



**Date:** April 18, 2017

**To:** City Manager for Council Action

**From:** Director of Public Works/City Engineer

**Subject:** Approval of Final Map - Tract 10381  
1055 Helen Avenue [APN 213-37-006 (2016-2017)]  
Owner(s): Kash Limited Partnership, a California Limited Partnership

### **EXECUTIVE SUMMARY**

Tract 10381 is a single lot subdivision for 4 buildable lots for attached townhome purposes and one common lot for use as a private street and utility corridor to serve the individual lots on an approximately 0.232-acre parcel located at 1055 Helen Avenue. The Final Map has been reviewed by staff and meets the Tentative Map requirements approved by Council on January 12, 2016.

The Conditions, Covenants, and Restrictions have been reviewed and will be approved prior to recordation of the Final Map by the Planning Division and the City Attorney's Office. Development fees will be paid prior to issuance of the Building Permits for the subdivision.

A copy of the Final Map can be viewed on the City's website or is available in the City Clerk's Office for review during normal business hours.

### **ADVANTAGES AND DISADVANTAGES OF ISSUE**

Approval of the Final Map is necessary for this development to proceed.

### **ECONOMIC/FISCAL IMPACT**

There is no additional cost to the City other than staff time and expense.

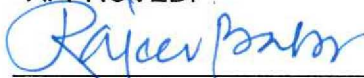
**RECOMMENDATION**

That the Council:

1. Approve the Final Map for Tract 10381, 1055 Helen Avenue [APN 213-37-006 (2016-2017)]
2. Authorize the City Manager to make minor modifications, if necessary; and
3. Authorize recordation of the Final Map for Tract 10381, 1055 Helen Avenue [APN 213-37-006 (2016-2017)] a single lot subdivision for 4 buildable lots for attached townhome purpose and one common lot for use as a private street and utility corridor to serve the individual lots on an approximately 0.232-acre parcel located at 1055 Helen Avenue [APN 213-37-006 (2016-2017)].

*for*   
\_\_\_\_\_  
Director of Public Works/City Engineer

APPROVED:



\_\_\_\_\_  
Rajeev Batra  
Interim City Manager

*Documents Related to this Report:*

- 1) *Final Map Tract 10381*

**OWNER'S STATEMENT**

I (WE) HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR PUBLIC UTILITY PURPOSES UNDER, ON, OVER, AND ACROSS THOSE CERTAIN AREAS OF LAND DESIGNATED AND DELINEATED HEREON AS "PUE" (PUBLIC UTILITY EASEMENT). SAID EASEMENT IS TO BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES AND APPURTENANCES THERETO, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. ADDITIONALLY, THE PRIVATE STORM DRAIN FACILITIES, PRIVATE SANITARY SEWER FACILITIES, PRIVATE ELECTRIC FACILITIES AND PRIVATE WATER FACILITIES AS SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID EASEMENT. ANY FUTURE PRIVATE FACILITY WITHIN SAID EASEMENT SHALL REQUIRE CITY OF SANTA CLARA APPROVAL. THE PUBLIC UTILITIES SHALL HAVE RIGHT OF ACCESS ACROSS AND ALONG THE ADJOINING PROPERTY FOR PURPOSE OF MAINTAINING, REPLACING, ADDING TO OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR EMERGENCY ACCESS PURPOSES ON, ALONG, ACROSS OR OVER THOSE CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENT IS TO BE KEPT FREE AND CLEAR OF ALL SURFACE OBSTRUCTIONS AND SHALL BE MAINTAINED SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 4, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS UPON AND OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "PIEE" (PRIVATE INGRESS AND EGRESS EASEMENT). SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

THE PRIVATE DRIVE CONTAINED WITHIN THIS TRACT IS NOT OFFERED OR ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 2 THROUGH 5 SHOWN ON THE HEREIN MAP RIGHTS UPON AND OVER "LOT 1" FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATERLINE AND STORM DRAINAGE FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "PWLE" (PRIVATE WATER LINE EASEMENT) AND "PSDE" (PRIVATE STORM DRAIN EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER LINE AND STORM DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

**AS OWNER:**

IDA 1 INC.  
KASH L/P

BY: \_\_\_\_\_  
NAME:  
ITS:

**GEOTECHNICAL REPORT**

A GEOTECHNICAL REPORT ON THIS SITE HAS BEEN PREPARED BY AMERICAN SOIL TESTING, ENTITLED CAMINO KASH TOWN HOMES, SANTA CLARA, CA, DATED AUGUST 6, 2015. A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SANTA CLARA.

**ENGINEER'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF IDA 1 INC. AND KASH L/P ON APRIL 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE APRIL 30, 2018, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: \_\_\_\_\_  
YAGHOUB SAIDIAN  
R.C.E. NO. 33509



**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT ON THE 12 DAY OF JANUARY, 2018, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA DID APPROVE THE TENTATIVE OF THIS MAP AND ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ DID APPROVE THIS MAP AND ACCEPT ON BEHALF OF THE PUBLIC, ALL EASEMENT DEDICATIONS, IF ANY, REQUIRED AS CONDITION OF APPROVAL OF SAID MAP AND IN CONFORMITY WITH TERMS OF THE OFFER OF DEDICATION MADE HEREON.

DATE: \_\_\_\_\_  
ROD DIRIDON, JR.  
CITY CLERK AND EX-OFFICIO CLERK  
OF THE CITY COUNCIL OF THE  
CITY OF SANTA CLARA, CALIFORNIA

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT, AS AMENDED, AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAS BEEN COMPLIED WITH.

DATE: \_\_\_\_\_  
GUSTAVO GOMEZ, R.C.E. 46627  
ACTING CITY ENGINEER  
CITY OF SANTA CLARA, CALIFORNIA



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10381 AND I AM SATISFIED THAT THE SAID MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_  
GUSTAVO GOMEZ, L.S. 7679  
CITY SURVEYOR  
CITY OF SANTA CLARA, CALIFORNIA



**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS.

ON \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: \_\_\_\_\_

PRINTED NOTARY'S NAME: \_\_\_\_\_

NOTARY'S PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

NOTARY'S COMMISSION NUMBER: \_\_\_\_\_

EXPIRATION OF NOTARY'S COMMISSION: \_\_\_\_\_

# TRACT NO. 10381

## CAMINO KASH TOWN HOMES

CONSISTING OF TWO (2) SHEETS  
BEING PARCEL ONE AND TWO, AS DESCRIBED IN THAT CERTAIN GRANT DEED, CONVEYED TO KASH LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED DECEMBER 4, 2014 AS DOCUMENT NO. 22791424, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, AND LYING ENTIRELY WITHIN THE CITY AND COUNTY OF SANTA CLARA, CALIFORNIA.

ADVANCED DEVELOPMENT  
CIVIL ENGINEERING SURVEYING PLANNING  
2933 BENJAMIN COURT  
SAN JOSE, CA 95124  
(408)891-1689  
FEBRUARY 2017

**RECORDER'S STATEMENT**

FILE NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_ PAID. ACCEPTED FOR RECORD  
AND FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M, IN  
BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_, SANTA CLARA COUNTY RECORDS,  
AT THE REQUEST OF \_\_\_\_\_

REGINA ALCOMENDRAS, COUNTY RECORDER  
SANTA CLARA COUNTY, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

# TRACT NO. 10381

## CAMINO KASH TOWN HOMES

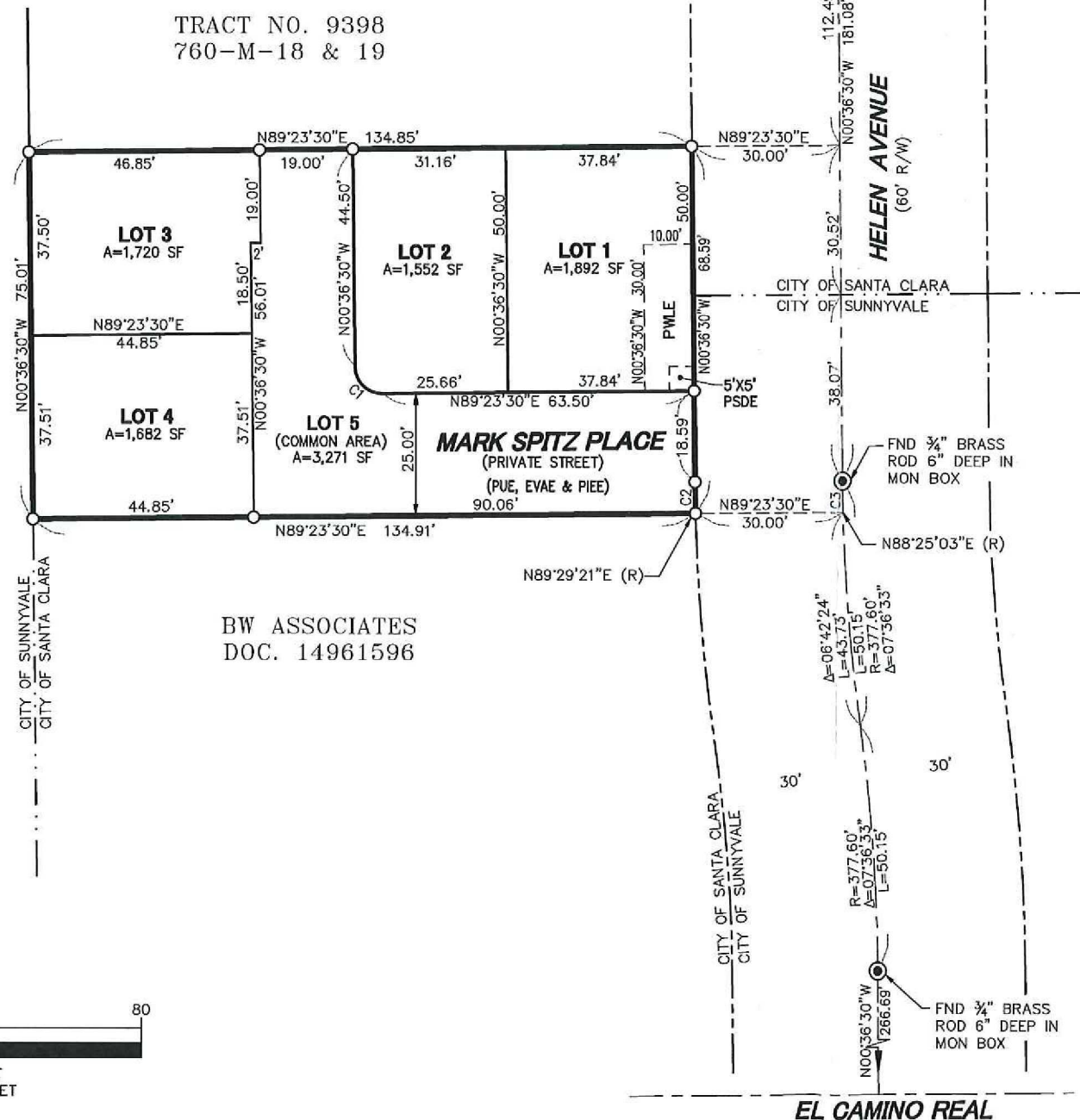
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**ADVANCED DEVELOPMENT**  
**CIVIL ENGINEERING SURVEYING PLANNING**  
 2933 BENJAMIN COURT  
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 FEBRUARY 2017

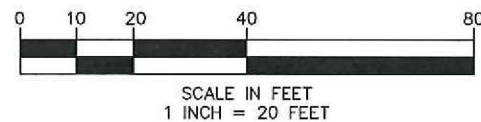
CURVE TABLE			
NUMBER	RADIUS	DELTA, Δ	ARC-L
C1	5.50'	90°00'00"	8.64'
C2	407.60'	00°54'09"	6.42'
C3	377.60'	00°54'27"	6.42'

COMMUNITY SYSTEM, RENT A HOME  
 (MOBILE HOME PARK)

TRACT NO. 9398  
 760-M-18 & 19



BW ASSOCIATES  
 DOC. 14961596



### LEGEND

- DISTINCTIVE BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- CENTER LINE
- CITY LIMITS LINE
- PUBLIC R/W LINE
- INDICATES FOUND MONUMENT BOX AS NOTED ON MAP
- 3/4" IP SET (TAGED 33509)
- RECORD DATA PER RECORD OF SURVEY

### ABBREVIATION

- PUE PUBLIC USE EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PIEE PRIVATE INGRESS AND EGRESS EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- FND FOUND
- L LENGTH
- MON MONUMENT
- M-M MONUMENT TO MONUMENT
- R RADIUS
- R/W RIGHT OF WAY
- SF SQUARE FEET

### BASIS OF BEARING

THE BEARING N00°36'30"W OF THE CENTER LINE OF HELEN AVENUE AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 23 OF MAPS AT PAGE 32, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

### NOTES

1. ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
3. SOME DIMENSIONS SHOWN WITHIN THE HEREON MAP ARE DISPLAYED WITHOUT THE DECIMAL POINT (IE: 2') DUE TO SPACE CONSTRAINTS. ALL SUCH DIMENSIONS ARE ACTUALLY ACCURATE TO THE NEAREST ONE-HUNDREDTH OF A FOOT (IE: 2'=2.00').
4. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 10,117 SF (OR 0.232 ACRES), MORE OR LESS.
5. ALL LOT LINE CURVES ARE TANGENT TO ADJACENT LINES OR CURVES UNLESS NOTED OTHERWISE.
6. THE BEARING OF ALL EASEMENT LINES NOT SHOWN HEREON ARE PARALLEL TO THE ADJACENT PROPERTY LINE OR PERPENDICULAR TO THE ADJOINING PROPERTY LINE.