WY	595-20-082	DULAY JOHN PAUL K	67 DEER CREEK RD	POMONA CA	91766

1040	NOBLE	AV	595-26-044	JEFFSAM CORPORATION ETAL	20111 STEVENS CREEK BL #250	CUPERTINO CA	95014
1052	NOBLE	LN	595-26-045	LEGAL RECOVER LLC	1433 7TH AVE	SAN FRANCISCO CA	94122
	NOBLE	LN	595-26-047	LEI TIANMO	74 QUAIL HOLLOW DR	SAN JOSE CA	95128
	STEINBAUGH	CT	595-27-008	CHU YUNHUI	3823 STEINBAUGH CT	SAN JOSE CA	95132-3232
	STEINBAUGH	CT	595-27-011	NGUYEN KENNY PHONG AND TRAN THAO LE PHUONG	3562 PEAK DR	SAN JOSE CA	95127-4414
841	BOULDER	DR	595-27-025	DUTTA SOBHAN AND BHAKTA SOMA	773 NODAWAY AVE	FREMONT CA	94539
	BOULDER	DR	595-27-031	LIU MEI FANG AND SHIH CHINTIENG	35300 CEDAR BLVD UNIT 206	NEWARK CA	94560
	DOREL	DR	595-27-050	INTELLI LLC	1692 TULLY RD STE 9	SAN JOSE CA	95122-2550
			595-29-042	WEYHE ROBERT I AND SHEILA A TRUSTEE & ET AL	165 LEWIS RD STE 10	SAN JOSE CA	95111
			595-29-043	WEYHE ROBERT I AND SHEILA A TRUS TRUSTEE &	165 LEWIS RD STE 10	SAN JOSE CA	95111
4013	PERIE	LN	595-33-008	9969 KING INVESTMENTS LLC	1669 FLANIGAN DR	SAN JOSE CA	95121
	STORY	RD	601-31-036	RHODES VIVIAN M AND VIVIAN M RHODES TR 1 -7	PO BOX 32502	SAN JOSE CA	95152-2502
	FELLER	AV	612-33-017	BEIRIGER LOUIS E AND LAURAIN R	3614 STORY RD	SAN JOSE CA	95127-4443
	CLAYTON	RD	612-36-027	SUNZERI JOSEPH V ET AL	6462 SPRING MEADOW CT	SAN JOSE CA	95135
3487	RAMSTAD	DR	612-53-038	ALMARI JESSE	3487 RAMSTAD DR	SAN JOSE CA	95127
	RAMSTAD	DR	612-53-040	BAINS JAGJIT SINGH AND RANJIT K	3435 HARBOT CT	SAN JOSE CA	95123
	ROSEMAR	AV	612-57-001	MOTTA MARIE F ET AL	PO BOX 5311	SCOTTSDALE AZ	85261-5311
812	ROSEMAR	CT	612-68-002	UNIVERSAL PARAGON CORPORATION	150 EXECUTIVE PARK BL STE 400	SAN FRANCISCO CA	94134
822	ROSEMAR	CT	612-68-007	SINGH GURSHARAN AND SEKHON SHARANJIT	908 TYBALT DR	SAN JOSE CA	95127-3658
			612-68-016	ROSEMAR ENTERPRISES CORP	4962 EL CAMINO AVE UNIT 119	LOS ALTOS CA	94022
			612-68-017	ROSEMAR ENTERPRISES CORP	4962 EL CAMINO AVE UNIT 119	LOS ALTOS CA	94022
802	ROSEMAR	CT	612-68-018	ROSEMAR ENTERPRISES CORP	4962 EL CAMINO AVE UNIT 119	LOS ALTOS CA	94022
2349	PLEASANT ACRES	DR	652-10-005	LE DUNG VAN AND TRAN THA THI	1113 AUTUMNSONG WAY	SAN JOSE CA	95131
2442	RUBY	AV	652-13-003	HAN SHUANG	3640 HUFF CT	PLEASANTON CA	94588
2363	RUBY	AV	652-14-013	RAI JAGVINDER S AND RAMAN	3493 VALLEY VISTA DR	SAN JOSE CA	95148
	RUBY	AV	652-14-014	RAI JAGVINDER S AND RAMAN	3493 VALLEY VISTA DR	SAN JOSE CA	95148
	QUIMBY	RD	654-03-008	RANCHO BUENA TIERRA LLC	3761 NORWOOD AVE	SAN JOSE CA	95148
	LAND ONLY		654-03-024	RANCHO BUENA TIERRA LLC	3761 NORWOOD AVE	SAN JOSE CA	95148
394	SAN FELIPE	RD	659-04-054	KARIMI AHMAD ET AL	2453 STORY RD	SAN JOSE CA	95122-1059
	SAN FELIPE	RD	659-04-056	OAKMONT OF EVERGREEN LLC	9240 OLD REDWOOD HWY STE 200	WINDSOR CA	95492
			659-05-039	BRACAMONTES RIGOBERTO TRUSTEE	5323 LIGURIAN DR	SAN JOSE CA	95138
			659-09-031	ZHANG GREEN Z ET AL	1068 VALLEY FORGE DR	SUNNYVALE CA	94087-2044
3693	PIENZANNA	CT	659-69-035	JAMISON JOAN L TRUSTEE	4434 CHABOYA RD	SAN JOSE CA	95148-3702
			659-84-096	SHAPELL NORCAL RENTAL PROPERTIES LLC	1990 S BUNDY DR UNIT 500	LOS ANGELES CA	90025
			660-02-060	VILLA DEVELOPERS & INVESTMENT LLC	401 FIELDCREST DR	SAN JOSE CA	95123-5231
			660-72-023	UTTARWAR ANANT AND PALKAR LEENA TRUSTEE	2690 GAYLEY PL	SAN JOSE CA	95135
	S KING	RD	670-12-014	SAN JOSE STORAGE OWNER LLC	P.O.BOX 2034	SANTA MONICA CA	90406
2905	S KING	RD	670-12-015	KING XC LLC	3010 OLD RANCH PKWY STE 470	SEAL BEACH CA	90740
	CHOPIN	AV	670-24-013	PEPPER LANE-QUIMBY LLC	15729 LOS GATOS BL STE 200	LOS GATOS CA	95032-2539
			670-46-022	SAN JOSE CITY OF	200 E SANTA CLARA ST	SAN JOSE CA	95113
2159	CHISIN	ST	676-04-057	POCOLA LLC	3435 WILSHIRE BLVD STE 1190	LOS ANGELES CA	90010

	NIEMAN	BL	676-23-011	KOONER AMARJIT AND BIRK SARBJIT K	3272 LAC DAZUR CT	SAN JOSE CA	95148
	SAN FELIPE	RD	676-33-013	HNR INVESTMENT GROUP LLC	17919 HOLMES AVE	CERRITOS CA	90703
	SAN FELIPE	RD	676-33-014	HNR INVESTMENT GROUP LLC	17919 HOLMES AVE	CERRITOS CA	90703
			676-37-026	PAL NARINDER AND SUSHMA TRUSTEE	1680 LANGPORT DR	SUNNYVALE CA	94087-4678
2010	WENDOVER	LN	676-84-029	POCOLA LLC	3435 WILSHIRE BLVD STE 1190	LOS ANGELES CA	90010
			678-08-045	MERSHO INVESTMENTS LLC	5752 COUNTRY CLUB PARKWAY	SAN JOSE CA	95158
5952	SILVER CREEK VALLEY	RD	678-93-015	BUDDY SILVERCREEK LLC	6669 ELWOOD DR	SAN JOSE CA	95120
	BAYSHORE	HY	679-10-008	DOVE HILL OF SAN JOSE LLC	2000 CROW CANYON PL STE 350	SAN RAMON CA	94583-1383
			679-15-011	APEXA VENTURES LLC	45711 VINEYARD AVE	FREMONT CA	94539
			680-04-005	SHEA HOMES LTD PARTNERSHIP	P O BOX 39	TEMECULA CA	92593
5611	ALGONQUIN	WY	680-15-026	YARLAGADDA BHARAT TRUSTEE & ET AL	5107 EASTBOURNE DR	SAN JOSE CA	95138
	LAND ONLY		680-51-013	SOM SAMBATH	500 E CALAVERAS BLVD UNIT 218	MILPITAS CA	95035
			684-01-021	TOWMAN LLC	105 KATHY CT	LOS GATOS CA	95032-1607
	SENER	RD	684-03-037	NGUYEN PHUONG VY HOANG TRUSTEE	3818 VENUS CT	SAN JOSE CA	95121
119	SAN RAMON	DR	684-03-042	FERNANDEZ NICOLAS SOLIS AND LEON GUEDELIA RO	1591 BAHAMA WAY	SAN JOSE CA	95122-2260
	WINFIELD	BL	694-01-032	VALLEY CHRISTIAN SCHOOLS	100 SKYWAY DR	SAN JOSE CA	95111-3629
			696-03-002	RILEY MITSUE	16616 139TH AV E	PUYALLUP WA	98374
	ELMSDALE	DR	701-46-027	LIN TODD AND EMILY	7042 ELMSDALE DR	SAN JOSE CA	95120-3224
7068	KINDRA HILL	DR	701-68-015	JEN LUKE C AND JULIE Y TRUSTEE	12285 SARAGLEN DR	SARATOGA CA	95070-3222
993	WOODVIEW	PL	701-68-020	TRAN KHANH Q TRUSTEE	7175 GLENVIEW DR	SAN JOSE CA	95120
1010	WOODVIEW	PL	701-68-022	TSAI MING H	1250 QUAIL CREEK CIR	SAN JOSE CA	95120-4151
1006	WOODVIEW	PL	701-68-023	TSAI MING H	1250 QUAIL CREEK CIR	SAN JOSE CA	95120-4151
			706-02-057	SV1 LLC	1 LAGOON DR 4TH FLOOR	REDWOOD CITY CA	94065
			706-02-058	EL CAMINO HOSPITAL	2500 GRANT RD	MOUNTAIN VIEW CA	94040-4302
	SAN IGNACIO	AV	706-02-059	EL CAMINO HOSPITAL	2500 GRANT RD	MOUNTAIN VIEW CA	94040-4302
			706-02-060	SV1 LLC	1 LAGOON DR 4TH FLOOR	REDWOOD CITY CA	94065
			706-06-010	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
	VIA DEL ORO		706-09-038	SI 54 LLC	599 CASTRO ST SUITE 400	MOUNTAIN VIEW CA	94041
			706-33-066	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
			708-23-001	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
			708-26-003	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
			708-29-002	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
	DOUGHERTY	AV	712-07-064	NGUYEN JENNY HA TRUSTEE	3151 MIDDLEFIELD RD	REDWOOD CITY CA	94063
	MONTEREY	RD	712-07-096	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
			712-27-003	UNION PACIFIC CORPORATION	10031 FOOTHILLS BLVD	ROSEVILLE CA	95030-0000
			725-10-023	SUMAVISION SFO LLC	1 COYOTE CREEK GOLF DR	SAN JOSE CA	95037
9000	MONTEREY	RD	725-13-009	ITATANI DANIEL T TRUSTEE	P.O. BOX 13157	COYOTE CA	65013-3157
	MONTEREY	RD	725-13-015	GUNDERSEN EVA W AND HERBERT W SR TRUSTEE &	161 EL SERENO DR	SCOTTS VALLEY CA	95066
			725-13-017	GUNDERSEN EVA W AND HERBERT W SR TRUSTEE &	161 EL SERENO DR	SCOTTS VALLEY CA	95066
	SOUTH VALLEY	FY	725-13-018	GUNDERSEN EVA W AND HERBERT W SR TRUSTEE &	161 EL SERENO DR	SCOTTS VALLEY CA	95066
	MONTEREY	RD	725-13-019	GUNDERSEN EVA W AND HERBERT W SR TRUSTEE &	161 EL SERENO DR	SCOTTS VALLEY CA	95066

			725-14-017	FROST MELANIE TRUSTEE	P O BOX 13034	COYOTE CA	95013-3034
--	--	--	------------	-----------------------	---------------	-----------	------------