City Council Agenda

City of Campbell, 70 N. First St., Campbell, California

NOTE: This City Council Regular meeting will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

The City Council meeting will be live-streamed on Channel 26 (Xfinity) or Channel 88 (Direct TV), the City's website and on YouTube https://www.youtube.com/user/CityofCampbell for those who only wish to view the meeting.

Those members of the public wishing to provide public comment virtually are asked to register in advance at: https://www.campbellca.gov/signup. After registering, you will receive a confirmation email containing information about joining the meeting. Members of the public may attend the meeting in person at Campbell City Hall - Council Chambers.

Public comment will also be accepted via email at ClerksOffice@campbellca.gov until 3:00p.m. prior to the start of the meeting. Written comments will be posted on the website and distributed to the Council. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL
Tuesday, March 4, 2025 – 7:00 p.m.
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS AND PROCLAMATIONS

1. **Proclamation Declaring the Month of March 2025 as "Youth Arts Month" in the City of Campbell**
   Recommended Action: That the City Council authorize the Mayor to proclaim the month of March 2025 as Youth Arts Month in the City of Campbell.

2. **Presentation by the Campbell Community Emergency Response Team**
   Recommended Action: That the City Council receives an informational presentation from the Campbell Community Emergency Response Team (CERT) regarding their ongoing efforts to prepare our community for disasters and emergency response.

COMMUNICATIONS AND PETITIONS

ORAL REQUESTS

NOTE: This portion of the meeting is reserved for persons wishing to address the City Council on any matter not on the agenda. Persons wishing to address the Council are requested, but not required to complete a Speaker's Card. Speakers are limited to two (2) minutes. The law generally prohibits the Council from discussion or taking action on such items. However, the Council may instruct staff accordingly regarding Oral Requests.

COUNCIL ANNOUNCEMENTS

CONSENT CALENDAR

NOTE: All matters listed under consent calendar are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a request is made by a member of City Council, City staff, or a member of the public. Any person wishing to speak on any item on the consent calendar should ask to have the item removed from the consent calendar prior to the time the Council votes to approve. If removed, the item will be discussed in the order in which it appears.

3. **Minutes of City Council Special Meeting of February 13, 2025**
   Recommended Action: Approve the special meeting minutes of February 13, 2025.

4. **Minutes of City Council Executive Session Meeting of February 18, 2025**
   Recommended Action: Approve the executive session meeting minutes of February 18, 2025.

5. **Minutes of City Council Study Session Meeting of February 18, 2025**
   Recommended Action: Approve the study session meeting minutes of February 18, 2025.

6. **Minutes of City Council Regular Meeting of February 18, 2025**
   Recommended Action: Approve the regular meeting minutes of February 18, 2025.

7. **Approving Bills and Claims**
   Recommended Action: Approve the bills and claims in the amount of $2,670,770.69.

8. **Monthly Investment Transactions Report (January 2025)**
   Recommended Action: That the City Council review and accept the Monthly Investment Transactions Report for January 2025.

9. **Monthly Treasurer's Report (January 2025)**
   Recommended Action: That the City Council review and accept the Monthly Treasurer's Report for the month ended January 31, 2025.

10. **Authorization to Approve and Execute Fund Agreement and Budget Adjustment for Comprehensive Traffic Safety Action Plan (Resolution/Roll Call Vote)**
    Recommended Action: That the City Council adopt a resolution approving and authorizing the City Manager to execute a fund agreement with the United States Department of Transportation's Federal Highway Administration (FHWA) for the Comprehensive Traffic Safety Action Plan Project and for the Finance Director to prepare an associated budget adjustment.

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

NOTE: Members of the public may be allotted up to two (2) minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Council's consent at the meeting.

11. **Public Hearing to Consider the Request of Scott A. Mommer Consulting to Modify the Operational Characteristics of an Existing 102,332 Square-Foot Hardware Store with a 18,705 Square-Foot Garden Center (The Home Depot), Including Legalizing Existing Unpermitted Outdoor Merchandise Storage and Adding Additional Outdoor Merchandise Storage Areas on Property Located at 480 E. Hamilton Avenue. The Application Under Consideration is a Major Planned Development Permit Modification. File No.: PLN-2023-52. (Ordinance/Roll Call Vote)**
    Recommended Action: The Planning Commission recommends that the City Council introduce an ordinance approving a Major Planned Development Permit Modification for the property located at 480 E. Hamilton Ave.

NEW BUSINESS

12. **Approving and Awarding the Contract to Studio G Architects in the Amount of $254,036, and Authorizing an Increased Budget Amount of $79,440, Inclusive of a 10% Contingency for the Architectural and Schematic Design of the E Wing Renovation and Relocation of the Campbell Adult Center Project (No. 25-LL) (Resolution/Roll Call Vote)**
    Recommended Action: That the City Council adopt a resolution: 1) approving and awarding the design contract to Studio G Architects, in the amount of $258,016; 2) authorizing the City Manager to execute said contract as specified in Campbell Municipal Code Section 3.20.100; 3) authorizing the Recreation & Community Services Director to negotiate and execute contract change orders up to and within the allocation contingency of $25,802; 4) authorizing the Finance Director to perform an associated budget adjustment for the Adult Center Renovation Project (No. 25-LL).

13. **2024 General Plan and Housing Element Annual Progress Reports (APRs) (Resolution/Roll Call Vote)**
    Recommended Action: Receive public comment, accept the General Plan and Housing Element Annual Progress Reports, and adopt a resolution directing staff to send the Annual Progress Reports to the required State agencies.

14. **Review of Campbell Statement of Values**
    Recommended Action: That the City Council review Campbell's Statement of Values and reaffirm it with any desired adjustments.

UNFINISHED BUSINESS

COUNCIL COMMITTEE REPORTS

15. **Council Committee Reports**

Recommended Action: That the City Council report on activities from their committee assignments.

ADJOURN

IMPORTANT NOTICE: Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of City Clerk's Office, 70 N. First Street, Campbell, CA 95008, during normal business hours. These materials will also be available on the City website at https://www.ci.campbell.ca.us/agendacenter with the agenda packet following the last item of the agenda, subject to staff's ability to post the documents prior to the meeting. All documents not posted prior to the meeting will be posted the next business day.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

City Council Report

Item: 1
Category: SPECIAL PRESENTATIONS AND PROCLAMATIONS
Meeting Date: March 4, 2025

TITLE: Proclamation Declaring the Month of March 2025 as "Youth Arts Month" in the City of Campbell

RECOMMENDED ACTION

That the City Council authorize the Mayor to proclaim the month of March 2025 as Youth Arts Month in the City of Campbell.

BACKGROUND

Started in 1961 through The Art & Creative Materials Institute, Inc. (ACMI), Youth Arts Month exists to recognize art education as a viable factor in the total education curricula that develops citizens of a global society, works to expand art programs in schools, and to stimulate new art programs for students of all ages. Youth Arts Month encourages commitment to the arts by students, community organizations, and individuals everywhere and strives to increase community understanding and interest in art and art education through involvement in art exhibits, workshops, and other creative ventures.

DISCUSSION

Youth Arts Month is an annual celebration supported through the Council for Art Education to emphasize the value of art education for all children and to encourage support for excellent school art programs. It provides a forum for acknowledging skills that are fostered through experience in the visual arts that are specific to learning in the arts. This proclamation would designate the month of March 2025 as Youth Arts Month throughout the City of Campbell. Additionally, it would increase community, business and governmental support for art education as well as improve art education at all levels, while demonstrating the City's support for art education in the City of Campbell.

The Santa Clara County Office of Education's 2025 Young Artist Showcase will be held May 23, 2025. This competition showcase is open to public school students, grades Pre-kindergarten through 12th grade, in Santa Clara County. This year's artwork theme is "Arts builds Civic Engagement: Involved in Arts, Involved in Life!". Building on the idea that arts build connection, youth are encouraged to create expressive pieces about the ways they engage with their respective communities. More information can be found at https://www.sccoe.org/arts.

FISCAL IMPACT

There is no fiscal impact associated with this action.

Prepared by: Kristen Epolite

Kristen Epolite, Deputy City Clerk

Reviewed by: Andrea Sanders

Andrea Sanders, City Clerk

Approved by:

Brian Loventhal, City Manager

Attachment:

a. Proclamation - Youth Arts Month 2025

PROCLAMATION OF THE MAYOR OF THE CITY OF CAMPBELL

WHEREAS, *Youth Art Month has been celebrated in March since 1961 and encourages support for quality school art programs and promotes art material safety; and*

WHEREAS, *art is essential for developing a better quality of life for all, and art education is a valuable element in the education curricular that develops critical thinking and citizens of a global society; and*

WHEREAS, *the creative expression of our youth is a vital component of cultural enrichment and societal progress with the power to inspire, unite, and transform lives, enriching our society in countless ways; and*

WHEREAS, *arts-learning strategies and arts integration help teachers to recognize and build upon critical thinking skills, curiosity, flexibility, communication, innovation, collaboration and are the traits required for post-secondary and workplace success; and*

WHEREAS, *by promoting the importance of arts education, we affirm our commitment to nurturing the next generation of artists, designers, and cultural leaders; and*

WHEREAS, *artistic expression is a means for expressing ourselves, our values, and that expression contributes to the mosaic that is the rich ecosystem of Santa Clara County schools; and*

WHEREAS, *the City of Campbell strives to increase community, business, and government support for art education for all students.*

NOW, THEREFORE, *I, Sergio Lopez, Mayor of the City of Campbell do hereby proclaim March 2025 as Youth Art Month in the City of Campbell.*

WITNESS MY HAND AND SEAL OF THE CITY OF CAMPBELL *this 4th day of March 2025.*

_____

Sergio Lopez, Mayor
City of Campbell, California

Attachment: Proclamation - Youth Arts Month 2025 (Proclamation Declaring the Month of March as Youth Arts Month)

City Council Report

Item: 2
Category: SPECIAL PRESENTATIONS AND PROCLAMATIONS
Meeting Date: March 4, 2025

TITLE: Presentation by the Campbell Community Emergency Response Team

RECOMMENDED ACTION

That the City Council receives an informational presentation from the Campbell Community Emergency Response Team (CERT) regarding their ongoing efforts to prepare our community for disasters and emergency response.

BACKGROUND

The Community Emergency Response Team (CERT) concept was first developed in 1985 by the City of Los Angeles Fire Department (LAFD) as a response to the growing need for civilian volunteers to assist first responders and local communities during catastrophic disasters. Recognizing that first responders may be overwhelmed in the aftermath of major emergencies, the LAFD created CERT to train ordinary citizens to take an active role in their own disaster preparedness and response. The goal was to empower residents with the knowledge and skills to provide immediate assistance to their families, neighbors, and communities while waiting for professional emergency services to arrive.

The initial success of the CERT program in Los Angeles prompted a broader expansion, and by the mid-1990s, the Federal Emergency Management Agency (FEMA) adopted the concept, promoting it as a nationwide initiative under the Citizen Corps Program. FEMA's support allowed the CERT concept to be implemented in communities across the United States, with local programs providing training in areas such as basic first aid, search and rescue, fire suppression, and incident management.

Today, CERT programs are active in thousands of communities nationwide, with the overarching goal of enhancing community safety and preparedness in times of disaster. Through CERT, community members are trained to become vital partners in their local emergency response efforts, playing a critical role in saving lives, reducing property damage, and supporting first responders in times of crisis. The expansion of CERT continues to be a key element of FEMA's strategy to build resilient communities that are better prepared for the unpredictable nature of natural and man-made disasters.

The Campbell Community Emergency Response Team (CERT) is a 501(c)(3) nonprofit public benefit corporation dedicated to enhancing the safety and well-being of the

Campbell community. Founded with the vision of providing an organized, trained, and effective volunteer network in times of emergency, CERT plays a vital role in strengthening the community's resilience in the face of natural disasters and other emergencies.

The City provides $10,000 per year in funding to the Campbell Community Emergency Response Team. These funds are administered by the Police Department as part of the City's Emergency Response coordination. Through this partnership the Police Department was able to get CERT onto the FirstNet authorized network bolstering our ability to communicate in the event of a disaster. About 60% of the annual CERT budget goes to supporting the FirstNet connectivity.

DISCUSSION

With over 250 trained volunteers, Campbell CERT operates from nine strategically located command posts throughout the community, ensuring that assistance is readily available wherever it's needed. These volunteers are equipped with the skills and knowledge necessary to serve as First Responders, offering immediate support and coordination until professional police and fire personnel can arrive on the scene. The team undergoes rigorous training in areas such as first aid, search and rescue, fire safety, and incident management. This ensures that CERT volunteers are prepared to assist their neighbors in times of crisis, delivering critical services and fostering a sense of unity and readiness within the community.

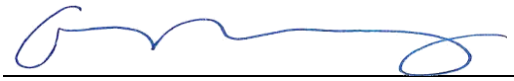
Through its commitment to community safety and disaster preparation, the Campbell CERT serves as a vital resource, providing immediate response and support to help save lives, protect property, and support first responders during emergencies. The dedication and selflessness of the volunteers reflect the heart of the Campbell community's proactive approach to disaster preparedness.

FISCAL IMPACT

The City provides $10,000 annually to CERT to support training, communications, and emergency preparedness; budgeted under account # 101.604.7427.

Prepared by:

Ian White, Police Captain

Reviewed by: 

Gary Berg, Police Chief

Approved by:

Brian Loventhal, City Manager

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California

SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL
Thursday, February 13, 2024 – 8:30 a.m.
Doubletree By Hilton Campbell/Pruneyard Plaza - Orchard
Room 1995 S. Bascom Avenue, Campbell, CA 95008

This City Council meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

CALL TO ORDER

The City Council of the City of Campbell convened this day in the special meeting place, the Doubletree By Hilton Campbell/Pruneyard Plaza - Orchard Room 1995 S. Bascom Avenue, Campbell, CA 95008

ROLL CALL

Attendee Name	Title	Status
Sergio Lopez	Mayor	Present
Dan Furtado	Vice Mayor	Present
Anne Bybee	Councilmember	Present
Terry Hines	Councilmember	Present
Elliot Scozzola	Councilmember	Present

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

1. **City Council/Executive Team Retreat**
   Recommended Action: That the City Council conduct team building exercises with Executive Team staff.

   Mike Messina of Messina & Associates, Inc.; City Manager, Brian Loventhal; Assistant City Manager, Angelique Gaeta; City Attorney, Bill Seligmann; City Clerk, Andrea Sanders; Human Resources Manager, Ada Chen; Interim IT Manager, Ryan Favila; Public Works Director, Todd Capurso; City Engineer, Amy Olay; Community Development Director, Rob Eastwood; Finance Director, Will Fuentes; Police Chief, Gary Berg; and Recreation & Community Services

Minutes Acceptance: Minutes of Feb 13, 2025 12:00 AM (CONSENT CALENDAR)

Director, Natasha Bissell were in attendance.

The City Council and Executive Team staff participated in team building exercises led by Mr. Messina.

Councilmember Scozzola left the meeting at 3:07 p.m.

Vice Mayor Furtado left the meeting at 3:12 p.m.

ADJOURN

Mayor Lopez adjourned the meeting at 4:25 p.m.

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

Minutes Acceptance: Minutes of Feb 13, 2025 12:00 AM (CONSENT CALENDAR)

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California

CITY COUNCIL EXECUTIVE SESSION
Tuesday, February 18, 2025 - 5:30 p.m.
Council Chamber - 70 N. First Street

This City Council meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

CALL TO ORDER

The City Council of the City of Campbell convened this day in the special meeting place, the Doetsch Conference Room, 70 N. First Street, Campbell, California.

Pursuant to Government Code § 54953 (f)(2), Vice Mayor Furtado stated that Mayor Lopez had requested to participate remotely in this Executive Session meeting as the result of a caregiving need of a family member.

Mayor Lopez disclosed publicly that there were no individuals 18 years or older present in the room.

M/S: Furtado/Bybee - to approve the request of Mayor Lopez to participate in the meeting remotely due to emergency circumstances.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Hines
SECONDER:	Bybee
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

ROLL CALL

Attendee Name	Title	Status
Anne Bybee	Councilmember	Present
Terry Hines	Councilmember	Present
Elliot Scozzola	Councilmember	Present
Dan Furtado	Vice Mayor	Present
Sergio Lopez	Mayor	Remote

PUBLIC COMMENT

There was no public comment.

Minutes Acceptance: Minutes of Feb 18, 2025 5:30 PM (CONSENT CALENDAR)

MOVE INTO CLOSED EXECUTIVE SESSION

CITY COUNCIL EXECUTIVE SESSION

A. Personnel

B. Litigation – **CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**
(Paragraph (1) of subdivision (d) of California Government Code Section 54956.9)
Name of case: Silicon Valley Tax Payer's Association, Inc. v. City of Campbell et. al.

C. Real Property

D. Labor Negotiations

The City Council met in Executive Session to discuss Item B – Litigation.

City Manager Loventhal, City Attorney Seligmann and legal counsel Michael Colantuono, of Colantuono, Highsmith & Whatley, PC were in attendance.

ADJOURN

Vice Mayor Furtado adjourned the meeting at 5:50 PM

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

Minutes Acceptance: Minutes of Feb 18, 2025 5:30 PM (CONSENT CALENDAR)

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California

STUDY SESSION OF THE CAMPBELL CITY COUNCIL
Tuesday, February 18, 2025 – 6:00 p.m.
City Hall Council Chamber – 70 N. First Street

This City Council meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

This meeting was recorded and can be viewed in its entirety at www.campbellca.gov/agendacenter.

CALL TO ORDER

The City Council of the City of Campbell convened this day in the special meeting place, the City Hall Council Chamber, 70 N. First St., Campbell, California.

Pursuant to Government Code § 54953 (f)(2), Vice Mayor Furtado stated that Mayor Lopez had requested to participate remotely in the Study Session and Regular meeting as the result of a caregiving need of a family member.

Mayor Lopez disclosed publicly that there were no individuals 18 years or older present in the room.

The motion taken in Study Session was as follows: **M/S: Furtado/Bybee - to approve the request of Mayor Lopez to participate in the meeting remotely due to emergency circumstances.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Hines
SECONDER:	Bybee
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

ROLL CALL

Attendee Name	Title	Status
Anne Bybee	Councilmember	Present
Terry Hines	Councilmember	Present
Elliot Scozzola	Councilmember	Present
Dan Furtado	Vice Mayor	Present
Sergio Lopez	Mayor	Remote

Minutes Acceptance: Minutes of Feb 18, 2025 6:00 PM (CONSENT CALENDAR)

PUBLIC COMMENT

There were no public comments.

NEW BUSINESS

1. **Study Session - Pavement Maintenance Program**
   Recommended Action: That the City Council receives a status report on the Pavement Maintenance Program and previews the impacts of various funding strategies on the future condition of the roadway network.

   City Engineer Olay presented a staff report dated February 18, 2025. Information was provided related to the Pavement Maintenance Program, the Pavement Condition Index (PCI), preventative pavement maintenance treatments; annual pavement maintenance funding sources and strategies; pavement maintenance budgeting options, and regulations on pavement projects.

   The City Council provided feedback on acceptable roadway conditions, available and previous funding sources and allocations, Accessibility ramps and ADA compliance, and vehicle impact fees.

   There was a general consensus of the City Council to support looking into vehicle impact fees.

ADJOURN

Vice Mayor Furtado adjourned the meeting at 7:00 PM

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

Minutes Acceptance: Minutes of Feb 18, 2025 6:00 PM (CONSENT CALENDAR)

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL
Tuesday, February 18, 2025 – 7:00 p.m.
City Hall Council Chamber – 70 N. First Street

This City Council meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

This meeting was recorded and can be viewed in its entirety at www.campbellca.gov/agendacenter.

CALL TO ORDER

The City Council of the City of Campbell convened this day in the regular meeting place, the City Hall Council Chamber, 70 N. First St., Campbell, California.

At the February 18, 2025, Study Session meeting, pursuant to Government Code § 54953 (f)(2), Vice Mayor Furtado stated that Mayor Lopez had requested to participate remotely in the Study Session and Regular meetings as the result of a caregiving need of a family member.

Mayor Lopez disclosed publicly that there were no individuals 18 years or older present in the room.

The motion taken in Study Session was as follows: **M/S: Furtado/Bybee - to approve the request of Mayor Lopez to participate in the meeting remotely due to emergency circumstances.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Hines
SECONDER:	Bybee
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

ROLL CALL

Attendee Name	Title	Status
Anne Bybee	Councilmember	Present
Terry Hines	Councilmember	Present
Elliot Scozzola	Councilmember	Present
Dan Furtado	Vice Mayor	Present
Sergio Lopez	Mayor	Remote

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led my Public Works Maintenance Lead Worker Chad Carveiro upon his retirement from the City of Campbell.

Vice Mayor Furtado presented Mr. Carveiro a Certificate of Appreciation for leading the Pledge of Allegiance.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

1. **Present Certificate of Recognition to the STEM Winner of the Santa Clara Valley Science and Engineering Fair Association (SCVSEFA) 2023 Synopsis Championship Science Fair.**
   Recommended Action: That the City Council recognize the Campbell student winner of the Santa Clara County 2023 Synopsis Championship Science Fair.

   Vice Mayor Furtado invited Forrest Williams, Board Member of the Santa Clara Valley Science and Engineering Fair Association to discuss the STEM program.

   Mr. Williams spoke of the students that participated in the Science and Engineering Fair noting that they are our future. The SCVSEFA is intended to inspire our youths with science. He recognized Campbell winner Garuda Chen for his accomplishment and commented on how these young students will be a benefit to everyone's future.

   Garuda Chen of Latimer Middle School discussed his project "How do butterflies fly in the rain"

   Vice Mayor Furtado presented Mr. Chen a Certificate of Recognition for his award at the Synopsys Silicon Valley Science and Technology Championship.

   The City Councilmembers all voiced their congratulations and admiration to Mr. Chen upon his award.

COMMUNICATIONS AND PETITIONS

There were no communications and petitions.

ORAL REQUESTS

Joe Heyming, Campbell resident, stated concerns with City sidewalks in the Pollard and Westmont area and asked the City Council to prioritize sidewalks.

COUNCIL ANNOUNCEMENTS

Are you interested in Historic Preservation and looking to get involved in your Campbell community? Then the Historic Preservation Board is for you. Applications are being accepted now. Help advise the City Council on matters related to historic preservation

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

such architectural history, planning, archeology, American studies, American civilization, cultural geography and much more. For more information and to obtain an application, please visit our website at www.campbellca.gov/Boards-Commissions or contact the City Clerk's Office by emailing ClerksOffice@campbellca.gov or by calling 408-866-2117.

Applications are open for the City of Campbell Social Service Subgrant Program. The Social Service Subgrant offers funding to support community agencies that offer programs to serve our at-risk population. For more information about this grant opportunity, or to apply, please visit the city's website at campbellca.gov.

The AARP Foundation is providing free income tax assistance thru Friday, April 11 at the Campbell Community Center's Adult Center. This service is available for low to moderate income adults and families, ages 18+. Please visit campbellca.gov for more information.

The Civic Improvement Commission has launched its Youth Photo Contest "Capture Campbell." Capture Campbell encourages youth to capture what Campbell looks like through their eyes. The contest runs thru April 30. To find out more, please visit the city's website at campbellca.gov.

This Mother's Day, Sunday, May 11, the American Cancer Society will be hosting its 36th year of "Courageous Kids Day" with a luncheon at Sorelle Italian Bistro in Campbell. This fundraising event will help raise money to support pediatric cancer patients and research. Approximately 400 kids with cancer and their families are invited to attend and celebrate a day away from cancer. Sponsorships for the event are welcome! You and your company can also buy a stuffed bear for $100, which will be delivered to a child with cancer. To find out more about this event and support pediatric cancer patients and research, please contact Pam Dunnett at (408) 891-0177.

CONSENT CALENDAR

Vice Mayor Furtado asked if anyone wished to remove an item from the Consent Calendar. Item eight was removed from Consent.

Mayor Lopez commented on Item six thanking staff for their collaborative efforts with the West Valley cities to conduct a feasibility study related to potential temporary and emergency housing facilities in the West Valley Area.

The Consent Calendar was considered as follows:

2. **Minutes of City Council Regular Meeting of February 4, 2025**
   Recommended Action: Approve the regular meeting minutes of February 4, 2025.

   This action approves the regular meeting minutes of February 4, 2025.

3. **Approving Bills and Claims**
   Recommended Action: Approve the bills and claims in the amount of $3,357,530.74.

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

This action approves the bills and claims in the amount of $3,357,530.74 as follows: bills and claims checks dated January 20, 2025, in the amount of $371,351.17; bills and claims checks dated January 27, 2025, in the amount of $2,956,616.99; and payroll checks dated January 30, 2025, in the amount of $29,562.58.

4. **Investment Report - Quarter Ending December 2024**
Recommended Action: That the City Council approve the Investment Report for the quarter ending December 2024 and the report be noted and filed.

This approval action notes and files the Investment Report for the quarter ending December 2024, including the desk item.

5. **Adopt a Resolution Approving Disaster Grant Agreements with the State of California Governor's Office of Emergency Services (CalOES) and Authorizing the City Manager and the Finance Director to Execute on Behalf of the City**
Recommended Action: That the City Council adopt a Resolution approving disaster grant agreements with the State of California Governor's Office of Emergency Services (CalOES) and authorizing the City Manager and the Finance Director to execute on behalf of the City.

Resolution 13260 approves disaster grant agreements with the State of California Governor's Office of Emergency Services (CalOES) and authorizes the City Manager and the Finance Director to execute on behalf of the City.

6. **Consider Approving of a Memorandum of Understanding with the Cities of Cupertino, Monte Sereno, Saratoga and the Town of Los Gatos to Formalize the Collaborative Efforts to Conduct a West Valley Shelter Feasibility Study for the Possible Development of Temporary and Emergency Housing Facilities and Programs to Service the West Valley Area and Authorizing the City Manager to Execute the Memorandum of Understanding.**
Recommended Action: That the City Council adopt a Resolution approving and authorizing the City Manager to execute the Memorandum of Understanding with the Cities of Cupertino, Monte Sereno, Saratoga and the Town of Los Gatos to formalize collaborative efforts to conduct a feasibility study related to potential temporary and emergency housing facilities in the West Valley Area.

Resolution 13261 approves and authorizes the City Manager to execute the Memorandum of Understanding with the Cities of Cupertino, Monte Sereno, Saratoga and the Town of Los Gatos to formalize collaborative efforts to conduct a feasibility study related to potential temporary and emergency housing facilities in the West Valley Area.

7. **Accept the City Facilities Roof Replacement Project – FY 2024 (24-TT) and File the Notice of Completion**

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

Recommended Action: That the City Council adopt a resolution accepting the City Facilities Roof Replacement Project for FY 2024 (CIP No. 24-TT) and directing the Public Works Director or designee to file the Notice of Completion.

Resolution 13262 accepts the City Facilities Roof Replacement Project for FY 2024 (CIP No. 24-TT) and directs the Public Works Director or designee to file the Notice of Completion.

M/S: Bybee/Lopez – That the City Council approve the Consent Calendar with the exception of item eight. The motion was adopted by the following roll call vote:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bybee
SECONDER:	Scozzola
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

ITEMS CONSIDERED SEPARATE FROM CONSENT

8. **Resolution Commending Chad Carveiro for 34 Years of Service to the City of Campbell**

Recommended Action: It is recommended that the City Council adopt a resolution commending Chad Carveiro for his 34 years of outstanding service to the City of Campbell.

Vice Mayor Furtado invited Chad Carveiro up to the podium and recognized his many accomplishments with the City.

Councilmembers commended Mr. Carveiro for his service noting his dedication and commitment to the City, his always helpful and professional attitude, and the positive impact he's made on our City streets and Parks. Councilmembers congratulated Chad upon his retirement and wished him well on his future endeavors.

M/S: Bybee/Scozzola – That the City Council adopt Resolution 13263 commending Chad Carveiro for his 34 years of outstanding service to the City of Campbell. The motion was adopted by the following roll call vote:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bybee
SECONDER:	Scozzola
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

9. **Public Hearing to Consider an Interim Ordinance Related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to Implement Recent Feedback and Direction from the California Department**

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

of Housing and Community Development (HCD) and Recent Legislative Updates (SB 1211 & AB 2533). (Ordinances / Roll Call Vote)
Recommended Action: It is recommended that the City Council adopt an Interim Ordinance to implement recent feedback and direction from the California Department of Housing and Community Development (HCD) and recent legislative updates (SB 1211 & AB 2533).

Now is the time and place for a public hearing to consider an Interim Ordinance to implement recent feedback and direction from the California Department of Housing and Community Development (HCD) and recent legislative updates (SB 1211 & AB 2533).

Assistant Planner Lomen presented a staff report dated February 18, 2025.

Following City Council questions, Vice Mayor Furtado opened the public hearing and asked if anyone wished to speak.

Daraius Sorabji, Campbell resident, stated concerns related to Floor Area Ratio (FAR) when looking at ADUs, and suggested using size limitation standards of 1200 feet instead of using FAR.

Assistant Planner Lomen provided clarification to the public speaker stating the new ADU ordinance does allow for different size limitations for ADUs and will need to comply with the FAR and lot coverage regulations as specified within that specific Area Plan.

Raja Pallela, Campbell resident, spoke in support of the City staff following State guidelines instead of revising the ordinance every few months. He also echoed the previous speakers' comments.

Seeing no one else wishing to speak, Vice Mayor Furtado closed the public hearing.

After discussion, **M/S: Hines/Bybee – That the City Council adopt Interim Ordinance 2322 to implement recent feedback and direction from the California Department of Housing and Community Development (HCD) and recent legislative updates (SB 1211 & AB 2533). The motion was adopted by the following roll call vote:**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Hines
SECONDER:	Bybee
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

City Clerk Sanders read the full title of Ordinance 2322

M/S: Scozzola/Bybee – That the City Council waive further reading of Ordinance 2322. The motion was adopted by the following roll call vote:

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scozzola
SECONDER:	Bybee
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

10. **Public Hearing to Consider Adoption of an Ordinance to Extend Interim Ordinance No. 2321 Which Established Urgency Measures to Implement Senate Bill No. 450 by Removing Special Requirements and Procedures and Incorporating Uniform Objective Zoning, Subdivision, and Design Standards for the Single-Family Residential Zoning District. (Ordinance/Roll Call Vote)**

Recommended Action: It is recommended that the City Council adopt an ordinance to extend Interim Ordinance No. 2321, which established urgency measures to implement Senate Bill No. 450 (2024).

Now is the time and place for a public hearing to consider adopting an ordinance to extend Interim Ordinance No. 2321, which established urgency measures to implement Senate Bill No. 450 (2024).

Community Development Director Eastwood presented a staff report dated February 18, 2025.

Following City Council questions, Vice Mayor Furtado opened the public hearing and asked if anyone wished to speak.

Daraius Sorabji, Campbell resident, spoke of concerns with nonuniform Floor Area Ratio (FAR) for single-family homes in various Neighborhood Plans.

Raja Pallela, Campbell resident, requested the San Tomas Area Plan be reevaluated for uniform FAR requirements. He additionally requested reduced setbacks as part of the permanent ordinance.

Seeing no one else wishing to speak, Vice Mayor Furtado closed the public hearing.

After discussion, **M/S: Scozzola/Hines – That the City Council adopt ordinance 2323 to extend Interim Ordinance No. 2321, which established urgency measures to implement Senate Bill No. 450 (2024). The motion was adopted by the following roll call vote:**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scozzola
SECONDER:	Hines
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

City Clerk Sanders read the full title of Ordinance 2323

M/S: Scozzola/Bybee – That the City Council waive further reading of Ordinance 2323. The motion was adopted by the following roll call vote:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scozzola
SECONDER:	Bybee
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

NEW BUSINESS

There was no new business.

UNFINISHED BUSINESS

There was no unfinished business.

COUNCIL COMMITTEE REPORTS

11. **Council Committee Reports**
Recommended Action: That the City Council report on activities from their committee assignments.

Councilmember Scozzola attended meetings of Silicon Valley Clean Energy; meeting of the Valley Transportation Authority Policy Advisory Committee;133rd Annual Campbell Early Settlers & Heritage Day Luncheon; and Supervisor Ellenberg's State of the District.

Councilmember Hines attended Supervisor Ellenberg's State of the District; attended the First Full Moon Festival hosted by Korean American Community Services with City of Santa Clara Mayor Lisa Gilmore; attended the 133rd Annual Campbell Early Settlers & Heritage Day Luncheon; participated as an essay judge for Dr. Low's local Lions Club Chapter; and gave a shoutout to Little Lou's BBQ and Catering on Winchester Blvd.

Councilmember Bybee attended the Cities Association of Santa Clara County Board meeting and Legislative Action Committee meeting; attended the 133rd Annual Campbell Early Settlers & Heritage Day Luncheon and thanked the Campbell Chamber of Commerce for their event coordination and partnership and Museum Supervisor Kerry Perkins for her presentation.

Councilmember Bybee recognized the Scout Troop in attendance for their participation in the City Council meeting.

Mayor Lopez attended a meeting of the Bay Area Air District; a meeting of the Valley Transportation Authority Board of Directors; the 3rd annual blood drive held by Cloud City in partnership with Standford Blood Center; an executive

Minutes Acceptance: Minutes of Feb 18, 2025 7:00 PM (CONSENT CALENDAR)

meeting of the League of Cities Peninsula Division Executive Committee; the City Council/Executive Team retreat.

Vice Mayor Furtado attended the 133rd Annual Campbell Early Settlers & Heritage Day Luncheon and spoke of the upcoming Chamber of Commerce Annual Gala to be held on March 15.

ADJOURN

Vice Mayor Furtado adjourned the meeting at 8:17 PM

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

City Council Report

Item: 7
Category: CONSENT CALENDAR
Meeting Date: March 4, 2025

TITLE: **Approving Bills and Claims**

RECOMMENDED ACTION

Approve the bills and claims in the amount of $2,670,770.69

DISCUSSION

The bills and claims that have been audited and approved by staff for payments made as noted below:

Type	Check Date	Amount
Bills & Claims	February 03, 2025	$1,153,766.01
Bills & Claims	February 10, 2025	$1,442,806.27
Payroll	February 13, 2025	$74,198.41
	Total	**$2,670,770.69**

FISCAL IMPACT

Requested action does not require a budget adjustment. Adequate funding was available to cover all expenses as listed.

Prepared by: Celia Deniz, Accounting Clerk II

Reviewed by: Norite Vong, Assistant Finance Director

Approved by:

Brian Loventhal, City Manager

City Council Report

Item: 8
Category: CONSENT CALENDAR
Meeting Date: March 4, 2025

TITLE: Monthly Investment Transactions Report (January 2025)

RECOMMENDED ACTION

That the City Council review and accept the Monthly Investment Transactions Report for January 2025.

BACKGROUND

As required by California Government Code (GC) Section 53607, staff will submit to the City Council Monthly Investment Transaction Reports within 45 days of the prior month end that show a listing of investments purchased, sold, called, or that have reached maturity, along with any Local Agency Investment Fund (LAIF) transfers. This is in addition to the Quarterly Investment Report, which shows a number of other items listed under Section VII.A of the City's Investment Policy and is also submitted to the City Council within 45 days from the end of the prior quarter.

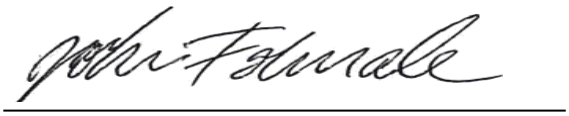
DISCUSSION

This Monthly Investment Transaction Report covers January 2025. As shown in ***Attachment A***, staff made $11.8 million in deposits along with $2.9 million in withdrawals with the City's main Local Agency Investment Fund (LAIF) account to manage operating cash flow. $3.4 million was withdrawn from the Measure O 2022 bond account to cover December project expenditures. A combined $633,000 interest was earned during Q2 and posted into the 3 LAIF accounts. The monthly LAIF investment rate dropped to 4.366%. Within the City's BNY custodial account, $1.3 million in new investments were purchased, comprising of two (2) Asset-backed securities (ABS) - $195,000, five (5) Corporate bonds - $300,000, and four (4) US Treasury bonds $760,000. Current month sales consisted of one (1) $1.0 million agency bond (FFMC) as well as one (1) $375,000 US Treasury bond. $60,000 in interest and dividends was received as well as a $2,000 net realized loss incurred, all resulting in a $190,000 increase in cash & cash equivalents. Consistent with the recommended FY2024-25 Investment Strategy approved by the City Council on September 17, 2024, staff and the City's investment advisors continue to watch for moderately long-term investment opportunities outside of LAIF, as interest rates remain high but have stabilized to provide the highest yet still safe returns, consistent with the City's

Investment Policy. Please note that all investment purchases made adhere to the City's Investment Policy.

FISCAL IMPACT

There is no fiscal impact associated with the review and acceptance of the Monthly Investment Transactions Report.

Prepared by: 

John Formale, Accountant

Reviewed by:

Will Fuentes, Finance Director

Approved by:

Brian Loventhal, City Manager

Attachment:

a. Monthly Investment Activity Report-1.31.25
b. Chandler Monthly statement- 1.31.25

CITY OF CAMPBELL
Monthly Investment Transactions Report
January 1 to January 31, 2025

Account	Trans. Date		January 2025
LAIF - ******133, Main account			
Average Monthly Yield			***4.366%***
Beginning Balance		***$***	***25,488,118***
Transactions			
Deposit	*1/3/2025*		*1,700,000*
Deposit	*1/6/2025*		*1,200,000*
Withdrawal	*1/9/2025*		*(200,000)*
Deposit	*1/13/2025*		*2,100,000*
Q2 Interest earned (Oct-Dec)	*1/15/2025*		*289,670*
Deposit	*1/16/2025*		*2,100,000*
Deposit	*1/22/2025*		*2,100,000*
Deposit	*1/23/2025*		*2,000,000*
Withdrawal	*1/24/2025*		*(2,700,000)*
Deposit	*1/28/2025*		*600,000*
			9,189,670
Ending Balance		***$***	***34,677,788***

Account	Trans. Date		January 2025
LAIF - ******031, MEAS O, Series 2020			
Average Monthly Yield			***4.366%***
Beginning Balance	*12/16/2024*	***$***	***103,979***
Transactions			
Q2 Interest earned (Oct-Dec)	*1/15/2025*		*4,596*
			4,596
Ending Balance			***108,575***

Account	Trans. Date		January 2025
LAIF - ******032, MEAS O, Series 2022			
Average Monthly Yield			***4.366%***
Beginning Balance		***$***	***27,630,130***
Transactions			
Principal drawdown- MEAS O December expenditures	*1/15/2025*		*(3,363,000)*
Q2 Interest earned (Oct-Dec)	*1/15/2025*		*338,662*
			(3,024,338)
Ending Balance		***$***	***24,605,792***

Account***	Trans. Date		January 2025
Bank of New York (BNY) - ******818			
Beginning Balance			***20,192,166***
Note: Purchases listed at par value, see Chandler Monthly Statement for detail			
Transactions	-		
Purchases (2)- Asset-backed securities			*195,000*
Purchases (5)- Corporate Bonds			*300,000*
Purchases (4)- US Treasury bonds			*760,000*
Sales (1)- Agency (FFCB)			*(1,000,000)*
Sales (1)- US Treasury bond			*(375,000)*
MM sweep (net trade activity)			*120,000*
Interest and dividends received, net of accrued interest purchased			*59,900*
Realized Gain/(Loss)			*(2,095)*
			57,805
Ending Balance		***$***	***20,249,971***

Total of all Investments		
Beginning	***$***	***73,414,393***
Ending	***$***	***79,642,126***

Attachment: Monthly Investment Activity Report-1.31.25 (Monthly Investment Transactions Report January 2025)

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of Campbell | Account #11214 | As of January 31, 2025

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

Bank of New York Mellon

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

PORTFOLIO SUMMARY

City of Campbell | Account #11214 | As of January 31, 2025

Portfolio Characteristics

Average Modified Duration	2.34
Average Coupon	3.59%
Average Purchase YTM	3.63%
Average Market YTM	4.41%
Average Quality*	AA+
Average Final Maturity	2.75
Average Life	2.42

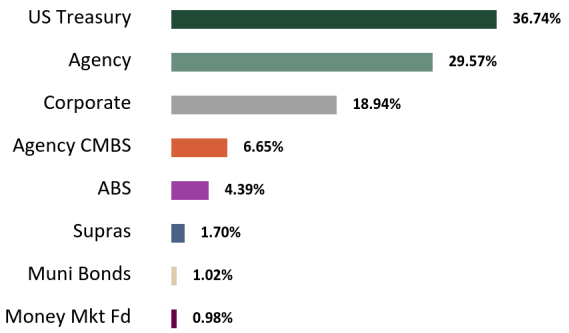
Account Summary

	End Values as of 12/31/2024	End Values as of 01/31/2025
Market Value	19,985,907.88	20,094,404.66
Accrued Interest	144,957.50	145,100.31
Total Market Value	**20,130,865.38**	**20,239,504.97**
Income Earned	69,874.03	60,606.72
Cont/WD	0.00	0.00
Par	20,231,681.37	20,293,029.27
Book Value	20,189,031.77	20,245,833.61
Cost Value	20,193,209.89	20,251,180.17

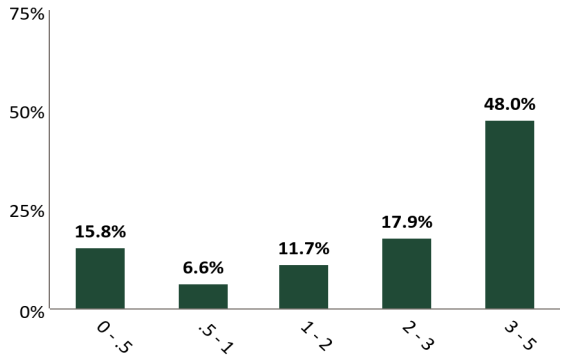
Top Issuers

Government of The United States	36.74%
Federal Home Loan Banks	19.69%
Farm Credit System	9.88%
FHLMC	6.65%
Toyota Motor Corporation	1.96%
International Bank for Recon and Dev	1.70%
Bank of America Corporation	1.50%
JPMorgan Chase & Co.	1.32%

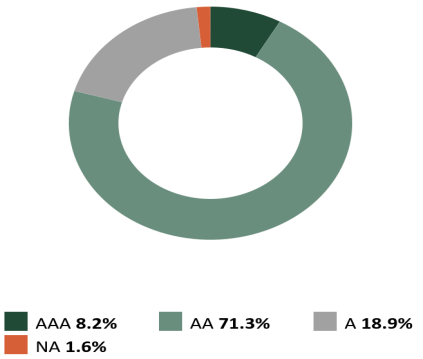
Sector Allocation



Maturity Distribution



Credit Quality (S&P)



*The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

RECONCILIATION SUMMARY

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**(5,000,000.00)**

Principal Paydowns

Month to Date	**(8,440.16)**
Fiscal Year to Date	**(15,563.02)**

Purchases

Month to Date	**2,500,616.73**
Fiscal Year to Date	**28,558,942.75**

Sales

Month to Date	**(2,432,276.83)**
Fiscal Year to Date	**(20,271,670.88)**

Interest Received

Month to Date	**55,116.71**
Fiscal Year to Date	**402,592.13**

Purchased / Sold Interest

Month to Date	**4,783.03**
Fiscal Year to Date	**(54,433.28)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Book Value	20,189,031.77	16,999,954.62
Maturities/Calls	0.00	(5,000,000.00)
Principal Paydowns	(8,440.16)	(15,563.02)
Purchases	2,500,616.73	28,558,942.75
Sales	(2,432,276.83)	(20,271,670.88)
Change in Cash, Payables, Receivables	165.59	1,209.15
Amortization/Accretion	564.17	(3,711.36)
Realized Gain (Loss)	(3,827.65)	(23,327.65)
Ending Book Value	20,245,833.61	20,245,833.61

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Market Value	19,985,907.88	16,694,837.18
Maturities/Calls	0.00	(5,000,000.00)
Principal Paydowns	(8,440.16)	(15,563.02)
Purchases	2,500,616.73	28,558,942.75
Sales	(2,432,276.83)	(20,271,670.88)
Change in Cash, Payables, Receivables	165.59	1,209.15
Amortization/Accretion	564.17	(3,711.36)
Change in Net Unrealized Gain (Loss)	51,694.94	153,688.49
Realized Gain (Loss)	(3,827.65)	(23,327.65)
Ending Market Value	20,094,404.66	20,094,404.66

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
891940AC2	TAOT 2023-A A3 4.63 09/15/2027	134,436.99	11/14/2024 4.63%	134,489.50 134,483.64	100.06 4.59%	134,516.98 276.64	0.67% 33.34	NA/AAA AAA	2.62 0.69
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	200,000.00	11/20/2024 5.24%	202,179.69 202,051.05	101.04 4.49%	202,085.58 172.67	1.01% 34.53	Aaa/AAA NA	4.07 1.40
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	60,000.00	10/10/2024 4.44%	59,996.65 59,996.86	99.70 4.60%	59,822.90 117.33	0.30% (173.96)	Aaa/AAA NA	4.37 1.80
34535VAD6	FORDO 2024-D A3 4.61 08/15/2029	120,000.00	11/19/2024 4.66%	119,996.15 119,996.31	100.18 4.57%	120,212.71 245.87	0.60% 216.40	Aaa/NA AAA	4.54 2.14
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	60,000.00	10/08/2024 4.32%	59,988.44 59,989.15	99.74 4.58%	59,841.31 110.00	0.30% (147.84)	Aaa/AAA NA	4.54 1.87
92970QAE5	WFCIT 2024-2 A 4.29 10/15/2029	110,000.00	10/17/2024 4.33%	109,983.65 109,984.55	99.48 4.54%	109,426.27 209.73	0.54% (558.28)	Aaa/AAA NA	4.70 2.49
58773DAD6	MBART 2025-1 A3 4.78 12/17/2029	115,000.00	01/14/2025 4.84%	114,975.54 114,975.66	100.56 4.59%	115,641.62 122.16	0.58% 665.96	Aaa/NA AAA	4.88 2.32
362955AD8	GMCAR 2025-1 A3 4.62 12/17/2029	80,000.00	01/09/2025 5.03%	79,994.06 79,994.12	100.22 4.56%	80,179.52 164.27	0.40% 185.40	Aaa/NA AAA	4.88 2.19
Total ABS		**879,436.99**	**4.77%**	**881,603.68** **881,471.34**	**100.26** **4.56%**	**881,726.89** **1,418.66**	**4.39%** **255.56**	**Aaa/AAA** **AAA**	**4.22** **1.78**
AGENCY									
3130AQY49	FEDERAL HOME LOAN BANKS 2.0 02/27/2025	1,000,000.00	02/28/2022 2.00%	1,000,000.00 1,000,000.00	99.84 4.38%	998,390.24 8,555.56	4.97% (1,609.76)	Aaa/AA+ AA+	0.07 0.07
3130ANUR9	FEDERAL HOME LOAN BANKS 0.65 03/21/2025	1,000,000.00	09/21/2021 0.65%	1,000,000.00 1,000,000.00	99.53 4.15%	995,346.28 2,347.22	4.95% (4,653.72)	Aaa/AA+ AA+	0.13 0.13
3130APFH3	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	1,000,000.00	10/29/2021 0.81%	1,000,000.00 1,000,000.00	98.34 4.29%	983,351.62 45.00	4.89% (16,648.38)	Aaa/AA+ AA+	0.49 0.48
3130ANVB3	FEDERAL HOME LOAN BANKS 0.8 09/17/2025	1,000,000.00	09/17/2021 0.80%	1,000,000.00 1,000,000.00	97.89 4.27%	978,899.91 2,977.78	4.87% (21,100.09)	Aaa/AA+ AA+	0.63 0.61
3133ENZC7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.12 06/22/2026	1,000,000.00	06/22/2022 4.12%	1,000,000.00 1,000,000.00	99.62 4.40%	996,194.63 4,463.33	4.96% (3,805.37)	Aaa/AA+ AA+	1.39 1.33
3133ENZY9	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.96 07/12/2027	1,000,000.00	07/12/2022 3.96%	1,000,000.00 1,000,000.00	98.93 4.43%	989,319.13 2,090.00	4.92% (10,680.87)	Aaa/AA+ AA+	2.44 2.30
Total Agency		**6,000,000.00**	**2.06%**	**6,000,000.00** **6,000,000.00**	**99.03** **4.32%**	**5,941,501.81** **20,478.89**	**29.57%** **(58,498.19)**	**Aaa/AA+** **AA+**	**0.86** **0.82**

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY CMBS									
3137BSRE5	FHMS K-059 A2 3.12 09/25/2026	250,000.00	11/21/2024 4.55%	243,691.41 244,347.74	97.88 4.44%	244,695.00 650.00	1.22% 347.26	Aaa/AAA AAA	1.65 1.48
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	250,000.00	11/21/2024 4.53%	244,335.94 244,618.30	97.73 4.56%	244,336.55 812.50	1.22% (281.75)	Aaa/AA+ AAA	3.57 3.23
3137FKSH0	FHMS K-086 A2 3.859 11/25/2028	150,000.00	09/18/2024 3.82%	150,005.86 150,005.35	97.40 4.58%	146,106.45 482.38	0.73% (3,898.90)	Aaa/AA+ AA+	3.82 3.43
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	300,000.00	11/14/2024 4.62%	287,074.22 287,686.19	95.93 4.59%	287,802.00 876.25	1.43% 115.81	Aaa/AAA AA+	4.15 3.68
3137FMCR1	FHMS K-093 A2 2.982 05/25/2029	150,000.00	10/16/2024 4.15%	142,921.88 143,362.92	93.86 4.61%	140,790.60 372.75	0.70% (2,572.32)	Aaa/AA+ AAA	4.31 3.80
3137FPHK4	FHMS K-098 A2 2.425 08/25/2029	300,000.00	10/17/2024 4.26%	276,445.31 277,822.94	91.13 4.63%	273,385.29 606.25	1.36% (4,437.65)	Aaa/AA+ AAA	4.56 4.13
Total Agency CMBS		**1,400,000.00**	**4.38%**	**1,344,474.62 1,347,843.44**	**95.58 4.57%**	**1,337,115.89 3,800.13**	**6.65% (10,727.55)**	**Aaa/AA+ AAA**	**3.65 3.27**
CASH									
CCYUSD	Receivable	1,209.15	-- 0.00%	1,209.15 1,209.15	1.00 0.00%	1,209.15 0.00	0.01% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**1,209.15**	**0.00%**	**1,209.15 1,209.15**	**1.00 0.00%**	**1,209.15 0.00**	**0.01% 0.00**	**Aaa/AAA AAA**	**0.00 0.00**
CORPORATE									
91324PEY4	UNITEDHEALTH GROUP INC 4.6 04/15/2027	240,000.00	09/18/2024 3.83%	244,346.40 243,699.47	100.19 4.51%	240,447.16 3,250.67	1.20% (3,252.31)	A2/A+ A	2.20 1.97
437076DB5	HOME DEPOT INC 4.875 06/25/2027	225,000.00	08/12/2024 4.25%	228,663.00 228,042.27	100.94 4.45%	227,125.81 1,096.88	1.13% (916.46)	A2/A A	2.40 2.16
02665WFK2	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027	200,000.00	09/18/2024 4.03%	204,578.00 203,973.87	100.55 4.66%	201,098.56 598.89	1.00% (2,875.30)	A3/A- NA	2.44 2.26
78017FZQ9	ROYAL BANK OF CANADA 4.51 10/18/2027	250,000.00	11/05/2024 4.66%	249,005.00 249,085.45	99.64 3.72%	249,096.04 3,225.90	1.24% 10.59	A1/A AA-	2.71 1.61
857477CP6	STATE STREET CORP 4.33 10/22/2027	250,000.00	11/07/2024 4.54%	248,537.50 248,652.82	99.52 4.52%	248,804.69 2,976.88	1.24% 151.87	Aa3/A AA-	2.72 2.51
89115A3E0	TORONTO-DOMINION BANK 4.861 01/31/2028	225,000.00	01/28/2025 4.86%	225,000.00 225,000.00	100.04 4.84%	225,098.51 30.38	1.12% 98.51	A2/A- AA-	3.00 2.75

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
06406RBG1	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028	225,000.00	09/05/2024 4.31%	223,128.00 223,402.31	98.37 4.96%	221,337.75 1,197.60	1.10% (2,064.57)	Aa3/A AA-	3.37 2.21
46647PDG8	JPMORGAN CHASE & CO 4.851 07/25/2028	150,000.00	08/12/2024 4.62%	150,933.00 150,783.86	100.15 5.22%	150,221.85 121.28	0.75% (562.01)	A1/A AA-	3.48 2.31
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	115,000.00	01/16/2025 4.92%	115,000.00 115,000.00	100.11 4.95%	115,125.61 109.90	0.57% 125.61	A1/A AA-	3.98 2.73
06051GMK2	BANK OF AMERICA CORP 4.979 01/24/2029	150,000.00	01/17/2025 4.98%	150,000.00 150,000.00	100.23 4.97%	150,341.38 145.22	0.75% 341.38	A1/A- AA-	3.98 2.73
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	100,000.00	01/22/2025 5.01%	100,000.00 100,000.00	100.33 4.92%	100,334.86 55.60	0.50% 334.86	A2/A- AA-	3.99 2.74
91159HJK7	US BANCORP 4.653 02/01/2029	200,000.00	09/05/2024 4.47%	201,116.00 200,983.12	99.38 5.05%	198,763.24 4,653.00	0.99% (2,219.88)	A3/A A	4.00 2.76
06051GLG2	BANK OF AMERICA CORP 5.202 04/25/2029	150,000.00	08/12/2024 4.69%	152,550.00 152,225.35	100.86 5.15%	151,289.47 2,080.80	0.75% (935.88)	A1/A- AA-	4.23 2.90
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	225,000.00	08/12/2024 4.40%	229,338.00 228,914.78	100.66 4.68%	226,490.14 1,515.63	1.13% (2,424.64)	A1/A A+	4.36 3.86
89236TMK8	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029	225,000.00	08/12/2024 4.49%	225,567.00 225,513.47	99.13 4.77%	223,044.00 4,891.25	1.11% (2,469.47)	A1/A+ A+	4.52 3.95
532457CQ9	ELI LILLY AND CO 4.2 08/14/2029	235,000.00	08/12/2024 4.22%	234,769.70 234,791.27	98.38 4.60%	231,198.66 4,578.58	1.15% (3,592.61)	A1/A+ NA	4.53 4.00
26442CAY0	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029	250,000.00	12/18/2024 4.72%	226,517.50 227,125.28	90.45 4.82%	226,119.16 2,824.31	1.13% (1,006.12)	Aa3/A NA	4.54 4.15
14913UAU4	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029	250,000.00	11/12/2024 4.74%	249,592.50 249,609.91	99.89 4.72%	249,727.63 2,480.56	1.24% 117.72	A2/A A+	4.79 4.20
89236TNA9	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030	170,000.00	01/06/2025 5.00%	169,636.20 169,640.78	100.63 4.80%	171,068.56 514.25	0.85% 1,427.78	A1/A+ A+	4.94 4.32
Total Corporate		**3,835,000.00**	**4.53%**	**3,828,277.80** **3,826,444.02**	**99.32** **4.71%**	**3,806,733.10** **36,347.56**	**18.94%** **(19,710.92)**	**A1/A** **A+**	**3.64** **2.97**
MONEY MARKET FUND									
X9USDDGCM	DREYFUS GVT CM INST	197,383.13	-- 4.26%	197,383.13 197,383.13	1.00 4.26%	197,383.13 0.00	0.98% 0.00	Aaa/ AAAm NA	0.00 0.00

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
Total Money Market Fund		**197,383.13**	**4.26%**	**197,383.13** **197,383.13**	**1.00** **4.26%**	**197,383.13** **0.00**	**0.98%** **0.00**	**Aaa/ AAAm** **NA**	**0.00** **0.00**
MUNICIPAL BONDS									
13063EGT7	CALIFORNIA STATE 4.5 08/01/2029	205,000.00	10/30/2024 4.37%	206,080.35 206,025.40	99.78 4.56%	204,539.16 2,203.75	1.02% (1,486.24)	Aa2/AA- AA	4.50 4.03
Total Municipal Bonds		**205,000.00**	**4.37%**	**206,080.35** **206,025.40**	**99.78** **4.56%**	**204,539.16** **2,203.75**	**1.02%** **(1,486.24)**	**Aa2/AA-** **AA**	**4.50** **4.03**
SUPRANATIONAL									
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	350,000.00	12/13/2024 4.47%	343,689.50 343,857.54	97.75 4.41%	342,127.37 3,955.73	1.70% (1,730.17)	Aaa/AAA NA	4.71 4.20
Total Supranational		**350,000.00**	**4.47%**	**343,689.50** **343,857.54**	**97.75** **4.41%**	**342,127.37** **3,955.73**	**1.70%** **(1,730.17)**	**Aaa/AAA** **NA**	**4.71** **4.20**
US TREASURY									
91282CJL6	UNITED STATES TREASURY 4.875 11/30/2025	350,000.00	08/20/2024 4.30%	352,447.27 351,586.00	100.47 4.28%	351,643.36 2,953.13	1.75% 57.36	Aaa/AA+ AA+	0.83 0.79
91282CGR6	UNITED STATES TREASURY 4.625 03/15/2026	350,000.00	08/20/2024 4.14%	352,542.97 351,812.59	100.41 4.24%	351,435.55 6,215.64	1.75% (377.04)	Aaa/AA+ AA+	1.12 1.05
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	375,000.00	08/08/2024 4.10%	375,175.78 375,129.95	99.88 4.21%	374,545.90 2,039.84	1.86% (584.05)	Aaa/AA+ AA+	1.37 1.31
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	375,000.00	08/30/2024 3.90%	380,507.81 379,407.67	100.65 4.22%	377,431.64 5,193.60	1.88% (1,976.03)	Aaa/AA+ AA+	1.70 1.59
91282CKE0	UNITED STATES TREASURY 4.25 03/15/2027	350,000.00	08/20/2024 3.86%	353,322.27 352,740.16	100.06 4.22%	350,205.08 5,711.67	1.74% (2,535.08)	Aaa/AA+ AA+	2.12 1.97
91282CKZ3	UNITED STATES TREASURY 4.375 07/15/2027	375,000.00	08/08/2024 3.91%	379,804.69 379,014.39	100.36 4.22%	376,333.01 770.46	1.87% (2,681.38)	Aaa/AA+ AA+	2.45 2.29
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	350,000.00	10/31/2024 4.17%	349,521.48 349,562.89	99.77 4.22%	349,193.36 4,918.27	1.74% (369.54)	Aaa/AA+ AA+	2.66 2.45
91282CGP0	UNITED STATES TREASURY 4.0 02/29/2028	375,000.00	08/08/2024 3.87%	376,552.73 376,342.35	99.29 4.25%	372,333.98 6,381.22	1.85% (4,008.37)	Aaa/AA+ AA+	3.08 2.81

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HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	350,000.00	08/20/2024 4.29%	353,007.81 352,657.72	99.16 4.27%	347,074.22 1,237.57	1.73% (5,583.50)	Aaa/AA+ AA+	3.41 3.14
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	375,000.00	08/08/2024 3.85%	389,765.63 388,082.50	101.98 4.30%	382,412.11 4,696.56	1.90% (5,670.39)	Aaa/AA+ AA+	3.75 3.35
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	375,000.00	11/26/2024 4.21%	375,585.94 375,561.05	99.76 4.31%	374,091.80 6,780.04	1.86% (1,469.26)	Aaa/AA+ AA+	4.08 3.63
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	350,000.00	11/18/2024 4.31%	347,498.05 347,614.27	99.26 4.32%	347,402.34 4,918.27	1.73% (211.93)	Aaa/AA+ AA+	4.16 3.72
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	375,000.00	08/08/2024 3.84%	387,583.01 386,299.18	101.17 4.32%	379,379.88 4,455.71	1.89% (6,919.29)	Aaa/AA+ AA+	4.24 3.77
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	350,000.00	11/18/2024 4.31%	334,591.80 335,268.88	95.70 4.33%	334,960.94 1,005.52	1.67% (307.94)	Aaa/AA+ AA+	4.41 4.03
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	350,000.00	08/20/2024 4.30%	354,634.77 354,213.66	98.69 4.32%	345,406.25 38.67	1.72% (8,807.41)	Aaa/AA+ AA+	4.50 4.06
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	400,000.00	-- 3.60%	400,687.50 400,506.27	97.12 4.33%	388,468.75 6,168.51	1.93% (12,037.51)	Aaa/AA+ AA+	4.58 4.09
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	400,000.00	-- 4.09%	389,617.18 390,072.11	96.52 4.33%	386,078.12 4,769.23	1.92% (3,993.98)	Aaa/AA+ AA+	4.66 4.18
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	400,000.00	-- 4.38%	396,388.68 396,505.06	99.11 4.33%	396,453.12 4,238.95	1.97% (51.94)	Aaa/AA+ AA+	4.75 4.21
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	400,000.00	12/11/2024 4.09%	400,546.88 400,531.50	99.13 4.33%	396,500.00 2,855.77	1.97% (4,031.50)	Aaa/AA+ AA+	4.83 4.30
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	400,000.00	-- 4.45%	398,679.69 398,691.40	100.18 4.33%	400,718.75 1,546.96	1.99% 2,027.35	Aaa/AA+ AA+	4.91 4.36
Total US Treasury		**7,425,000.00**	**4.10%**	**7,448,461.94 7,441,599.60**	**99.44 4.28%**	**7,382,068.16 76,895.59**	**36.74% (59,531.45)**	**Aaa/AA+ AA+**	**3.41 3.08**
Total Portfolio		**20,293,029.27**	**3.63%**	**20,251,180.17 20,245,833.61**	**98.08 4.41%**	**20,094,404.66 145,100.31**	**100.00% (151,428.95)**	**Aa1/AA AA+**	**2.75 2.34**
Total Market Value + Accrued						**20,239,504.97**			

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	01/03/2025	X9USDDGCM	1,043.58	DREYFUS GVT CM INST	1.000	4.31%	(1,043.58)	0.00	(1,043.58)	0.00
Purchase	01/09/2025	X9USDDGCM	4,872.78	DREYFUS GVT CM INST	1.000	4.25%	(4,872.78)	0.00	(4,872.78)	0.00
Purchase	01/09/2025	X9USDDGCM	827,871.30	DREYFUS GVT CM INST	1.000	4.25%	(827,871.30)	0.00	(827,871.30)	0.00
Purchase	01/09/2025	89236TNA9	170,000.00	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030	99.786	5.00%	(169,636.20)	0.00	(169,636.20)	0.00
Purchase	01/13/2025	X9USDDGCM	19,800.00	DREYFUS GVT CM INST	1.000	4.25%	(19,800.00)	0.00	(19,800.00)	0.00
Purchase	01/14/2025	91282CLK5	50,000.00	UNITED STATES TREASURY 3.625 08/31/2029	95.988	4.60%	(47,994.14)	(680.94)	(48,675.08)	0.00
Purchase	01/14/2025	91282CMD0	150,000.00	UNITED STATES TREASURY 4.375 12/31/2029	98.996	4.60%	(148,494.14)	(253.80)	(148,747.94)	0.00
Purchase	01/14/2025	91282CLN9	50,000.00	UNITED STATES TREASURY 3.5 09/30/2029	95.367	4.60%	(47,683.59)	(509.62)	(48,193.21)	0.00
Purchase	01/14/2025	91282CLR0	50,000.00	UNITED STATES TREASURY 4.125 10/31/2029	97.945	4.61%	(48,972.66)	(427.31)	(49,399.97)	0.00
Purchase	01/15/2025	X9USDDGCM	9,828.65	DREYFUS GVT CM INST	1.000	4.25%	(9,828.65)	0.00	(9,828.65)	0.00
Purchase	01/15/2025	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029	99.993	5.03%	(79,994.06)	0.00	(79,994.06)	0.00
Purchase	01/16/2025	X9USDDGCM	220.00	DREYFUS GVT CM INST	1.000	4.25%	(220.00)	0.00	(220.00)	0.00
Purchase	01/23/2025	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029	99.979	4.84%	(114,975.54)	0.00	(114,975.54)	0.00
Purchase	01/24/2025	46647PEU6	115,000.00	JPMORGAN CHASE & CO 4.915 01/24/2029	100.000	4.92%	(115,000.00)	0.00	(115,000.00)	0.00
Purchase	01/24/2025	06051GMK2	150,000.00	BANK OF AMERICA CORP 4.979 01/24/2029	100.000	4.98%	(150,000.00)	0.00	(150,000.00)	0.00
Purchase	01/27/2025	06368MJG0	100,000.00	BANK OF MONTREAL 5.004 01/27/2029	100.000	5.01%	(100,000.00)	0.00	(100,000.00)	0.00
Purchase	01/29/2025	X9USDDGCM	4,050.00	DREYFUS GVT CM INST	1.000	4.26%	(4,050.00)	0.00	(4,050.00)	0.00
Purchase	01/30/2025	X9USDDGCM	378,180.09	DREYFUS GVT CM INST	1.000	4.26%	(378,180.09)	0.00	(378,180.09)	0.00
Purchase	01/31/2025	X9USDDGCM	7,000.00	DREYFUS GVT CM INST	1.000	4.26%	(7,000.00)	0.00	(7,000.00)	0.00
Purchase	01/31/2025	89115A3E0	225,000.00	TORONTO-DOMINION BANK 4.861 01/31/2028	100.000	4.86%	(225,000.00)	0.00	(225,000.00)	0.00
Total Purchase			**2,507,866.40**				**(2,500,616.73)**	**(1,871.67)**	**(2,502,488.40)**	**0.00**

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TRANSACTION LEDGER

City of Campbell | Account #11214 | As of January 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
TOTAL ACQUISITIONS			**2,507,866.40**				**(2,500,616.73)**	**(1,871.67)**	**(2,502,488.40)**	**0.00**
OTHER										
Sale	01/08/2025	3133ENZG8	(1,000,000.00)	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.375 06/20/2025	99.582	3.38%	995,820.00	(1,687.50)	997,507.50	(4,159.10)
Sale	01/14/2025	X9USDDGCM	(295,016.20)	DREYFUS GVT CM INST	1.000	4.25%	295,016.20	0.00	295,016.20	0.00
Sale	01/15/2025	X9USDDGCM	(71,553.90)	DREYFUS GVT CM INST	1.000	4.25%	71,553.90	0.00	71,553.90	0.00
Sale	01/23/2025	X9USDDGCM	(114,975.54)	DREYFUS GVT CM INST	1.000	4.26%	114,975.54	0.00	114,975.54	0.00
Sale	01/24/2025	X9USDDGCM	(265,000.00)	DREYFUS GVT CM INST	1.000	4.26%	265,000.00	0.00	265,000.00	0.00
Sale	01/27/2025	X9USDDGCM	(81,325.66)	DREYFUS GVT CM INST	1.000	4.27%	81,325.66	0.00	81,325.66	0.00
Sale	01/27/2025	X9USDDGCM	(10,372.64)	DREYFUS GVT CM INST	1.000	4.27%	10,372.64	0.00	10,372.64	0.00
Sale	01/30/2025	91282CFK2	(375,000.00)	UNITED STATES TREASURY 3.5 09/15/2025	99.523	4.43%	373,212.89	(4,967.20)	378,180.09	331.45
Sale	01/31/2025	X9USDDGCM	(225,000.00)	DREYFUS GVT CM INST	1.000	4.26%	225,000.00	0.00	225,000.00	0.00
Total Sale			**(2,438,243.94)**				**2,432,276.83**	**(6,654.70)**	**2,438,931.53**	**(3,827.66)**
TOTAL OTHER TRANSACTIONS			**(2,438,243.94)**				**2,432,276.83**	**(6,654.70)**	**2,438,931.53**	**(3,827.66)**
OTHER										
Coupon	01/01/2025	3137FKSH0	0.00	FHMS K-086 A2 3.859 11/25/2028		3.82%	482.37	0.00	482.37	0.00
Coupon	01/01/2025	3137FMCR1	0.00	FHMS K-093 A2 2.982 05/25/2029		4.14%	372.75	0.00	372.75	0.00
Coupon	01/01/2025	3137FPHK4	0.00	FHMS K-098 A2 2.425 08/25/2029		4.25%	606.25	0.00	606.25	0.00
Coupon	01/01/2025	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.53%	812.50	0.00	812.50	0.00
Coupon	01/01/2025	3137BSRE5	0.00	FHMS K-059 A2 3.12 09/25/2026		4.54%	650.00	0.00	650.00	0.00
Coupon	01/01/2025	3137FLN91	0.00	FHMS K-091 A2 3.505 03/25/2029		4.61%	876.25	0.00	876.25	0.00

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	01/09/2025	02665WFK2	0.00	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027		4.03%	4,872.78	0.00	4,872.78	0.00
Coupon	01/12/2025	3133ENZY9	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.96 07/12/2027		3.96%	19,800.00	0.00	19,800.00	0.00
Coupon	01/15/2025	91282CKZ3	0.00	UNITED STATES TREASURY 4.375 07/15/2027		3.91%	8,203.13	0.00	8,203.13	0.00
Coupon	01/15/2025	92970QAE5	0.00	WFCIT 2024-2 A 4.29 10/15/2029		4.33%	393.25	0.00	393.25	0.00
Coupon	01/15/2025	89239TAD4	0.00	TAOT 2024-D A3 4.4 06/15/2029		4.44%	220.00	0.00	220.00	0.00
Coupon	01/15/2025	891940AC2	0.00	TAOT 2023-A A3 4.63 09/15/2027		4.63%	551.27	0.00	551.27	0.00
Coupon	01/15/2025	34535VAD6	0.00	FORDO 2024-D A3 4.61 08/15/2029		4.66%	461.00	0.00	461.00	0.00
Coupon	01/16/2025	38014AAD3	0.00	GMCAR 2024-4 A3 4.4 08/16/2029		4.45%	220.00	0.00	220.00	0.00
Coupon	01/25/2025	46647PDG8	0.00	JPMORGAN CHASE & CO 4.851 07/25/2028		4.62%	3,638.25	0.00	3,638.25	0.00
Coupon	01/25/2025	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		4.68%	863.33	0.00	863.33	0.00
Coupon	01/29/2025	3130APFH3	0.00	FEDERAL HOME LOAN BANKS 0.81 07/29/2025		0.81%	4,050.00	0.00	4,050.00	0.00
Coupon	01/31/2025	91282CLC3	0.00	UNITED STATES TREASURY 4.0 07/31/2029		3.70%	7,000.00	0.00	7,000.00	0.00
Total Coupon			**0.00**				**54,073.13**	**0.00**	**54,073.13**	**0.00**
Dividend	01/31/2025	X9USDDGCM	0.00	DREYFUS GVT CM INST		4.26%	1,209.15	0.00	1,209.15	0.00
Total Dividend			**0.00**				**1,209.15**	**0.00**	**1,209.15**	**0.00**
Principal Paydown	01/15/2025	891940AC2	8,440.16	TAOT 2023-A A3 4.63 09/15/2027		4.63%	8,440.16	--	8,440.16	0.00
Total Principal Paydown			**8,440.16**				**8,440.16**	**--**	**8,440.16**	**0.00**

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

TRANSACTION LEDGER

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
TOTAL OTHER TRANSACTIONS			8,440.16				63,722.44	0.00	63,722.44	0.00

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

INCOME EARNED

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
CCYUSD	Receivable	1,209.15	1,043.56 0.00 0.00 1,209.15	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
X9USDDGCM	DREYFUS GVT CM INST	197,383.13	7,760.67 1,252,866.40 (1,063,243.94) 197,383.13	0.00 1,043.58 0.00 1,043.58	0.00 0.00 0.00 1,043.58	1,043.58
Total Cash & Equivalents		**198,592.28**	**8,804.23** **1,252,866.40** **(1,063,243.94)** **198,592.28**	**0.00** **1,043.58** **0.00** **1,043.58**	**0.00** **0.00** **0.00** **1,043.58**	**1,043.58**
FIXED INCOME						
02665WFK2	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027	09/18/2024 09/19/2024 200,000.00	204,112.59 0.00 0.00 203,973.87	4,655.00 4,872.78 598.89 816.67	0.00 (138.73) (138.73) 677.94	677.94
06051GLG2	BANK OF AMERICA CORP 5.202 04/25/2029	08/12/2024 08/13/2024 150,000.00	152,283.86 0.00 0.00 152,225.35	1,430.55 0.00 2,080.80 650.25	0.00 (58.51) (58.51) 591.74	591.74
06051GMK2	BANK OF AMERICA CORP 4.979 01/24/2029	01/17/2025 01/24/2025 150,000.00	0.00 150,000.00 0.00 150,000.00	0.00 0.00 145.22 145.22	0.00 0.00 0.00 145.22	145.22
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	01/22/2025 01/27/2025 100,000.00	0.00 100,000.00 0.00 100,000.00	0.00 0.00 55.60 55.60	0.00 0.00 0.00 55.60	55.60
06406RBG1	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028	09/05/2024 09/06/2024 225,000.00	223,344.86 0.00 0.00 223,402.31	449.10 0.00 1,197.60 748.50	57.46 0.00 57.46 805.96	805.96

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

INCOME EARNED

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	11/20/2024 11/21/2024 200,000.00	202,106.44 0.00 0.00 202,051.05	172.67 863.33 172.67 863.33	0.00 (55.39) (55.39) 807.94	807.94
13063EGT7	CALIFORNIA STATE 4.5 08/01/2029	10/30/2024 11/05/2024 205,000.00	206,044.75 0.00 0.00 206,025.40	1,435.00 0.00 2,203.75 768.75	0.00 (19.36) (19.36) 749.39	749.39
14913UAU4	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029	11/12/2024 11/15/2024 250,000.00	249,602.99 0.00 0.00 249,609.91	1,501.39 0.00 2,480.56 979.17	6.92 0.00 6.92 986.08	986.08
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	08/12/2024 08/13/2024 225,000.00	228,991.06 0.00 0.00 228,914.78	606.25 0.00 1,515.63 909.38	0.00 (76.28) (76.28) 833.10	833.10
26442CAY0	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029	12/18/2024 12/19/2024 250,000.00	226,697.07 0.00 0.00 227,125.28	2,313.89 0.00 2,824.31 510.42	428.21 0.00 428.21 938.63	938.63
3130ANUR9	FEDERAL HOME LOAN BANKS 0.65 03/21/2025	09/21/2021 09/21/2021 1,000,000.00	1,000,000.00 0.00 0.00 1,000,000.00	1,805.56 0.00 2,347.22 541.67	0.00 0.00 0.00 541.67	541.67
3130ANVB3	FEDERAL HOME LOAN BANKS 0.8 09/17/2025	09/17/2021 09/17/2021 1,000,000.00	1,000,000.00 0.00 0.00 1,000,000.00	2,311.11 0.00 2,977.78 666.67	0.00 0.00 0.00 666.67	666.67
3130APFH3	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	10/29/2021 10/29/2021 1,000,000.00	1,000,000.00 0.00 0.00 1,000,000.00	3,420.00 4,050.00 45.00 675.00	0.00 0.00 0.00 675.00	675.00
3130AQY49	FEDERAL HOME LOAN BANKS 2.0 02/27/2025	02/28/2022 02/28/2022 1,000,000.00	1,000,000.00 0.00 0.00 1,000,000.00	6,888.89 0.00 8,555.56 1,666.67	0.00 0.00 0.00 1,666.67	1,666.67

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

INCOME EARNED

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3133ENZC7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.12 06/22/2026	06/22/2022 06/22/2022 1,000,000.00	1,000,000.00 0.00 0.00 1,000,000.00	1,030.00 0.00 4,463.33 3,433.33	0.00 0.00 0.00 3,433.33	3,433.33
3133ENZG8	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.375 06/20/2025	06/23/2022 06/23/2022 0.00	999,978.21 0.00 (999,979.10) 0.00	1,031.25 1,687.50 0.00 656.25	0.90 0.00 0.90 657.15	657.15
3133ENZY9	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.96 07/12/2027	07/12/2022 07/12/2022 1,000,000.00	1,000,000.00 0.00 0.00 1,000,000.00	18,590.00 19,800.00 2,090.00 3,300.00	0.00 0.00 0.00 3,300.00	3,300.00
3137BSRE5	FHMS K-059 A2 3.12 09/25/2026	11/21/2024 11/26/2024 250,000.00	244,044.06 0.00 0.00 244,347.74	650.00 650.00 650.00 650.00	303.67 0.00 303.67 953.67	953.67
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	11/21/2024 11/26/2024 250,000.00	244,487.66 0.00 0.00 244,618.30	812.50 812.50 812.50 812.50	130.64 0.00 130.64 943.14	943.14
3137FKSH0	FHMS K-086 A2 3.859 11/25/2028	09/18/2024 09/23/2024 150,000.00	150,005.47 0.00 0.00 150,005.35	482.38 482.37 482.38 482.37	0.00 (0.12) (0.12) 482.25	482.25
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	11/14/2024 11/19/2024 300,000.00	287,429.82 0.00 0.00 287,686.19	876.25 876.25 876.25 876.25	256.37 0.00 256.37 1,132.62	1,132.62
3137FMCR1	FHMS K-093 A2 2.982 05/25/2029	10/16/2024 10/21/2024 150,000.00	143,230.18 0.00 0.00 143,362.92	372.75 372.75 372.75 372.75	132.74 0.00 132.74 505.49	505.49
3137FPHK4	FHMS K-098 A2 2.425 08/25/2029	10/17/2024 10/22/2024 300,000.00	277,404.25 0.00 0.00 277,822.94	606.25 606.25 606.25 606.25	418.69 0.00 418.69 1,024.94	1,024.94

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

INCOME EARNED

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
34535VAD6	FORDO 2024-D A3 4.61 08/15/2029	11/19/2024 11/22/2024 120,000.00	119,996.24 0.00 0.00 119,996.31	245.87 461.00 245.87 461.00	0.07 0.00 0.07 461.07	461.07
362955AD8	GMCAR 2025-1 A3 4.62 12/17/2029	01/09/2025 01/15/2025 80,000.00	0.00 79,994.06 0.00 79,994.12	0.00 0.00 164.27 164.27	0.06 0.00 0.06 164.32	164.32
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	10/08/2024 10/16/2024 60,000.00	59,988.94 0.00 0.00 59,989.15	110.00 220.00 110.00 220.00	0.20 0.00 0.20 220.20	220.20
437076DB5	HOME DEPOT INC 4.875 06/25/2027	08/12/2024 08/13/2024 225,000.00	228,154.15 0.00 0.00 228,042.27	182.81 0.00 1,096.88 914.06	0.00 (111.87) (111.87) 802.19	802.19
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	12/13/2024 12/16/2024 350,000.00	343,746.71 0.00 0.00 343,857.54	2,825.52 0.00 3,955.73 1,130.21	110.84 0.00 110.84 1,241.04	1,241.04
46647PDG8	JPMORGAN CHASE & CO 4.851 07/25/2028	08/12/2024 08/13/2024 150,000.00	150,810.74 0.00 0.00 150,783.86	3,153.15 3,638.25 121.28 606.38	0.00 (26.88) (26.88) 579.49	579.49
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	01/16/2025 01/24/2025 115,000.00	0.00 115,000.00 0.00 115,000.00	0.00 0.00 109.90 109.90	0.00 0.00 0.00 109.90	109.90
532457CQ9	ELI LILLY AND CO 4.2 08/14/2029	08/12/2024 08/14/2024 235,000.00	234,787.36 0.00 0.00 234,791.27	3,756.08 0.00 4,578.58 822.50	3.91 0.00 3.91 826.41	826.41
58773DAD6	MBART 2025-1 A3 4.78 12/17/2029	01/14/2025 01/23/2025 115,000.00	0.00 114,975.54 0.00 114,975.66	0.00 0.00 122.16 122.16	0.12 0.00 0.12 122.28	122.28

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INCOME EARNED

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
78017FZQ9	ROYAL BANK OF CANADA 4.51 10/18/2027	11/05/2024 11/06/2024 250,000.00	249,056.78 0.00 0.00 249,085.45	2,286.32 0.00 3,225.90 939.58	28.67 0.00 28.67 968.25	968.25
857477CP6	STATE STREET CORP 4.33 10/22/2027	11/07/2024 11/08/2024 250,000.00	248,610.76 0.00 0.00 248,652.82	2,074.79 0.00 2,976.88 902.08	42.06 0.00 42.06 944.14	944.14
89115A3E0	TORONTO-DOMINION BANK 4.861 01/31/2028	01/28/2025 01/31/2025 225,000.00	0.00 225,000.00 0.00 225,000.00	0.00 0.00 30.38 30.38	0.00 0.00 0.00 30.38	30.38
891940AC2	TAOT 2023-A A3 4.63 09/15/2027	11/14/2024 11/15/2024 134,436.99	142,929.20 0.00 (8,440.16) 134,483.64	294.01 551.27 276.64 533.90	0.00 (5.40) (5.40) 528.50	528.50
89236TMK8	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029	08/12/2024 08/13/2024 225,000.00	225,523.12 0.00 0.00 225,513.47	4,038.13 0.00 4,891.25 853.13	0.00 (9.65) (9.65) 843.48	843.48
89236TNA9	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030	01/06/2025 01/09/2025 170,000.00	0.00 169,636.20 0.00 169,640.78	0.00 0.00 514.25 514.25	4.58 0.00 4.58 518.83	518.83
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	10/10/2024 10/17/2024 60,000.00	59,996.80 0.00 0.00 59,996.86	117.33 220.00 117.33 220.00	0.06 0.00 0.06 220.06	220.06
91159HJK7	US BANCORP 4.653 02/01/2029	09/05/2024 09/06/2024 200,000.00	201,010.95 0.00 0.00 200,983.12	3,877.50 0.00 4,653.00 775.50	0.00 (27.83) (27.83) 747.67	747.67
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	11/18/2024 11/19/2024 350,000.00	334,985.24 0.00 0.00 335,268.88	31.42 0.00 1,005.52 974.10	283.64 0.00 283.64 1,257.74	1,257.74

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INCOME EARNED

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CFK2	UNITED STATES TREASURY 3.5 09/15/2025	08/08/2024 08/09/2024 0.00	372,611.98 0.00 (372,881.44) 0.00	3,915.75 4,967.20 0.00 1,051.45	269.47 0.00 269.47 1,320.92	1,320.92
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	10/31/2024 11/01/2024 350,000.00	349,548.94 0.00 0.00 349,562.89	3,688.70 0.00 4,918.27 1,229.57	13.95 0.00 13.95 1,243.52	1,243.52
91282CGP0	UNITED STATES TREASURY 4.0 02/29/2028	08/08/2024 08/09/2024 375,000.00	376,379.41 0.00 0.00 376,342.35	5,096.69 0.00 6,381.22 1,284.53	0.00 (37.06) (37.06) 1,247.48	1,247.48
91282CGR6	UNITED STATES TREASURY 4.625 03/15/2026	08/20/2024 08/21/2024 350,000.00	351,950.65 0.00 0.00 351,812.59	4,829.42 0.00 6,215.64 1,386.22	0.00 (138.06) (138.06) 1,248.16	1,248.16
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	08/08/2024 08/09/2024 375,000.00	375,138.02 0.00 0.00 375,129.95	722.44 0.00 2,039.84 1,317.39	0.00 (8.07) (8.07) 1,309.32	1,309.32
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	08/20/2024 08/21/2024 350,000.00	352,723.89 0.00 0.00 352,657.72	38.67 0.00 1,237.57 1,198.90	0.00 (66.18) (66.18) 1,132.72	1,132.72
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	08/30/2024 08/30/2024 375,000.00	379,627.70 0.00 0.00 379,407.67	3,716.52 0.00 5,193.60 1,477.08	0.00 (220.03) (220.03) 1,257.05	1,257.05
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	08/08/2024 08/09/2024 375,000.00	388,378.96 0.00 0.00 388,082.50	3,131.04 0.00 4,696.56 1,565.52	0.00 (296.46) (296.46) 1,269.06	1,269.06
91282CJL6	UNITED STATES TREASURY 4.875 11/30/2025	08/20/2024 08/21/2024 350,000.00	351,748.80 0.00 0.00 351,586.00	1,500.00 0.00 2,953.13 1,453.13	0.00 (162.80) (162.80) 1,290.32	1,290.32

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INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	11/26/2024 11/27/2024 375,000.00	375,572.74 0.00 0.00 375,561.05	5,415.23 0.00 6,780.04 1,364.81	0.00 (11.69) (11.69) 1,353.12	1,353.12
91282CKE0	UNITED STATES TREASURY 4.25 03/15/2027	08/20/2024 08/21/2024 350,000.00	352,850.20 0.00 0.00 352,740.16	4,437.85 0.00 5,711.67 1,273.83	0.00 (110.03) (110.03) 1,163.79	1,163.79
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	11/18/2024 11/19/2024 350,000.00	347,565.59 0.00 0.00 347,614.27	3,688.70 0.00 4,918.27 1,229.57	48.69 0.00 48.69 1,278.26	1,278.26
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	08/08/2024 08/09/2024 375,000.00	386,525.31 0.00 0.00 386,299.18	2,970.48 0.00 4,455.71 1,485.24	0.00 (226.13) (226.13) 1,259.11	1,259.11
91282CKZ3	UNITED STATES TREASURY 4.375 07/15/2027	08/08/2024 08/09/2024 375,000.00	379,153.59 0.00 0.00 379,014.39	7,578.97 8,203.13 770.46 1,394.62	0.00 (139.20) (139.20) 1,255.41	1,255.41
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	08/20/2024 08/21/2024 350,000.00	354,293.26 0.00 0.00 354,213.66	5,858.70 7,000.00 38.67 1,179.98	0.00 (79.60) (79.60) 1,100.38	1,100.38
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	400,000.00	352,536.94 47,994.14 0.00 400,506.27	4,310.95 (680.94) 6,168.51 1,176.62	21.36 (46.18) (24.82) 1,151.81	1,151.81
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	400,000.00	342,225.20 47,683.59 0.00 390,072.11	3,129.81 (509.62) 4,769.23 1,129.80	163.32 0.00 163.32 1,293.12	1,293.12
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	400,000.00	347,477.51 48,972.66 0.00 396,505.06	2,472.72 (427.31) 4,238.95 1,338.92	54.89 0.00 54.89 1,393.81	1,393.81

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

INCOME EARNED

City of Campbell | Account #11214 | As of January 31, 2025

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	12/11/2024 12/12/2024 400,000.00	400,540.85 0.00 0.00 400,531.50	1,450.55 0.00 2,855.77 1,405.22	0.00 (9.35) (9.35) 1,395.87	1,395.87
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	400,000.00	250,185.45 148,494.14 0.00 398,691.40	30.21 (253.80) 1,546.96 1,262.95	14.96 (3.15) 11.81 1,274.76	1,274.76
91324PEY4	UNITEDHEALTH GROUP INC 4.6 04/15/2027	09/18/2024 09/19/2024 240,000.00	243,848.03 0.00 0.00 243,699.47	2,330.67 0.00 3,250.67 920.00	0.00 (148.55) (148.55) 771.45	771.45
92970QAE5	WFCIT 2024-2 A 4.29 10/15/2029	10/17/2024 10/24/2024 110,000.00	109,984.27 0.00 0.00 109,984.55	209.73 393.25 209.73 393.25	0.28 0.00 0.28 393.53	393.53
Total Fixed Income		**20,094,436.99**	**20,180,227.54** **1,247,750.33** **(1,381,300.70)** **20,047,241.33**	**144,957.50** **58,856.16** **145,100.31** **58,998.97**	**2,796.72** **(2,232.56)** **564.17** **59,563.14**	**59,563.14**
TOTAL PORTFOLIO		**20,293,029.27**	**20,189,031.77** **2,500,616.73** **(2,444,544.64)** **20,245,833.61**	**144,957.50** **59,899.74** **145,100.31** **60,042.55**	**2,796.72** **(2,232.56)** **564.17** **60,606.72**	**60,606.72**

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

CASH FLOW REPORT

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
FEBRUARY 2025							
02/03/2025	Dividend	262006208	0.00		1,209.15		1,209.15
02/03/2025	Coupon	13063EGT7	0.00	CALIFORNIA STATE 4.5 08/01/2029		2,203.75	2,203.75
02/03/2025	Coupon	91159HJK7	0.00	US BANCORP 4.653 02/01/2029		4,653.00	4,653.00
02/10/2025	Coupon	89236TMK8	225,000.00	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029		5,118.75	5,118.75
02/14/2025	Coupon	532457CQ9	235,000.00	ELI LILLY AND CO 4.2 08/14/2029		4,935.00	4,935.00
02/17/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
02/17/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		343.07	343.07
02/17/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
02/17/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		335.93	335.93
02/17/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		518.70	518.70
02/17/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	9,392.23		9,392.23
02/17/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
02/18/2025	Coupon	26442CAY0	250,000.00	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029		3,062.50	3,062.50
02/18/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
02/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
02/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
02/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
02/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
02/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
02/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
02/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
02/27/2025	Coupon	3130AQY49	1,000,000.00	FEDERAL HOME LOAN BANKS 2.0 02/27/2025		10,000.00	10,000.00
02/27/2025	Final Maturity	3130AQY49	1,000,000.00	FEDERAL HOME LOAN BANKS 2.0 02/27/2025	1,000,000.00		1,000,000.00
02/28/2025	Coupon	91282CGP0	375,000.00	UNITED STATES TREASURY 4.0 02/29/2028		7,500.00	7,500.00
02/28/2025	Coupon	91282CKD2	375,000.00	UNITED STATES TREASURY 4.25 02/28/2029		7,968.75	7,968.75
02/28/2025	Coupon	91282CLK5	400,000.00	UNITED STATES TREASURY 3.625 08/31/2029		7,250.00	7,250.00
February 2025 Total					**1,010,601.38**	**59,847.16**	**1,070,448.53**
MARCH 2025							
03/17/2025	Coupon	3130ANVB3	1,000,000.00	FEDERAL HOME LOAN BANKS 0.8 09/17/2025		4,000.00	4,000.00

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/17/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
03/17/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
03/17/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
03/17/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
03/17/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		482.46	482.46
03/17/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	7,697.59		7,697.59
03/17/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
03/17/2025	Coupon	91282CGR6	350,000.00	UNITED STATES TREASURY 4.625 03/15/2026		8,093.75	8,093.75
03/17/2025	Coupon	91282CKE0	350,000.00	UNITED STATES TREASURY 4.25 03/15/2027		7,437.50	7,437.50
03/17/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
03/21/2025	Coupon	3130ANUR9	1,000,000.00	FEDERAL HOME LOAN BANKS 0.65 03/21/2025		3,250.00	3,250.00
03/21/2025	Final Maturity	3130ANUR9	1,000,000.00	FEDERAL HOME LOAN BANKS 0.65 03/21/2025	1,000,000.00		1,000,000.00
03/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
03/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
03/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
03/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
03/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
03/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
03/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
03/31/2025	Coupon	91282CFM8	350,000.00	UNITED STATES TREASURY 4.125 09/30/2027		7,218.75	7,218.75
03/31/2025	Coupon	91282CKG5	350,000.00	UNITED STATES TREASURY 4.125 03/31/2029		7,218.75	7,218.75
03/31/2025	Coupon	91282CLN9	400,000.00	UNITED STATES TREASURY 3.5 09/30/2029		7,000.00	7,000.00
March 2025 Total					**1,007,697.59**	**51,449.01**	**1,059,146.60**
APRIL 2025							
04/15/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
04/15/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
04/15/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		452.76	452.76
04/15/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	8,784.47		8,784.47
04/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
04/15/2025	Coupon	91282CJC6	375,000.00	UNITED STATES TREASURY 4.625 10/15/2026		8,671.88	8,671.88
04/15/2025	Coupon	91324PEY4	240,000.00	UNITEDHEALTH GROUP INC 4.6 04/15/2027		5,520.00	5,520.00
04/15/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25

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CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/16/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
04/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
04/16/2025	Coupon	459058LN1	350,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		6,781.25	6,781.25
04/18/2025	Coupon	78017FZQ9	250,000.00	ROYAL BANK OF CANADA 4.51 10/18/2027		5,637.50	5,637.50
04/22/2025	Coupon	857477CP6	250,000.00	STATE STREET CORP 4.33 10/22/2027		5,412.50	5,412.50
04/25/2025	Coupon	06051GLG2	150,000.00	BANK OF AMERICA CORP 5.202 04/25/2029		3,901.50	3,901.50
04/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
04/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
04/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
04/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
04/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
04/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
04/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
04/30/2025	Coupon	91282CJF9	375,000.00	UNITED STATES TREASURY 4.875 10/31/2028		9,140.63	9,140.63
04/30/2025	Coupon	91282CKP5	375,000.00	UNITED STATES TREASURY 4.625 04/30/2029		8,671.88	8,671.88
04/30/2025	Coupon	91282CLR0	400,000.00	UNITED STATES TREASURY 4.125 10/31/2029		8,250.00	8,250.00
April 2025 Total					**8,784.47**	**69,187.68**	**77,972.15**
MAY 2025							
05/15/2025	Coupon	14913UAU4	250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029		5,875.00	5,875.00
05/15/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
05/15/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
05/15/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		418.87	418.87
05/15/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	8,429.19		8,429.19
05/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
05/15/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
05/16/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
05/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
05/26/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
05/26/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
05/26/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50

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CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/26/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
05/26/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
05/26/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
05/26/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
May 2025 Total					**8,429.19**	**13,041.66**	**21,470.86**
JUNE 2025							
06/02/2025	Coupon	91282CJL6	350,000.00	UNITED STATES TREASURY 4.875 11/30/2025		8,531.25	8,531.25
06/02/2025	Coupon	91282CMA6	400,000.00	UNITED STATES TREASURY 4.125 11/30/2029		8,250.00	8,250.00
06/11/2025	Coupon	24422EXT1	225,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		5,456.25	5,456.25
06/13/2025	Coupon	06406RBG1	225,000.00	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028		4,491.00	4,491.00
06/16/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
06/16/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
06/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
06/16/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
06/16/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		386.35	386.35
06/16/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	8,273.79		8,273.79
06/16/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
06/16/2025	Coupon	91282CHH7	375,000.00	UNITED STATES TREASURY 4.125 06/15/2026		7,734.38	7,734.38
06/16/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
06/23/2025	Coupon	3133ENZC7	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.12 06/22/2026		20,600.00	20,600.00
06/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
06/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
06/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
06/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
06/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
06/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
06/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
06/25/2025	Coupon	437076DB5	225,000.00	HOME DEPOT INC 4.875 06/25/2027		5,484.38	5,484.38
06/30/2025	Coupon	91282CEV9	350,000.00	UNITED STATES TREASURY 3.25 06/30/2029		5,687.50	5,687.50
06/30/2025	Coupon	91282CHK0	350,000.00	UNITED STATES TREASURY 4.0 06/30/2028		7,000.00	7,000.00

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CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/30/2025	Coupon	91282CMD0	400,000.00	UNITED STATES TREASURY 4.375 12/31/2029		8,750.00	8,750.00
June 2025 Total					**8,273.79**	**89,118.89**	**97,392.68**
JULY 2025							
07/09/2025	Coupon	02665WFK2	200,000.00	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027		4,900.00	4,900.00
07/09/2025	Coupon	89236TNA9	170,000.00	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030		4,207.50	4,207.50
07/14/2025	Coupon	3133ENZY9	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.96 07/12/2027		19,800.00	19,800.00
07/15/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
07/15/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
07/15/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		354.43	354.43
07/15/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	8,095.29		8,095.29
07/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
07/15/2025	Coupon	91282CKZ3	375,000.00	UNITED STATES TREASURY 4.375 07/15/2027		8,203.13	8,203.13
07/15/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
07/16/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
07/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
07/24/2025	Coupon	06051GMK2	150,000.00	BANK OF AMERICA CORP 4.979 01/24/2029		3,734.25	3,734.25
07/24/2025	Coupon	46647PEU6	115,000.00	JPMORGAN CHASE & CO 4.915 01/24/2029		2,826.13	2,826.13
07/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
07/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
07/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
07/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
07/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
07/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
07/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
07/25/2025	Coupon	46647PDG8	150,000.00	JPMORGAN CHASE & CO 4.851 07/25/2028		3,638.25	3,638.25
07/28/2025	Coupon	06368MJG0	100,000.00	BANK OF MONTREAL 5.004 01/27/2029		2,502.00	2,502.00
07/29/2025	Coupon	3130APFH3	1,000,000.00	FEDERAL HOME LOAN BANKS 0.81 07/29/2025		4,050.00	4,050.00
07/29/2025	Final Maturity	3130APFH3	1,000,000.00	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	1,000,000.00		1,000,000.00
07/31/2025	Coupon	89115A3E0	225,000.00	TORONTO-DOMINION BANK 4.861 01/31/2028		5,468.63	5,468.63
07/31/2025	Coupon	91282CLC3	350,000.00	UNITED STATES TREASURY 4.0 07/31/2029		7,000.00	7,000.00

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
July 2025 Total					**1,008,095.29**	**73,432.09**	**1,081,527.38**
AUGUST 2025							
08/01/2025	Coupon	13063EGT7	205,000.00	CALIFORNIA STATE 4.5 08/01/2029		4,612.50	4,612.50
08/01/2025	Coupon	91159HJK7	200,000.00	US BANCORP 4.653 02/01/2029		4,653.00	4,653.00
08/11/2025	Coupon	89236TMK8	225,000.00	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029		5,118.75	5,118.75
08/14/2025	Coupon	532457CQ9	235,000.00	ELI LILLY AND CO 4.2 08/14/2029		4,935.00	4,935.00
08/15/2025	Coupon	26442CAY0	250,000.00	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029		3,062.50	3,062.50
08/15/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
08/15/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
08/15/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		323.19	323.19
08/15/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	7,570.44		7,570.44
08/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
08/15/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
08/18/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
08/18/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
08/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
08/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
08/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
08/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
08/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
08/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
08/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
August 2025 Total					**7,570.44**	**29,452.73**	**37,023.17**
SEPTEMBER 2025							
09/02/2025	Coupon	91282CGP0	375,000.00	UNITED STATES TREASURY 4.0 02/29/2028		7,500.00	7,500.00
09/02/2025	Coupon	91282CKD2	375,000.00	UNITED STATES TREASURY 4.25 02/28/2029		7,968.75	7,968.75
09/02/2025	Coupon	91282CLK5	400,000.00	UNITED STATES TREASURY 3.625 08/31/2029		7,250.00	7,250.00
09/15/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
09/15/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
09/15/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		293.98	293.98
09/15/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	6,699.07		6,699.07

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
09/15/2025	Coupon	91282CGR6	350,000.00	UNITED STATES TREASURY 4.625 03/15/2026		8,093.75	8,093.75
09/15/2025	Coupon	91282CKE0	350,000.00	UNITED STATES TREASURY 4.25 03/15/2027		7,437.50	7,437.50
09/15/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
09/16/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
09/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
09/17/2025	Coupon	3130ANVB3	1,000,000.00	FEDERAL HOME LOAN BANKS 0.8 09/17/2025		4,000.00	4,000.00
09/17/2025	Final Maturity	3130ANVB3	1,000,000.00	FEDERAL HOME LOAN BANKS 0.8 09/17/2025	1,000,000.00		1,000,000.00
09/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
09/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
09/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
09/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
09/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
09/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
09/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
09/30/2025	Coupon	91282CFM8	350,000.00	UNITED STATES TREASURY 4.125 09/30/2027		7,218.75	7,218.75
09/30/2025	Coupon	91282CKG5	350,000.00	UNITED STATES TREASURY 4.125 03/31/2029		7,218.75	7,218.75
09/30/2025	Coupon	91282CLN9	400,000.00	UNITED STATES TREASURY 3.5 09/30/2029		7,000.00	7,000.00
September 2025 Total					**1,006,699.07**	**70,729.27**	**1,077,428.34**
OCTOBER 2025							
10/15/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
10/15/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
10/15/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		268.13	268.13
10/15/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	6,434.09		6,434.09
10/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
10/15/2025	Coupon	91282CJC6	375,000.00	UNITED STATES TREASURY 4.625 10/15/2026		8,671.88	8,671.88
10/15/2025	Coupon	91324PEY4	240,000.00	UNITEDHEALTH GROUP INC 4.6 04/15/2027		5,520.00	5,520.00
10/15/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
10/16/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
10/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/16/2025	Coupon	459058LN1	350,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		6,781.25	6,781.25
10/20/2025	Coupon	78017FZQ9	250,000.00	ROYAL BANK OF CANADA 4.51 10/18/2027		5,637.50	5,637.50
10/22/2025	Coupon	857477CP6	250,000.00	STATE STREET CORP 4.33 10/22/2027		5,412.50	5,412.50
10/27/2025	Coupon	06051GLG2	150,000.00	BANK OF AMERICA CORP 5.202 04/25/2029		3,901.50	3,901.50
10/27/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
10/27/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		650.00	650.00
10/27/2025	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	513.25		513.25
10/27/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
10/27/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
10/27/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
10/27/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
10/27/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
10/31/2025	Coupon	91282CJF9	375,000.00	UNITED STATES TREASURY 4.875 10/31/2028		9,140.63	9,140.63
10/31/2025	Coupon	91282CKP5	375,000.00	UNITED STATES TREASURY 4.625 04/30/2029		8,671.88	8,671.88
10/31/2025	Coupon	91282CLR0	400,000.00	UNITED STATES TREASURY 4.125 10/31/2029		8,250.00	8,250.00
October 2025 Total					**6,947.34**	**69,003.05**	**75,950.39**
NOVEMBER 2025							
11/17/2025	Coupon	14913UAU4	250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029		5,875.00	5,875.00
11/17/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
11/17/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
11/17/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
11/17/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
11/17/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		243.31	243.31
11/17/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	6,288.07		6,288.07
11/17/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
11/17/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
11/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
11/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		648.67	648.67
11/25/2025	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	489.48		489.48

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CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
11/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
11/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
11/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75
11/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
November 2025 Total					**6,777.56**	**12,864.77**	**19,642.32**
DECEMBER 2025							
12/01/2025	Coupon	91282CJL6	350,000.00	UNITED STATES TREASURY 4.875 11/30/2025		8,531.25	8,531.25
12/01/2025	Final Maturity	91282CJL6	350,000.00	UNITED STATES TREASURY 4.875 11/30/2025	350,000.00		350,000.00
12/01/2025	Coupon	91282CMA6	400,000.00	UNITED STATES TREASURY 4.125 11/30/2029		8,250.00	8,250.00
12/11/2025	Coupon	24422EXT1	225,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		5,456.25	5,456.25
12/15/2025	Coupon	06406RBG1	225,000.00	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028		4,491.00	4,491.00
12/15/2025	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
12/15/2025	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
12/15/2025	Coupon	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027		219.05	219.05
12/15/2025	Principal Paydown	891940AC2	134,436.99	TAOT 2023-A A3 4.63 09/15/2027	5,976.31		5,976.31
12/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
12/15/2025	Coupon	91282CHH7	375,000.00	UNITED STATES TREASURY 4.125 06/15/2026		7,734.38	7,734.38
12/15/2025	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
12/16/2025	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		332.00	332.00
12/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
12/22/2025	Coupon	3133ENZC7	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.12 06/22/2026		20,600.00	20,600.00
12/25/2025	Coupon	096919AD7	200,000.00	BMWOT 2024-A A3 5.18 02/26/2029		863.33	863.33
12/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		647.39	647.39
12/25/2025	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	516.24		516.24
12/25/2025	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
12/25/2025	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
12/25/2025	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
12/25/2025	Coupon	3137FMCR1	150,000.00	FHMS K-093 A2 2.982 05/25/2029		372.75	372.75

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CASH FLOW REPORT

City of Campbell | Account #11214 | As of January 31, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
12/26/2025	Coupon	437076DB5	225,000.00	HOME DEPOT INC 4.875 06/25/2027		5,484.38	5,484.38
12/31/2025	Coupon	91282CEV9	350,000.00	UNITED STATES TREASURY 3.25 06/30/2029		5,687.50	5,687.50
12/31/2025	Coupon	91282CHK0	350,000.00	UNITED STATES TREASURY 4.0 06/30/2028		7,000.00	7,000.00
12/31/2025	Coupon	91282CMD0	400,000.00	UNITED STATES TREASURY 4.375 12/31/2029		8,750.00	8,750.00
December 2025 Total					**356,492.55**	**88,948.98**	**445,441.53**
Grand Total			**61,042,613.69**		**4,436,368.66**	**627,075.29**	**5,063,443.95**

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

IMPORTANT DISCLOSURES

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

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Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

BENCHMARK INDEX & DISCLOSURES

CHANDLER ASSET MANAGEMENT

City of Campbell | Account #11214 | As of January 31, 2025

Benchmark	Disclosure
ICE BofA 1-5 Yr US Treasury & Agency Index	The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

Attachment: Chandler Monthly statement- 1.31.25 (Monthly Investment Transactions Report January

City Council Report

Item: 9
Category: CONSENT CALENDAR
Meeting Date: March 4, 2025

TITLE: Monthly Treasurer's Report (January 2025)

RECOMMENDED ACTION

That the City Council review and accept the Monthly Treasurer's Report for the month ended January 31, 2025.

BACKGROUND

California government code section 41004 requires that the City Treasurer submits to the City Clerk and the legislative body a written report and accounting of all receipts, disbursements, and fund balances. The City of Campbell's Finance Director has the responsibility of City Treasurer. This report has been prepared to fulfill this requirement.

This report provides financial transaction data for the City of Campbell's Funds collectively, including the City's General (Operating) Fund.

DISCUSSION

This Monthly Treasurer's Report details and summarizes receipts, disbursements, and fund balances for the month ended January 31, 2025. As shown in ***Attachment A***, the City recognized $13.2 million in revenues and incurred $7.6 million in expenditures in total, for all City funds. The City's overall ending fund balance for January 2025 is $80.1 million, an increase of $5.6 million from the December 2024 total of $74.5 million.

For the month of January 2025, the City's General Fund recognized $8.8 million in revenues and incurred $3.7 million in expenditures. The City's ending General Fund balance for January 2025 is $19.1 million, an increase of $5.1 million from the December 2024 total of $14.0 million (including a prior month adjustment of $493,000 from an unadjusted total of $13.5 million).

FISCAL IMPACT

There is no fiscal impact associated with the review and acceptance of the Monthly Treasurer's Report.

Prepared by:

Carolina Vargas, Accountant

Approved by:

Brian Loventhal, City Manager

Attachment:

a. 2025.01 Fund Balance Report

City of Campbell
Changes in Total Fund Balance
For the month ended January 31, 2025

Fund Description	Beginning Fund Balance 07/01/2024	Increase/ (Decrease) July-Dec	Current Revenue	Current Expenditure	Transfer In	Transfer Out	Fund Balance as of 01/31/2025
General Fund							
Nonspendable Fund Balance							
Leases	$ 199,081.00	$ -	$ -	$ -	$ -	$ -	$ 199,081.00
Committed Fund Balance							
General Plan Update	-	-	-	-	-	-	-
Compensated Absences	970,698.00	-	-	-	-	-	970,698.00
Liability insurance	157,936.00	-	-	-	-	-	157,936.00
Available Capital Improvement Reserve	212,351.00	-	-	-	-	-	212,351.00
Committed Capital Improvement Reserve	1,240,899.00	-	-	-	-	-	1,240,899.00
Community Center Facility	149,706.00	-	-	-	-	-	149,706.00
Heritage Theater	180,344.00	-	-	-	-	-	180,344.00
Historic Preservation	5,000.00	-	-	-	-	-	5,000.00
Assigned Fund Balance							
Capital Projects (Construction Tax)	138,406.00	-	-	-	-	-	138,406.00
Unemployment insurance	90,000.00	-	-	-	-	-	90,000.00
PERS	2,252,000.00	-	-	-	-	-	2,252,000.00
OPEB	393,315.00	-	-	-	-	-	393,315.00
Encumbrances	917,512.00	-	-	-	-	-	917,512.00
Unassigned Fund Balance							
Unassigned	1,000,000.00	(5,947,549.20)	8,807,655.30	(3,720,521.46)	100,008.00	(1,087,150.00)	(847,557.36)
City Council Reserve	362,624.00	-	-	-	-	-	362,624.00
Economic fluctuations	9,485,886.00	-	-	-	-	-	9,485,886.00
Emergency	3,207,454.00	-	-	-	-	-	3,207,454.00
General Fund Total	20,963,212.00	(5,947,549.20)	8,807,655.30	(3,720,521.46)	100,008.00	(1,087,150.00)	19,115,654.64
Special Revenue							
Vehicle Impact	1,965,110.00	372,442.38	68,460.36	-	-	-	2,406,012.74
Gas Tax	2,253,391.00	(3,045.53)	216,022.85	(190,875.33)	-	-	2,275,492.99
Asset Forfeiture	115,115.00	34,929.72	9.89	-	-	-	150,054.61
Lighting & Landscape District	1,589,745.00	(1,403,374.79)	1,080,119.29	(316,471.49)	364,000.00	-	1,314,018.01
Housing & Community Development	346.00	-	-	-	-	-	346.00
Environmental Services	1,111,979.00	(21,821.61)	21,286.84	(13,854.42)	-	-	1,097,589.81
Supplemental Law Enforcement	213,944.00	(97,228.38)	8,333.33	(59,926.72)	-	-	65,122.23
State & Other Grants	(857,056.11)	289,322.00	-	-	-	-	(567,734.11)
TDA Grant	350,451.35	2,961.00	-	-		-	353,412.35
Federal Grants	549,231.30	24,344.73	64,797.18	-	-	-	638,373.21
ARPA Fund	-	61,944.19	-	-	-	-	61,944.19
Housing Assistance	8,520,812.00	(226,274.98)	-	(47,508.15)	-	-	8,247,028.87
Community Restitution Fund	136,815.00	23,461.02	1,864.00	-	-	-	162,140.02
Community Facilities District #1	982.00	(1,657.98)	83,723.50	(1,041.71)	-	(72,008.00)	9,997.81
Community Facilities District #2	224,342.00	(6,286.51)	26,735.27	(543.76)	-	(6,000.00)	238,247.00
Parkland Dedication	3,963,820.00	2,159,307.19	24,911.00	-	-	-	6,148,038.19
Recreation - Private Grants	6,598.65	51.00	-	-	-	-	6,649.65
Adult Center	23,882.00	140.00	-	-	-	-	24,022.00
Special Revenue Fund Total	20,169,508.19	1,209,213.45	1,596,263.51	(630,221.58)	364,000.00	(78,008.00)	22,630,755.57
Debt Service							
Measure O	2,382,817.00	(2,177,612.18)	1,371,853.55	-	-	-	1,577,058.37
LID #30	34,008.00	272.00	-	-	-	-	34,280.00
2016 Refunding Lease Revenue Bond	33,105.00	(698,300.00)	-	-	383,200.00	-	(281,995.00)
Debt Service Fund Total	2,449,930.00	(2,875,640.18)	1,371,853.55	-	383,200.00	-	1,329,343.37
Internal Service Fund							
Motor Vehicle Pool	976,045.00	139,180.96	95,260.67	(120,778.02)	-	(25,000.00)	1,064,708.61
Information Technology Pool	(535,015.00)	(305,175.68)	193,665.30	(102,800.12)	342,950.00	-	(406,375.50)
Worker's Compensation	1,479,563.00	177,027.00	77,465.34	(119,960.23)	-	-	1,614,095.11
Internal Service Fund Total	1,920,593.00	11,032.28	366,391.31	(343,538.37)	342,950.00	(25,000.00)	2,272,428.22
Trust/Agency							
Successor Agency	2,093,549.00	(134,237.69)	954,653.00	-	-	-	2,913,964.31
West Valley Solid Waste JPA	590,274.00	389,767.41	108,627.67	(170,774.84)	-	-	917,894.24
SCC Specialized Enforcement Team	1,476,719.00	(92,451.14)	-	-	-	-	1,384,267.86
Trust/Agency Fund Total	4,160,542.00	163,078.58	1,063,280.67	(170,774.84)	-	-	5,216,126.41
Capital Project							
Capital Projects Fund	968,320.00	(1,802,964.20)	-	(151,353.41)	-	-	(985,997.61)
Measure O CIP Fund	40,391,087.00	(7,312,455.39)	-	(2,569,520.72)	-	-	30,509,110.89
Capital Project Fund Total	41,359,407.00	(9,115,419.59)	-	(2,720,874.13)	-	-	29,523,113.28
Total City	**$ 91,023,192.19**	**$ (16,555,284.66)**	**$ 13,205,444.34**	**$ (7,585,930.38)**	**$ 1,190,158.00**	**$ (1,190,158.00)**	**$ 80,087,421.49**

Attachment: 2025.01 Fund Balance Report (Monthly Treasurer's Report (January 2025))

City Council Report

Item: **10**
Category: **CONSENT CALENDAR**
Meeting Date: **March 4, 2025**

TITLE: **Authorization to Approve and Execute Fund Agreement and Budget Adjustment for Comprehensive Traffic Safety Action Plan (Resolution/Roll Call Vote)**

RECOMMENDED ACTION

That the City Council adopt a resolution approving and authorizing the City Manager to execute a fund agreement with the United States Department of Transportation's Federal Highway Administration (FHWA) for the Comprehensive Traffic Safety Action Plan Project and for the Finance Director to prepare an associated budget adjustment.

BACKGROUND

On August 20, 2024, the City Council adopted Resolution No. 13194 authorizing the Public Works Director to submit a Safe Streets for All (SS4A) Program planning grant application to the United States Department of Transportation (USDOT) for the Comprehensive Traffic Safety Action Plan.

On August 29, 2024, staff submitted to the USDOT a grant application requesting a grant of $100,000.

On November 15, 2024, the USDOT awarded the City $100,000 in SS4A funding to prepare the Comprehensive Traffic Action Plan.

DISCUSSION

Comprehensive Traffic Safety Action Plan Project

The Comprehensive Traffic Safety Action Plan (Action Plan) Project will develop a plan that will identify traffic safety policies, processes, and projects that will reduce fatal and severe injury crashes on city streets. Preparation of the Action Plan will include the following components.

1. **Leadership Commitment and Goal Setting.** The City has the option of either 1) setting a target date to reach zero roadway fatalities and serious injuries or 2) setting one or more targets to achieve significant declines in roadway fatalities and serious injuries by a specific date.

2. **Planning Structure.** The City will form a committee, task force, implementation group, or similar body charged with oversight of the Action Plan development, implementation, and monitoring.
3. **Safety Analysis.** The plan will identify and analyze citywide traffic safety issues and recommend appropriate safety improvements. The analysis will focus particularly on fatal and severe injury (F+SI) collisions. Factors such as collision severity, collision type, primary collision factor, lighting, weather, age, transportation mode, and collision time of day will be analyzed. The top collision trends in Campbell will be identified.
4. **Engagement and Collaboration.** The project team will engage members of the public and stakeholders both within the City and among other public agencies. Feedback from this step will help in shaping the plan's recommendations.
5. **Equity Considerations.** Underserved communities will be identified and engaged. Attention will be given toward potential equity impacts of proposed projects and strategies.
6. **Policy and Process Changes.** Current policies, plans, guidelines, and/or standards will be evaluated to identify how the City can improve its processes to prioritize safety. Revised or new policies, guidelines, and/or standards will be adopted as appropriate.
7. **Strategy and Project Selections.** A comprehensive set of projects and strategies will be developed to address safety problems. The plan will provide time frames for deployment and project prioritization criteria. Projects will focus on infrastructure that address traveler behavior and/or operational safety.
8. **Progress and Transparency.** The plan will describe how progress in the plan's implementation will be measured over time.

Fund Agreement

A fund agreement between the USDOT and the City must be executed before the City can commence work on this project. Some highlights of the fund agreement are as follows.

1. **General Terms and Conditions.** As the fund recipient, the City agrees to comply with applicable Federal laws and regulations.
2. **Grant Award.** The grant amount is $100,000 in SS4A funds.
3. **Project Statement of Work.** The agreement is limited to preparing the Comprehensive Safety Action Plan. Relevant tasks include procuring consultant services to prepare the plan; forming a task force that coordinate with the consultant, the public, and stakeholders; and, using system approach practices that incorporate data analysis, public engagement, equity considerations, collaboration, and continuous evaluation.
4. **Schedule.** The project will be prepared based on the schedule included in the agreement. A deviation of more than six months from the agreement schedule will require an agreement amendment.

5. **Project Estimated Costs.** The agreement identifies estimated project costs attributable to SS4A grant funds and local funds.
6. **Other Information.** The agreement outlines performance measures, efforts to improve racial equity, and climate change and environmental justice impacts.

Tentative Project Schedule

The tentative project schedule is as follows.

March 2025	Execute funding agreement
April-May 2025	Prepare Request for Proposals (RFP)
June 2025	Council authorization to issue RFP
July-September 2025	Issue RFP
October-November 2025	Negotiate consultant agreement
December 2025	Execute consultant agreement
January 2026	Kickoff Meeting
February-April. 2026	Data review and analysis
May-June 2026	Community engagement
July-September 2026	Stakeholder meetings (1st round)
October-November 2026	Prepare administrative draft plan
February-March 2027	Stakeholder meetings (2nd round)
April-June 2027	Prepare draft plan
July-August 2027	Publish draft plan
September-October 2027	Prepare final plan
November 2027	City Council approval
December 2027	Prepare SS4A final report
February 2028	Project Closeout

USDOT staff advised grant recipients to provide ample time in their proposed schedules to complete the projects. An amendment to the grant agreement is required if the project completion date changes by more than six months. For this reason, the tentative schedule is conservative to reduce the possibility of an agreement amendment.

FISCAL IMPACT

The Comprehensive Traffic Safety Action Plan Project is estimated to cost $125,000. Since the grant award was $100,000, a local match of $25,000 is required. A budget adjustment to allocate $25,000 in Vehicle Impact Fees is also attached to this report as referenced in the recommendation.

ALTERNATIVES

1. Do not execute funding agreement for the project. This alternative is not recommended since executing the fund agreement is required for the City to

commence work on this project. A completed Action Plan would make the City eligible for SS4A Implementation Grants up to $25 million per project for constructing future projects.

Prepared by: Matthew Jue

Matthew Jue, Traffic Engineer

Reviewed by: Todd Capurso

Todd Capurso, Director of Public Works

Approved by: Brian Loventhal

Brian Loventhal, City Manager

Attachment:

a. Resolution
b. Project Fund Agreement
c. BA-17 (FY 2025) -Comprehensive Traffic Safety Action Plan (25-PP)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE PROJECT FUND AGREEMENT FOR THE COMPREHENSIVE TRAFFIC SAFETY ACTION PLAN PROJECT AND FOR THE FINANCE DIRECTOR TO PREPARE AN ASSOCIATED BUDGET ADJUSTMENT

WHEREAS, On August 20, 2024, the City Council adopted Resolution No. 13194 authorizing the Public Works Director to submit a Safe Streets for All (SS4A) Program planning grant application to the United States Department of Transportation (USDOT) for the Comprehensive Traffic Safety Action Plan; and

WHEREAS, on August 29, 2024, staff submitted to the USDOT a grant application requesting a grant of $100,000; and

WHEREAS, on November 15, 2024, the USDOT notified the City that the City had been awarded $100,000 in SS4A funding to prepare the Action Plan; and

WHEREAS, the Comprehensive Traffic Safety Action Plan Project will develop a plan that will identify traffic safety policies, processes, and projects that will reduce fatal and severe injury crashes on city streets; and

WHEREAS, a fund agreement between the USDOT and the City must be executed before the City can commence work on this project.

WHEREAS, the Comprehensive Traffic Safety Action Plan Project is estimated to cost $125,000; and

WHEREAS, the grant award was $100,000 and a local match of $25,000 is required; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Campbell does hereby approve and authorize the City Manager to execute the project fund agreement for the Comprehensive Traffic Safety Action Plan.

BE IT FURTHER RESOLVED that the City Council approves the budget adjustment allocating $25,000 in Vehicle Impact Fees to the Comprehensive Traffic Safety Action Plan Project and other related transfers.

PASSED AND ADOPTED this 4th day of March, 2025, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS:

APPROVED:

_____
Sergio Lopez, Mayor

ATTEST:

_____
Andrea Sanders, City Clerk

Attachment: Resolution (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
PROJECT FUND AGREEMENT

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "**USDOT**") Federal Highway Administration (the "**FHWA**") and the [City of Campbell] (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("**SS4A**") Grant for the **Comprehensive Traffic Safety Action Plan**.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All ("SS4A") Grant Program,", which is available at https://www.transportation.gov/grants/ss4a/grant-agreements under "Fiscal Year 2024." Articles 7–30 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (BIL, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
PROJECT FUND AGREEMENT

ARTICLE 2
APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: **Comprehensive Traffic Safety Action Plan**

Application Date: 08/29/24

2.2 Award Amount.

SS4A Grant Amount: $100,000

2.3 Federal Obligation Information.

Federal Obligation Type: Single

2.4 Budget Period.

Budget Period: See Block 6 of Page 1

2.5 Grant Designation.

Designation: Planning and Demonstration

ARTICLE 3
SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

Planning and Demonstration Narrative:

The Comprehensive Traffic Safety Action Plan will serve as a steppingstone to identify high-injury networks and priority projects, with the goal of reducing crashes and improving safety through low-cost, high-impact measures.

The preliminary development process of Action Plan will include following tasks:

- Procure Consultant Services
    - The City will procure consultant services to prepare the Action Plan. Consultant services may involve a team of consultants to address various areas of expertise.
    - The consultant will help Public Works Department staff to address each Action Plan Component in a systematic manner. The consultant will adhere to Safe System Approach.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

- Coordination
    - City will form a task force that coordinates with Consultants for various activities such as coordinating with consultants for public engagement activities, scheduling best possible times with stakeholders, collecting feedback from public, and providing all the required data to the consultants.
- Systemic Approach
    - The Action Plan will be developed based on systemic approach practices, incorporating data analysis, public engagement, equity considerations, collaborative efforts, and continuous evaluation.

The City aims to develop a plan that fosters a culture of safety through collaboration, emphasizing that every resident has a role and responsibility. The goal is to reduce traffic fatalities and serious injuries, ultimately striving to eliminate crash fatalities altogether. The first step towards achieving this goal is developing an Action Plan.

The project will be completed in one phase.

3.2 Project's Estimated Schedule.

Action Plan Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	September 2027
Planned SS4A Final Report Date:	December 2027

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	$100,000
Other Federal Funds:	$0
State Funds:	$0
Local Funds:	$25,000
In-Kind Match:	$0
Other Funds:	$0
Total Eligible Project Cost:	$125,000

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

(b) Cost Classification Table – For Planning and Demonstration Grants with demonstration activities and Implementation Grants Only

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4

CONTACT INFORMATION

4.1 Recipient Contact(s).

Matthew Jue
Traffic Engineer
City of Campbell
70 North First Street, Campbell, CA 95008
408-866-2154
matthewj@campbellca.gov

4.2 Recipient Key Personnel.

Name	Title or Position
Matthew Jue	Traffic Engineer
Amy Olay	Acting Public Works Director
Srilakshmi Sakhamuri	Assistant Engineer

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-2822
SS4A.FHWA@dot.gov

and

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-493-2402
HCFASS4A@dot.gov

and

Division Administrator
Agreement Officer's Representative (AOR)

and

Division Office Lead Point of Contact

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the "AO") are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327. Note: This clause is only applicable to grants that do not include construction.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer's Representative (the "**AOR**") may withhold processing that request until the Recipient provides sufficient detail.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

(d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6
SPECIAL GRANT TERMS

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.

6.2 The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.3 SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

6.4 The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action Plan on a publicly available website.

6.5 The Recipient of a Planning and Demonstration Grant that involves a demonstration activity agrees to provide an assessment of each demonstration activity and update the existing Action Plan, which will incorporate the information gathered in the Action Plan's list of projects or strategies and/or inform another part of the existing Action Plan. The Recipient also agrees that demonstration activities are temporary in nature and must be removed and/or ended following the conclusion of the project if the assessment of the demonstration activities does not affirm that the activities provide safety benefits.

6.6 There are no other special grant requirements.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
PROJECT FUND AGREEMENT

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
PROJECT FUND AGREEMENT

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: City of Campbell, California

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Safety Performance [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Fatalities: Total annual fatalities in the project location(s)	Annually and within 120 days after the end of the period of performance
Safety Performance [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Serious Injuries: Total annual serious injuries in the project location(s) [if available]	Annually and within 120 days after the end of the period of performance
Safety Performance [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Crashes by Road User Category: Total annual crashes in the project location(s) broken out by types of roadway users involved (e.g., pedestrians, bicyclists, motorcyclist, passenger vehicle occupant, commercial vehicle occupant)	Annually and within 120 days after the end of the period of performance
Equity [for all Grants]	Percent of Funds to Underserved Communities: Funding amount (of total project amount) benefitting underserved communities, as defined by USDOT	Within 120 days after the end of the period of performance
Costs [for all Grants]	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance

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Measure	Category and Description	Measurement Frequency and Reporting Deadline
Outcomes and Benefits [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Quantitative Project Benefits: Quantification of evidence-based projects or strategies implemented (e.g., miles of sidewalks installed, number of pedestrian crossings upgraded, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Qualitative Project Benefits: Qualitative description of evidence-based projects or strategies implemented (e.g., narrative descriptions, testimonials, high-quality before and after photos, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Project Location(s): GIS/geo coordinate information identifying specific project location(s)	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations [for all Grants]	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
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ATTACHMENT B
CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope: N/A

Schedule: N/A

Budget: A/A

The table below provides a summary comparison of the project budget.

Fund Source	Application		Section 3.3	
	$	%	$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT C
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with "X" in the following table align with the application:

	A racial equity impact analysis has been completed for the Project. *(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)*
	The Recipient or a project partner has adopted an equity and inclusion program/plan or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. *(Identify the relevant programs, plans, or policies in the supporting narrative below.)*
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. *(Identify the relevant investments in the supporting narrative below.)*
	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. *(Identify the new or improved access in the supporting narrative below.)*
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. *(Identify the new or improved access in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity, as described in the supporting narrative below.
X	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but intends to take relevant actions described in the supporting narrative below
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
PROJECT FUND AGREEMENT

ATTACHMENT D
CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with "X" in the following table align with the application:

	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Recipient or a project partner used environmental justice tools, such as the EJScreen, to minimize adverse impacts of the Project on environmental justice communities. *(Identify the tool(s) in the supporting narrative below.)*
	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. *(Describe that shift in the supporting narrative below.)*
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. *(Describe those strategies in the supporting narrative below.)*
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. *(Describe the incorporated infrastructure in the supporting narrative below.)*
	The Project supports the installation of electric vehicle charging stations. *(Describe that support in the supporting narrative below.)*
	The Project promotes energy efficiency. *(Describe how in the supporting narrative below.)*
	The Project serves the renewable energy supply chain. *(Describe how in the supporting narrative below.)*
	The Project improves disaster preparedness and resiliency *(Describe how in the supporting narrative below.)*
	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. *(Describe how in the supporting narrative below.)*
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. *(Describe that infrastructure in the supporting narrative below.)*

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

	The Project supports or incorporates the construction of energy- and location-efficient buildings. *(Describe how in the supporting narrative below.)*
	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. *(Describe the materials in the supporting narrative below.)*
	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project, as described in the supporting narrative below.
X	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
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ATTACHMENT E
LABOR AND WORKFORCE

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table align with the application:

	The Recipient demonstrate, to the full extent possible consistent with the law, an effort to create good-paying jobs with the free and fair choice to join a union and incorporation of high labor standards. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of local and economic hiring preferences in the overall delivery and implementation of the Project. *(Describe the relevant provisions in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. *(Describe the use of registered apprenticeship in the supporting narrative below.)*
	The Recipient or a project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. *(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)*
	The Recipient or a project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. *(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)*
	The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

	The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including: a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law; b. proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements and meet the requirements as outlined in the Notice of Funding Opportunity to make good faith efforts to meet the goals of 6.9 percent of construction project hours being performed by women and goals that vary based on geography for construction work hours and for work being performed by people of color; c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements; d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin; e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and f. maintaining robust anti-retaliation measures covering employees and contractors. *(Describe the equal opportunity plan in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
x	The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the project, will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT F
CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with "X" in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	For projects in floodplains: The Recipient appropriately considered whether the project was upgraded consistent with the Federal Flood Risk Management Standard, to the extent consistent with current law, in Executive Order 14030, Climate-Related Financial Risk (86 FR 27967), and Executive Order 13690, Establishing a Federal Flood Risk Management Standard and a Process for Further Solicit and Considering Stakeholder Input (80 FR 6425).

2. Supporting Narrative.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

ATTACHMENT 2
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ATTACHMENT G
CIVIL RIGHTS AND TITLE VI

1. Recipient Type Designation.

Recipient Type Designation: New

2. Title VI Assessment Information.

Title VI Assessment Completion Date: See date of execution of this agreement and Exhibit B, Term B. 1

City of Campbell, California, is a new recipient of SS4A grant program funds.

Attachment: Project Fund Agreement (Authorization to Execute Fund Agrmt/Approve Budget Adj for Traffic Safety Action Plan)

City of Campbell
Request for Budget Adjustments

Department/Program	Division	Date	Request No.
Public Works	25-PP - Comprehensive Traffic Safety Action Plan	March 4, 2025	BA-17

Budget to be Reduced

Fund/Program	Account Number	Description	Amount

Budget to be Increased

Fund/Program	Account Number	Description	Amount
REVENUE			
218.535	4523	Safe Streets for All (SS4A) Program planning grant (USDOT)	100,000
435.990	6999	Capital Transfer In (Capital Projects Fund)	100,000
435.990	6999	Capital Transfer In (Capital Projects Fund)	25,000
EXPENDITURES			
218.990	9999	Capital Transfer Out (Other Federal Grants fund)	100,000
202.990	9999	Capital Transfer Out (VIF fund)	25,000
435.25PP	7130	Project Salary	25,000
435.25PP	7430	Professional Services	100,000

REASON FOR REQUEST - BE SPECIFIC:

Appropriate $125,000 towards the Comprehensive Traffic Safety Action Plan (25-PP). $100,000 will be funded by the SS4A grant awarded by the DOT on 11/15/24. Remaining $25,000 in funding will be sourced by matching Vehicle Impact Fee funds. The Comprehensive Traffic Safety Action Plan (Action Plan) Project will develop a plan that will identify traffic safety policies, processes, and projects that will reduce fatal and severe injury crashes on city streets. Based on the preliminary project schedule it is estimated to be fully completed by February 2028.

Will Fuentes	Todd Capurso	Brian Loventhal
Finance Director	Public Works Director	City Manager

Attachment: BA-17 (FY 2025) -Comprehensive Traffic Safety Action Plan (25-PP) (Authorization to Execute Fund Agrmt/Approve Budget Adj for

City Council Report

Item: **11**
Category: **PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES**
Meeting Date: **March 4, 2025**

TITLE: **Public Hearing to Consider the Request of Scott A. Mommer Consulting to Modify the Operational Characteristics of an Existing 102,332 Square-Foot Hardware Store with a 18,705 Square-Foot Garden Center (The Home Depot), Including Legalizing Existing Unpermitted Outdoor Merchandise Storage and Adding Additional Outdoor Merchandise Storage Areas on Property Located at 480 E. Hamilton Avenue. the Application Under Consideration is a Major Planned Development Permit Modification. File No.: PLN-2023-52.**

RECOMMENDED ACTION

The Planning Commission recommends that the City Council introduce an ordinance approving a Major Planned Development Permit Modification for the property located at 480 E. Hamilton Ave.

ENVIRONMENTAL (CEQA) DETERMINATION
Staff recommends that the City Council accept the determination that the project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA) pertaining to the operation, permitting, and minor alterations of an existing private structure involving negligible or no expansion of existing or former use. The limited nature of the proposed outdoor storage as allowed under the Major Planned Development Permit Modification and recommended Conditions of Approval can be reasonably found to constitute a negligible expansion of the existing hardware store and garden center use.

PROJECT DATA

Zoning Designation:	Planned Development (P-D)
General Plan Designation:	General Commercial
Net Lot Area:	10.17 acres (gross)
Building Height:	38 feet
Square footage:	
Hardware Store:	102,332 sq. ft.
Garden Center:	18,705 sq. ft.
	121,037 sq. ft.
Lot coverage:	27%
Floor Area Ratio (FAR):	.273

Parking Spaces:

Existing Stalls:	450
Proposed Stalls:	450[1]

EXECUTIVE SUMMARY

The City Council approved a Planned Development Permit in 1991 allowing the construction and operation of the existing Home Depot at 480 E. Hamilton Avenue. Staff have received complaints from adjacent residents to the west of the site since 2022 related to noise, outdoor storage, and activity along the western property line. Related to this, the city issued a code violation to The Home Depot in 2022. The Home Depot has submitted the subject application to modify operations and address the outstanding violations. **Approval of the subject application would allow outdoor storage in approved locations only** (to the south of the hardware store and garden center, and the southern portion of the parking lot fronting Salmar Avenue). Additionally, staff is recommending Conditions of Approval that will provide clear operational restrictions to prevent nuisance impacts from store operations, including strict limitations on activities and timing of activities along the western property line. Proactive monitoring of Home Depot to ensure condition compliance includes the following:

- Weekly site inspections by code enforcement staff for a six month period to monitor compliance.
- The ability for the Community Development Director to initiate modification of hours of operation or a revocation hearing based on verifiable complaints of violations
- Planning Commission review of condition compliance six months and twelve months after approval.

Approval of the subject application, along with recommended Conditions of Approval, will address the outstanding code violation and nuisance impacts community members have experienced.

DISCUSSION

Project Site:

The project site is the Campbell location of The Home Depot, which consists of two parcels: an approximately 10-acre lot owned by the Campbell Union School District and a smaller 2-acre lot owned by The Home Depot USA Incorporated. The project site is located southwest of the E. Hamilton Avenue and Salmar Avenue intersection and developed with an existing 102,332 square-foot hardware store with an 18,705 square-foot garden center, along with associated parking lots and an outdoor food cart use (reference **Attachment B** – Site Photographs). Although The Home Depot is bordered on three sides by public streets or other commercial and industrial properties, it shares its western boundary with a single-family neighborhood.

[1] No parking is required due to the property's proximity to the Hamilton light-rail station pursuant to AB - 2097

Property History:
The Home Depot was originally developed pursuant to a Planned Development Permit granted by the City Council in 1991. The property has been subject to a series of overlapping, and sometimes conflicting, approvals since that time as listed below:

- **1991 (PD 91-01)**: CC Ordinance No. 1841 approving a Planned Development Permit to allow construction of the hardware store and garden center.
- **1994 (M 94-03)**: CC Ordinance No. 1901 approving a modification to the previous Planned Development Permit related to outdoor merchandise delivery and storage, delivery hours, and special events.
- **2001 (PLN2001-109)**: CC Ordinance No. 2015 approving a modification to the original Planned Development Permit related to more stringent requirements to control noise from merchandise delivery and storage.
- **2007 (PLN-2007-86)**: PC Resolution No. 3843 approving a conditional Use Permit allowing a limited-term use of four temporary cargo storage containers.
- **2010 (PLN-2009-162)**: PC Resolution No. 3978 approving an Administrative Planned Development Permit to allow continued late night activity overnight stocking of shelves.
- **2022 (PLN-2021-220)**: Administrative Planned Development Permit to formalize establishment of an existing food service cart.

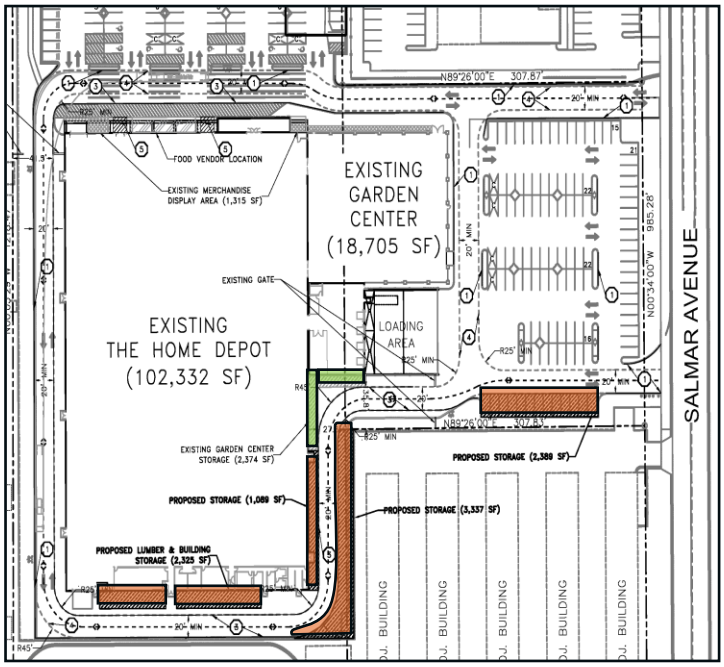
Code Complaints:
The Home Depot has been subject to neighborhood complaints periodically during its operation over the last 30 years. Most recently, the City has received complaints from adjacent residents to the west of the site regarding noise generated from merchandise delivery vehicles and other activity along the western property line, unpermitted sale of food and beverages on site, inaccessible sidewalks due to outdoor merchandise display, trash buildup on site, and use of the area along the western property line as a staff break area.

On August 10, 2022, the City issued a code violation notice (CE-2022-184) to The Home Depot related to after-hours noise impacts to neighboring residences and outdoor storage in unpermitted areas, including areas along the western property line (reference

Attachment C – Code Enforcement Notice of Intent to Cite). To resolve the violations, the City and The Home Depot entered into a "compliance agreement" which served to establish a temporary stay of enforcement of penalties and fines provided that The Home Depot submitted a Planning application to correct and abate the unauthorized activities (reference **Attachment D** – Compliance Agreement). In accordance with the compliance agreement, on April 14, 2023, the City received an application for a "Major Modification" of the previously approved Planned Development Permit. In addition to resolving the code enforcement case, staff sees this application as an opportunity to consolidate and reconcile the prior conditions of approval to provide better clarity regarding the regulatory parameters for The Home Depot.

Proposed Project:
The submitted application seeks to modify the operational characteristics of the business, including legalizing unpermitted outdoor merchandise storage around the building and allowing additional outdoor storage, as noted in the Project Description (reference **Attachment E**) and depicted on the Project Plans (reference **Attachment F**). The most recent Planned Development Permit Modification (PLN2001-109) does not permit outdoor storage in any of the proposed locations. The application does not propose any new construction and would not result in any alterations to the hardware store or garden center.

The proposed site plan, excerpted here, shows the **existing** layout of the hardware store, garden center, and parking lot; unpermitted outdoor merchandise storage locations; merchandise display locations; and emergency access. It also shows **proposed** outdoor merchandise storage locations, site access, and delivery routes and locations.



The Home Depot stores excess merchandise stock outdoors to allow the store to restock in-store merchandise quickly during heavy sale periods. Excess merchandise is typically brought into the hardware store within 72 hours.

The Home Depot **currently** stores excess merchandise in an area south of the garden center as well as along the western property line that is not allowed. Existing outdoor storage south of the garden center is highlighted in **green** on the site plan and will become permitted with approval of this application. Existing outdoor storage along the western property line will **not** become permitted with approval of this application and is

therefore not shown on the site plan. Conditions of Approval explicitly prohibit storage, delivery, and unloading along the western property line.

In response to the City's code enforcement actions and to mitigate noise operational impacts to neighbors along the western property line, The Home Depot **proposes** to store additional excess merchandise in the proposed storage and proposed lumber and building storage areas (highlighted in **red** on the site plan) located on the southern and eastern sides of the property, further away from the neighbors and adjacent to public streets or the neighboring public storage business.

The existing storage area south of the garden center and the proposed storage area to the south of the hardware store and garden center will be screened from public view along Salmar Avenue by adjacent public storage buildings, landscaping, and the existing wall. The new storage in the parking lot will be screened by a wall or fence as discussed further below.

Approval of this application will permit outdoor storage in the existing and proposed storage areas as shown on the Site Plan only. **No storage will be allowed along the western property line**. Approved storage areas, along with implementation of Conditions of Approval defining and limiting The Home Depot's operations, will allow The Home Depot to meet operational needs without creating nuisance impacts to neighboring residences.

Planning Commission Action:
The Planning Commission held a public hearing on this application at its January 28, 2025, meeting, and recommended approval on a 6-0-1 vote (reference **Attachment G** – Meeting Minutes). The Commission raised concerns about The Home Depot's previous nuisance impacts and noncompliance with conditions and requested clarification on what enforcement mechanisms the City would use to ensure future compliance. Multiple residents expressed opposition to recommending approval of the project, citing The Home Depot's history of noncompliance with Conditions of Approval, concern about noise impacts, particularly along the western property line, and employee congregation along the western property line.

As discussed below, Conditions of Approval will provide clear operational restrictions and standards to minimize nuisance impacts. Conditions of Approval will also provide multiple enforcement mechanisms for the City. Upon receipt of verifiable complaints, the City may issue code violations to the business operator, and the Community Development Director may limit hours of operation, require installation of speed humps along the western property line to slow delivery vehicles and reduce noise, and initiate proceedings to modify or revoke the approval due to noncompliance with Conditions of Approval. Additionally, the Planning Commission will hold a compliance hearing to review The Home Depot's operations six months and twelve months from the effective date of approval.

Changes to Conditions:

Several of the complaints received by neighbors concerning operations at The Home Depot are related to the presence of day laborers in The Home Depot parking lot, and impacts associated with noise and littering. The original recommended conditions of approval included a condition that required The Home Depot to actively prevent loitering on the premises and notify the Police Department for enforcement. In consultation with the City Attorney's office, staff is recommending that this condition be removed, as it will create challenges for the City to police loitering on private property if not requested by the business (The Home Depot).

Instead, staff is recommending the addition of conditions of approval to mitigate potential trash and noise issues associated with any present day laborers, including conditions to require placement of signage throughout the parking lot stating that no littering is allowed and noise must be kept to a minimum. Condition No. 25 and Condition No. 27 as shown in PC Resolution 4729 recommending approval of the project have been modified and replaced with Condition No. 24 and No. 27 in the City Council ordinance.

Staff is also recommending the addition of a condition requiring weekly inspections of the site by City staff to verify and document compliance with all Conditions of Approval in order to proactively ensure that The Home Depot complies with Conditions of Approval and prevent nuisance impacts from occurring. Condition No. 32 has been added to the City Council ordinance to reflect this.

ANALYSIS

Scope of Review:

The City's new General Plan and revised Zoning Code went into effect on June 2, 2023. Since this application was deemed "complete" on May 24, 2023, it is not subject to the new General Plan or Zoning Code, in accordance with CMC Sec. 21.01.050.E (Effect of Zoning Code changes on projects in progress). The project was reviewed under prior General Plan policies and zoning requirements in effect at the time. Notably, the amended Zoning Code now prohibits outdoor storage on properties within the General Commercial Zoning District, whereas the prior Zoning Code simply discouraged it. Therefore, outdoor storage of merchandise and products can be permitted with approval of the subject application.

Consideration in Review of Applications:

As the proposed outdoor storage areas would "substantially alter the design or specifications approved by the site plan" by the prior Planned Development approvals, a "major" modification was required by former CMC Sec. 21.12.030.H. In review of Planned Development applications, the Zoning Code directs the decision-making body to consider certain design and layout aspects of the proposal prior to rendering a decision, referenced to as "considerations." The following identifies these considerations and application consistency.

A. *Considerations relating to structure and site layout:*

As noted, the proposed storage area along the south of the eastern parking lot, shown below, is partially visible from Salmar Avenue. As a result, the area will need to be

screened by a six-foot tall fence or wall, pursuant to CMC Sec. 21.18.120.C. As required by a condition of approval, the exact design and configuration of this screening would be approved by the Community Development Director by issuance of a Zoning Clearance. The fence or wall would likely be situated along the edge of the parking spaces to maintain the required 20-foot drive-aisle into the property. However, if the screening of the proposed storage area cannot be feasibly accomplished outdoor storage in this location would not be allowed.

B. *Considerations relating to site circulation, traffic congestion, and traffic safety:*

The introduction of outdoor storage will not increase the vehicle trips associated with The Home Depot store and therefore would not have a discernable effect on traffic congestion in the area. Additionally, since the project site is within one-half mile of the Downtown Campbell Light-Rail Station, it is exempted from Vehicles-Miles-Traveled (VMT) analysis per the City's VMT policy.

Proposed delivery vehicle routes, as conditioned, will allow for efficient site circulation by limiting delivery vehicle access and exit to two points off Salmar Avenue only. This will limit delivery vehicle interference with customer vehicles in the parking lot and prevent the more highly frequented Hamilton Avenue from being used for delivery vehicles. Further, The Santa Clara County Fire District reviewed the site plan and approved the project with regards to fire apparatus access road width, turning radius, location, and materials.

C. *Considerations relating to landscaping:* The P-D Zoning District did not have a landscaping requirement, as this was an element of project review that would typically have been evaluated on a case-by-case basis. The application does not propose any changes to existing landscaping. Standard conditions of approval will require that landscaping be maintained.

Findings for Approval:
To grant a land use approval, the decision-making body must affirmatively establish that the project meets codified findings for approval. Findings establish the evidentiary basis for a City's decision to grant or deny a land use approval and to impose conditions of approval as necessary to establish the findings. The applicable findings depend upon

the type of land use approval under review (e.g., Site and Architectural Review, Tree Removal Permit, etc.). The following analysis identifies each of the applicable findings in italics and how the proposed project satisfies them.

A. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification.

Not Applicable. Since the project site is already zoned P-D (Planned Development) the applicant is compelled to operate under the provisions of this zoning district, such that this finding is not directly applicable.

B. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area.

Yes. The General Plan land use designation for the project site at the time of application completeness was *General Commercial*, which corresponded to the General Commercial (C-2) Zoning District. At the time of application was deemed complete, the C-2 Zoning District prohibited outdoor storage "unless otherwise approved." The Community Development Director determined that this provision allowed for consideration of outdoor storage by approval of a discretionary land use permit. As such, the proposed outdoor storage area in association with an existing hardware store and garden center, is consistent with the (former) General Plan. In the future, the City will review policies and standards regarding outdoor storage for uses meeting specific performance standards.

Moreover, by allowing for precisely defined outdoor storage areas to accommodate merchandise overflow and implementation of Conditions of Approval that establish clear operational restrictions and standards, including delivery and storage locations, routes, and times nuisance impacts to the surrounding neighborhood will be minimized. Therefore, the proposed project may also be found consistent with the following former General Plan policies and strategies:

- **Policy LUT-5.3:** Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.
- **Strategy LUT-5.3c:** Revitalization of Shopping Centers: Encourage the maintenance and revitalization of commercial shopping centers.
- **Strategy LUT-5.3d:** Commercial Centers: Review the design, use and upgrading of commercial centers via the discretionary permit process, and ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limit impacts to adjacent uses.
- **Strategy LUT-13.1c**: Fiscal Effects of Land Use: Evaluate the fiscal effects of different land uses on City revenues and services.

C. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts which are consistent with the General Plan designation of the property.

Not Applicable. The proposed project does not include any residential development.

D. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.

Yes. Staff has worked with the applicant on the proposed site layout and usage restrictions that will address the code violation and resident concerns, which have been incorporated into the recommended conditions of approval. With implementation of these conditions, as listed below, the proposed outdoor storage locations and delivery vehicle access routes would not be detrimental to the health, safety, or welfare of the neighborhood or city as a whole.

- Excess merchandise must be stored on 12-foot-tall pallets in approved locations only.
- Merchandise for sale displayed in front of the hardware store must be in the approved location only and cannot be placed in pedestrian walkways.
- The business operator will be required to keep all sidewalks and walkways clear and maintain a 4-foot-wide pedestrian access.
- The western side of the property will only be used for exit of delivery vehicles and emergency vehicle access to reduce noise generating activities along the western property line. No storage or loading will be allowed.
- Delivery vehicles will be required to access the site from Salmar Avenue only and deliver merchandise at the loading area south of the garden center only to reduce the frequency of noise generating vehicle trips along the western property line.
- Delivery vehicles will be required to obey speed limits and be turned off when not in use to reduce noise.
- Delivery hours will be restricted to 8:00 AM through 6:00 PM Monday through Friday, and 9:00 AM through 3:00 PM Saturday. This will prevent delivery related noise impacts to nearby residences during evening, night, and weekend hours.
- Overnight employee working and parking hours, outdoor employee hours, and site cleanup and maintenance hours will be limited to prevent operations related noise impacts to nearby residences during evening, night, and weekend hours.
- Employee congregation near the western property line will be prohibited to prevent noise impacts to nearby residences.
- The business operator will be required to prevent loitering and trespassing.
- The business operator will be required to submit a plan showing the inventory of existing on-site storm drain catch basins with and without trash capture

inserts to the Public Works Department, install trash capture inserts in all on-site storm drain catch basins, agree to operate and maintain inserts, and provide documentation to the Public Works Department.

- Six months and twelve months from the effective date of approval, the Planning Commission will hold a compliance hearing to review The Home Depot's operations.
- If the City receives verifiable complaints related to violations of Conditions of Approval, the City may issue code violations to the business operator and the Community Development Director may immediately restrict hours of operation and require the installation of speed humps to reduce delivery vehicle related noise. The Community Development Director may also commence proceedings for the modification or revocation of the approval.

PUBLIC COMMENT

To engage the community, staff mailed a courtesy notification about the project to property owners within 300 feet of the subject property at the time the application was received. A public hearing notice was also sent to all property owners within 300 feet of the subject property and publicized in the newspaper (Metro).

Several residents have submitted comments on the project expressing concerns about noise generated from merchandise delivery vehicles and other activity along the western property line, unpermitted sale of food and beverages on site, inaccessible sidewalks due to outdoor merchandise display, trash buildup on site, and staff congregation at the western property line (reference **Attachment H** – Community Correspondence).

Additionally, staff held a community outreach meeting with City staff, neighboring residents, the applicant, and The Home Depot representatives on January 10, 2024. Neighboring residents expressed concerns related to operation of the site and The Home Depot representatives explained existing conditions and operations. As discussed above, staff has worked with the applicant to propose a site layout and formulate conditions of approval that together address these concerns.

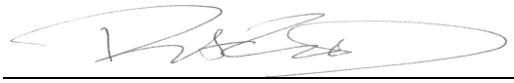
Additional comments were received at the Planning Commission hearing on January 28, 2025, discussed above.

FISCAL IMPACTS

In addition to the entitlement application fees already paid, and permits fees required for building permit review, the business operator will be required to submit a fee of $10,000 to cover staff time cost to conduct a 6-month and 12-month compliance review brought to the Planning Commission.

Prepared by: Stephen Rose

Stephen Rose, Senior Planner

Reviewed by: 

Rob Eastwood, Community Development Director

Approved by:

Brian Loventhal, City Manager

Attachment:

a. Draft Ordinance
b. Site Photos
c. Code Enforcement Notice of Intent to Cite
d. Compliance Agreement
e. Project Plans
f. Project Description
g. Planning Commission Meeting Minutes (January 28, 2025)
h. Community Correspondence

ORDINANCE NO.

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING AN APPLICANT-INITIATED MAJOR MODIFICATION TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT (PD 91-01), MODIFYING THE OPERATIONAL CHARACTERISTICS OF AN EXISTING HARDWARE STORE WITH A GARDEN CENTER ON PROPERTY LOCATED AT 480 E. HAMILTON AVENUE. FILE NO.: PLN-2023-52

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

1. The project site is zoned P-D (Planned Development) on the City of Campbell Zoning Map.
2. The project site is designated General Commercial on the City of Campbell General Plan Land Use diagram.
3. The project site consists of two parcels: (1) an approximately 10-acre lot owned by the Campbell Union School District and (2) a 2-acre lot owned by Home Depot USA Incorporated.
4. The project site is developed with an existing 102,332 square-foot Hardware Store with a 18,705 square-foot Garden Center, dba 'Home Depot', along with a parking lot and outdoor food cart use.
5. The project site has six previously approved entitlements associated with the aforementioned improvements:
    - Planned Development Permit (PD 91-01). City Council Ordinance No. 1841. Approved November 25, 1991.
    - Planned Development Permit Modification (M94-03). City Council Ordinance No. 1901. Approved May 17, 1994.
    - Planned Development Permit Modification (PLN2001-109). City Council Ordinance No. 2015. Approved December 10, 2001.
    - Conditional Use Permit (PLN-2007-86). Planning Commission Resolution No. 3843. Approved October 9, 2007.
    - Administrative Planned Development Permit (PLN2009-162). Planning Commission Resolution No. 3978. Approved October 9, 2007.
    - Administrative Planned Development Permit PLN-2021-220. CDD Action. Approved January 31, 2022.
6. The proposed project consists of a Major Planned Development Permit Modification (PLN-2023-52) to modify the operational characteristics of the existing Hardware Store and Garden Center, including legalizing existing unpermitted outdoor merchandise storage and adding additional outdoor merchandise storage areas.

7. The Major Planned Development Permit Modification application was deemed complete on May 24, 2023. The project is therefore subject to prior General Plan policies and Zoning District designations in effect at the time, pursuant to CMC Section 21.01.050.E, which have since been replaced with the current adopted Zoning Code and General Plan.
8. Pursuant to the Zoning Code applicable to the proposed project, the outdoor storage of merchandise or products in the General Commercial Zoning District is prohibited, "unless otherwise approved" by a discretionary entitlement. Therefore, outdoor storage of merchandise and products requested by the proposed project can be permitted with approval of the Major Planned Development Permit Modification application.
9. The City has issued a code violation to the business operator related to afterhours noise and outdoor storage in unpermitted areas (CE-2022-184).
10. The applicant entered into a compliance agreement with the City that required submittal of this application to modify operations and address the outstanding violations.
11. An acoustic study was performed by a qualified professional under direct supervision of the City that determined that there are limited instances noise from deliveries is produced along the western property line and that noise can be further reduced by requiring delivery vehicles to drive slowly, be turned off while parked, and operate within specific hours.
12. The proposed outdoor storage would comply with the screening provisions of CMC Section 21.18.120.C (Outdoor storage and work yards) by being screened from view by a solid sight obstructing six-foot-high wall, landscaping, and adjacent public storage buildings.
13. In consideration the limited scale of the proposed project, the evidence and analysis in the administrative record, and the effectiveness of the conditions of approval in mitigating noise, lighting, and other environmental impacts, the proposed project can be reasonably determined to represent a negligible expansion of the existing Hardware Store use.
14. The Proposed Project would be consistent with the following General Plan policies and strategies:
    - **Policy LUT-5.3**: Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.
    - **Strategy LUT-5.3c**: Revitalization of Shopping Centers: Encourage the maintenance and revitalization of commercial shopping centers.
    - **Strategy LUT-5.3d**: Commercial Centers: Review the design, use and upgrading of commercial centers via the discretionary permit process, and ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limit impacts to adjacent uses.
    - **Strategy LUT-13.1c**: Fiscal Effects of Land Use: Evaluate the fiscal effects of different land uses on City revenues and services.

Attachment: Draft Ordinance (Home Depot)

15. The recommended conditions of approval would supersede the conditions of approval contained in the prior land use entitlements.
16. The City Council's review of the project included traffic safety, traffic congestion, site circulation, traffic congestion, traffic safety, landscaping, and structure and site layout adequacy of landscaping, and the appropriateness of proposed structures and site layout, pursuant to Campbell pursuant to CMC Section. 21.12.030 (P-D Zoning District).
17. The City Council's review of the project further encompassed zoning and General Plan land use conformance, noise impacts, parking, property maintenance, odors, security and enforcement, and neighborhood impacts.
18. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.
19. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

Major Planned Development Permit Findings (CMC Section 21.42.020):

1. The proposed development of uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
2. The proposed development would be compatible with the General Plan and will aid in the harmonious development of the immediate area;
3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts which are consistent with the General Plan designation of the property; and
4. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.

Environmental Finding(s) (CMC Section 21.38/050):

1. This project is Categorically Exempt per Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to existing facilities; and
2. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

SECTION ONE: That this Ordinance be adopted to approve an applicant-initiated Major Modification to an existing Planned Development Permit (PD 91-01) to modify the operational characteristics of the existing Hardware Store and Garden Center, including legalizing existing unpermitted outdoor merchandise storage and adding additional outdoor merchandise storage areas on property located at **480 E. Hamilton Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**) and modified Project Plans (attached **Exhibit B**).

Attachment: Draft Ordinance (Home Depot)

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Metro Silicon Valley, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this 4th day of March 2025, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Sergio Lopez, Mayor

ATTEST: _____
Andrea Sanders, City Clerk

Attachment: Draft Ordinance (Home Depot)

CONDITIONS OF APPROVAL
Major Planned Development Permit Modification
(PLN-2023-52)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

PLANNING DEPARTMENT:

1. Approved Project: Approval is granted for a Major Planned Development Permit Modification ("Approval") to adjust the operational characteristics of an established 102,332 square-foot Hardware Store with a 18,705 square-foot Garden Center, dba 'The Home Depot,' including limited allowance of outdoor storage of merchandise and product, on property located at **480 E. Hamilton Avenue**, as more specifically described and limited by the Conditions of Approval provided herein. The configuration of the established Hardware Store and Garden Center shall continue to substantially conform to the Approved Project Plans prepared by Greenburg Farrow Architects as received by the Community Development Department on May 13, 1991, as originally approved by City Council Ordinance No. 1841, except as revised by the modified Project Plans incorporated herein as **Exhibit B**, and where additionally modified by the Conditions of Approval provided herein.

   This Approval recognizes the following authorized land uses, as defined by CMC Section 21.72.020 in effect at the time of this Approval, and as limited by the Condition of Approval. Activity inconsistent with these land use definitions is prohibited.

   - "Hardware Store (greater than ten thousand square feet)";
   - "Garden Center/plant nursery";
   - "Outdoor storage of merchandise or products", as approved and limited by Condition of Approval No. 11 (Storage);
   - "Outdoor retail sale and activities" limited to a food service cart with incidental "outdoor seating," as approved and limited by Condition of Approval No. 21 (Food Cart Use); and
   - "Late night activities", as approved and limited by Condition of Approval No. 9 (Hours of Operation).

2. Approval Establishment: This Approval shall be deemed "established" pursuant to CMC Section 21.56.030.B.2 following the effective date of the approving ordinance and upon execution of the form required by Condition of Approval No. 3 (Acceptance of Conditions of Approval). Once established, this Approval shall be valid in perpetuity on the property subject to continued operation of the Hardware Store and Garden Center, except upon revocation pursuant to Condition of Approval No. 32 (Modification and Revocation of Permit). Discontinuation or abandonment Hardware Store and

Attachment: Draft Ordinance (Home Depot)

Garden Center for a continuous period of twelve months shall void the Approval upon an affirmative determination by the Planning Commission in a public hearing that the use has been discontinued or abandoned.

3. Acceptance of Conditions of Approval: No later than ten (10) business days after the effective date of the approving ordinance, the business operator shall provide written acceptance of these Conditions of Approval, on a form to be provided by the Community Development Director, agreeing to be bound by, to comply with, and to do all things required by this Approval. Failure to meet this deadline will result in the Approval being rendered void without any further action by the City.
4. Previous Conditions of Approval: Upon the establishment of this Approval pursuant to Condition of Approval No. 2 (Approval Establishment), the previously approved Conditions of Approval provided in the following prior approvals shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein.
    - Planned Development Permit PD91-01 (Ordinance No. 1841)
    - Planned Development Permit Modification M94-03 (Ordinance No. 1901)
    - Planned Development Permit Modification PLN2001-109 (Ordinance No. 2015)
    - Conditional Use Permit PLN-2007-86 (PC Resolution No. 3843)
    - Administrative Planned Development Permit PLN2009-162 (PC Resolution No. 3978)
    - Administrative Planned Development Permit PLN-2021-220 (CDD Action)
5. Modification of Approval: Pursuant to CMC Section 21.56.060.E (Legacy Permits), the modified Planned Development Permit approved herein may not be further amended, except upon a City-initiated modification pursuant to CMC Chapter 21.28 (Revocations and Modifications).
6. Mandatory Review: The Planning Commission shall hold a public hearing 6 months and a public hearing 12 months from the effective date of the approving ordinance to evaluate the operation of the approved land uses. The Community Development Director shall report on the business operator's compliance with the Conditions of Approval contained herein, any known violations of local ordinances or State laws, the Police Department's calls-for-service history for the business, and any reported public complaints. At such time, as based on the Community Development Director's report, public testimony, and any additional evidence presented, the Planning Commission determines that Conditions of Approval have been violated or the circumstances under which this approval was granted have been changed to a degree that one or more of the findings can no longer be made in a positive manner, the Planning Commission may recommend to the City Council that the Modified Planned Development Permit be revoked or modified pursuant to Condition of Approval No. 32 (Modification or Revocation of Permit). Upon such a recommendation, the City Council shall schedule a public hearing in accordance with CMC Chapter 21.28 (Revocations and Modifications) to consider the Planning Commission's recommendation. At the time the form required by Condition of Approval No. 3 (Acceptance of Conditions of

Attachment: Draft Ordinance (Home Depot)

Approval) is executed, the business operator shall provide to the City a $10,000 flat fee to cover staff time cost to conduct these reviews.

7. Compliance: Where the Conditions of Approval require a physical improvement, such as asphalt striping or gate or signage installation, the business operator shall complete physical improvements within sixty (60) days of effective date of the approving ordinance. At that time, the business operator shall provide to the Community Development Director a written list of all improvements performed with photographic documentation to demonstrate compliance with the Conditions of Approval provided herein.
8. Compliance Agreement: This application is subject to a Compliance Agreement, signed and dated November 10, 2022, and included as **Attachment D** to the March 4, 2025, City Council Report, which serves to establish a temporary stay of enforcement of penalties and fines associated with Code Enforcement Case CE-2022-184. Failure to satisfy requirements of the Conditions of Approval shall constitute a violation of the terms of the Compliance Agreement and may result in penalties in accordance with CMC Section 21.70.040 (Penalties).
9. Hours of Operation: The hours of operations of the approved uses shall be as follows:
   a. Business Hours: Business hours are the hours the Hardware Store and Garden Center are open to the public. The business hours of operation shall be restricted as follows:
      - 6:00 AM to 9:00 PM, Monday through Saturday
      - 7:00 AM to 8:00 PM, Sundays
   b. Indoor Store Staff Hours: Indoor staff hours are the hours store employees are allowed to operate indoors within the Hardware Store overnight outside of "Business Hours." At no time shall employees be within the Garden Center during these hours. Indoor staff hours shall be restricted as follows:
      - 9:00 PM to 6:00 AM, Monday through Saturday
      - 8:00 PM to 6:00 AM, Sundays
   c. Outdoor Staff Hours: At no time shall employees be outside the Hardware Store and Garden Center during the hours of 11:00 PM to 6:00 AM except for arriving prior to start of a work shift, during a scheduled meal break to leave the site for food, and immediately leaving the property at the end of a work shift. The use of mechanical equipment including, but not limited to, forklifts, pallet jacks, refuse compactors, hand trucks, and cardboard bailers outside of the fully enclosed and secure building is prohibited during these hours. During these hours, employee activity outside the main building for periods greater than 5 minutes, less than one hour apart, and not described in this condition shall constitute a violation of the Conditions of Approval.
   d. Late Night Activity Employee Parking Hours: All employees who are scheduled to work between the hours of 11:00 PM and 6:00 AM shall enter onto the site using the Salmar Avenue driveway closest to Hamilton Avenue and park their vehicles in the Nighttime Employee Parking area as shown on Sheet 2 of **Exhibit B**. At no

Attachment: Draft Ordinance (Home Depot)

time shall late night employees park adjacent to residential uses surrounding the store.

e. Delivery Hours: Delivery hours are the hours the store is allowed to receive outdoor deliveries. Delivery hours shall be restricted to 8:00 AM through 6:00 PM Monday through Friday, and 9:00 AM through 3:00 PM Saturday. During nationally recognized holiday and spring season sales, delivery shall be allowed on Sundays from 9:00 AM through 3:00 PM, subject to a maximum of ten (10) Sundays per calendar year. All receiving doors shall remain closed outside of these hours.

f. Delivery Gate Hours: All delivery gates on the site shall only be open during "Delivery Hours" listed in Condition of Approval No. 9.e.

g. Roll Up Door Hours: The roll up door on the southern side of the building shall only be open during "Delivery Hours" listed in Condition of Approval No. 9.e.

h. Parking Lot Gate Hours: Parking lot gates on the northeast and northwest corners of the building shall be open only during "Business Hours" listed in Condition of Approval No. 9.a.

i. Parking Lot Cleanup Hours: Parking lot cleaning shall occur only between the hours of 9:00 AM through 11:00 PM daily.

j. Site Maintenance Hours: Site maintenance, inclusive of all activities identified by CMC Section 21.16.110 (Site maintenance), along the western property line shall only occur during the hours of 9:00 AM through 6:00 PM Monday through Friday only.

10. Deliveries: Deliveries shall be restricted as follows:

a. Location: Deliveries may only be received in the Loading Area as shown on Sheet 2 of **Exhibit B**. At no time shall deliveries be received at any other location. Nursery merchandise may be unloaded in front of the Garden Center, provided the merchandise is immediately brought into the Garden Center.

b. Access and Exit: Delivery vehicles may only access and exit the site from Salmar Avenue using the Truck Access Route as shown on Sheet 6 of **Exhibit B**. At no time shall delivery vehicles access or exit the site from N. Harrison Avenue or any other location. The business operator shall place a sign at the southwestern gate, northwestern gate, and at the southern Salmar exit/entrance warning delivery drivers not to use N. Harrison Avenue to access or exit the site.

c. Vehicle Use of Western Side of Property: The western side of the property abutting the western side of the Hardware Store building may only be used for exit from south to north of delivery vehicles, and for emergency vehicle access. At no time shall delivery vehicles drive north to south along the western property line. The business operator shall place a sign at the southwestern gate and northwestern gate stating that the western side of the property along the existing building may only be used for delivery vehicle exit and emergency vehicle access.

d. Idling: Trucks shall be turned off while unloading in the Loading Area. At no time shall delivery trucks be allowed to idle while unloading in the Loading Area. The business operator shall place a sign at the southeast and southwest corner of the building stating that trucks must be turned off when unloading.

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e. Speed Limit: Trucks shall maintain a speed limit of 15 mph when accessing and exiting the site. The business operator shall place speed limit signs at both Salmar Avenue driveways, at the southeast corner of the building, and at the southwest corner of the building. Pursuant to Condition of Approval No. 32 (Modification or Revocation of Permit), the Community Development Director may require installation of speed humps to enforce this requirement upon receipt of verified complaints.

11. Storage: Outdoor storage of product and merchandise shall be restricted as follows:

a. Location: Outdoor storage of product and merchandise shall be restricted to the Existing Garden Center Storage, Proposed Storage, and Proposed Lumber & Building Storage areas as shown on Sheet 2 of **Exhibit B**, identified as "Outdoor Storage Areas".

b. Building Permit: The business operator shall apply for a building permit for storage in the Outdoor Storage Areas greater than 5'9" in height.

c. Striping: Outdoor Storage Areas shall be delineated with asphalt striping.

d. Merchandise: Merchandise off-loaded in the Loading Area shall be placed in the warehouse or in the Outdoor Storage Areas. Merchandise shall not be placed along property lines or in any other locations. Storing pallets in the parking area is prohibited.

e. Lumber Supplies and Building Materials: Lumber supplies and building materials shall be placed in the warehouse or in the Outdoor Storage Areas. Lumber supplies and building materials shall not be placed along property lines or in any other locations.

f. Storage Height: Storage in the Outdoor Storage Areas shall be limited to twelve feet in height.

g. Fire Lane: At no time shall any items be placed within the designated 20-foot fire lane). The fire lane shall remain clear at all times and be marked in compliance with Santa Clara County Fire District Standard and Specifications No. A-6 (Fire Lane Marking).

h. Western Side of Property: No storage of any kind is permitted in any location along the western side of the property at any time.

12. Salmar Avenue Storage: Pursuant to CMC Section 21.18.120.C (Outdoor storage and work yards) and Section 21.36.160 (Outdoor storage), the Proposed Storage area along the south of the eastern parking lot adjacent to Salmar Avenue as shown on **Exhibit B** must be screened from view by a solid sight obstructing wall or fence with gates not less than six feet in height that are architecturally compatible with other on-site development. Screening must be placed along the edge of the Proposed Storage area and cannot obstruct the adjacent drive-aisle. No later than sixty (60) days after the effective date of the approving ordinance, the business operator shall apply for a Zoning Clearance (and building permit, if applicable), providing a site plan and elevation drawings showing compliant screening in this location to the satisfaction of the Community Development Director. Upon approval of the Zoning Clearance, the screening shall be installed within thirty (30) days. If compliant screening is not feasible or the Community Development Director cannot otherwise approve a Zoning

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Clearance, this outdoor storage location must be removed no later than sixty (60) days after the effective date of the approving ordinance or the Community Development Director's denial of a Zoning Clearance, whichever occurs later.

13. Outdoor Merchandise Display: The outdoor display of merchandise is permitted only in the Existing Merchandise Display area as shown on Sheet 2 in **Exhibit B**. Merchandise may not be displayed in any other location, including in the parking area or the customer service loading zone. The use of forklifts to set-up or remove displays in the Existing Merchandise Display area is limited to "Business Hours" as listed in Condition of Approval No. 9.a.

14. Outdoor Merchandise Sales: With the exception of merchandise sold by the Food Cart Use allowed under Condition of Approval No. 21, no merchandise shall be sold outside the building, including the Garden Center.

15. Gates: Delivery gates shall be provided and maintained as follows:

    a. A delivery gate or traffic control device shall be placed and maintained at the southwestern corner of the building adjacent to the roll up receiving doors. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.f (Delivery Gate Hours).

    b. A delivery gate or traffic control device shall be placed and maintained at the northwestern corner of the building. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.f (Delivery Gate Hours) and that no entrance is allowed from the north.

    c. A delivery gate or traffic control device shall be placed and maintained south of the Loading Area. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.e (Delivery Hours).

    d. A parking gate or traffic control device shall be placed and maintained at the northeast corner of the Hardware Store building and north of the Garden Center. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.h (Parking Lot Gate Hours) and that no entrance is allowed from the north.

    e. The design of the gates or traffic control devices shall be approved by the Community Development Director in consultation with the County Fire District.

    f. All delivery and parking lot gates shall be open only during gate operation hours listed in Condition of Approval No. 9 (Hours of Operation).

16. Roll-up Doors: In accordance with the Santa Clara County Fire Department requirements for emergency access, the roll-up door at the southern side of the building shall be retrofitted to be controlled by an electronic timer system to open no earlier than beginning of "Delivery Hours" as listed in Condition of Approval No. 9.e. A sign stating the permitted hours of operation shall be placed adjacent to the door inside the store.

17. Walkways: All walkways and sidewalks shall maintain a 4-foot-wide pedestrian access at all times as shown on Sheet 2 of **Exhibit B**. Walkways and sidewalks must provide for pedestrian access to doors. Walkways and sidewalks shall remain clear of any

Attachment: Draft Ordinance (Home Depot)

items, including storage and merchandise, at all times. Walkways along the front of the store shall be striped.

18. Employee Parking: Employee parking, including overnight employee parking, shall be restricted to the Employee Parking areas as shown on Sheet 2 of **Exhibit B**. Each parking spot in the Nighttime Employee Parking area shall be marked with a sign stating that between the hours of 11:00 PM and 6:00 AM the spot is reserved for employees.

19. Employee Congregation: Employees shall not congregate at any point, during breaks or otherwise, on the site within 150 feet of the western property line for any purpose other than required business operations.

20. Temporary Outdoor Cooking: Temporary outdoor cooking for the purpose of providing meals to employees during staff events is permitted within an area up to 75 feet north of the store entrance and 150 feet east of the western property line. Temporary outdoor cooking shall occur only during "Business Hours" listed in Condition of Approval No. 9.a. Employee and guest congregation during temporary outdoor cooking shall comply with Condition of Approval No. 19 (Employee Congregation).

21. Food Cart Use: A maximum of one (1) food service cart may be in operation at any given time at the designated Food Vendor Location as shown on Sheet 2 of **Exhibit B**, subject to the following limitations:

    a. Hours of Operation: Hours of operation, inclusive of customer and employee activity, shall be limited to "Business Hours" listed in Condition of Approval No. 9.a. Outdoor activity related to the food cart use shall conform with "Outdoor Staff Hours" listed in Condition of Approval No 9.c.

    b. Smoking: "No Smoking" signs shall be posted on the premises in compliance with CMC Section 6.11.060.

    c. Loitering: There shall be no loitering allowed outside the food cart use. The business operator is responsible for monitoring the premises to prevent loitering.

    d. Trash Disposal and Clean-Up: All trash disposal, normal clean-up, carpet cleaning, window cleaning, sidewalk sweeping, etc. shall occur during the "Hours of Operation." The establishment of shall maintain a sufficient number of trash receptacles as necessary to accommodate customer waste, which shall be emptied daily or more frequently as necessary to prevent refuse from overflowing.

    e. Business License: The business shall be required to obtain and maintain a City business license at all times.

    f. Alcohol Beverage Service: Alcohol beverage service is prohibited.

    g. Outdoor Seating: Outdoor seating incidental to the food service cart shall be limited to two standard-size picnic benches which shall be kept clean and in good repair and replaced and/or fixed as necessary. Any additional furniture, including heaters and umbrellas shall only be installed with prior Zoning Clearance approval by the Community Development Director.

    h. Outdoor Cooking: Outdoor cooking activity for the food cart is prohibited.

Commented [NS1]: Applicant requested a conditi allowing this - they make hotdogs and hamburgers i parking lot for staff that work on Christmas, holiday

Attachment: Draft Ordinance (Home Depot)

i. Outdoor Storage: No outdoor storage related to the food cart use is permitted on the subject property. No equipment, materials, food and/or refuse shall be stored outside the building or within the adjacent parking lot.

22. Security: If deemed necessary by the Police Chief, the business operator shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or additional security cameras.

23. Loitering: There shall be no loitering allowed outside the business. The business operator is responsible for monitoring the premises to prevent loitering. The business operator shall contact the City Police Department if loiterers do not vacate the property when requested.

24. Trespassing: The following requirements pertaining to trespassing shall apply:

    a. The business operator shall be required to place "No Trespassing" signs near each customer entrance to the building, at both entrances to the eastern parking lot from Salmar Avenue, and at both entrances to the northern parking lot from E. Hamilton Avenue.

    b. The business operator shall be required to request trespassers to leave the property and report trespassers that do not comply to the City Police Department.

25. Noise: The following noise control requirements shall apply:

    a. Noise Standard: Regardless of decibel level or source, no noise generated by the business shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the residents. In the event verified complaints are received by the City regarding such noise, the Community Development Director may immediately curtail any of the approves Hours of Operation, pursuant to Condition of Approval No. 32 (Modification or Revocation of Permit).

    b. Front, Side, and Rear Doors: The front and side doors to the business shall remain closed and not be in an open position at any time.

    c. Provision of Video Records: In the event that a noise complaint is received by the City, the business operator shall upon request of Code Enforcement Officer make available to the City a copy of video recorded from on-site security cameras.

    d. Signs: The business operator shall be required to place signs along the western wall of the Hardware Store building stating that noise must be kept to a minimum.

26. Storm Drainage Discharge: The business operator shall comply with all provisions of CMC Section 14.02.030 regulating stormwater pollution control. The business operator shall not discharge or cause to be discharged into the municipal storm drain system or watercourses any materials other than stormwater, including any pollutants or waters containing any pollutants that cause or threaten to contribute to a violation of applicable water quality standards. The business operator shall not discharge or cause to be discharged into any storm drain or natural outlet or channel, any sewage, industrial waste or other polluted waters or materials without a valid NPDES permit or written authority from the U.S. Environmental Protection Agency or its designated enforcement agent.

Attachment: Draft Ordinance (Home Depot)

27. West Valley Clean Water Authority Compliance: The business operator shall comply with the requirements of the "Notice to Comply" issued by the West Valley Clean Water Authority to the property owner on November 26, 2024.

28. Trash Management: The business operator shall install additional trash receptacles in front of the Hardware Store and Garden Center and in the parking lot. No later than sixty (60) days after the effective date of the approving ordinance, the business operator shall apply for a Zoning Clearance providing a site plan showing proposed additional trash receptacle locations to the satisfaction of the Community Development Director. Upon approval of the Zoning Clearance, the trash receptacles shall be installed within thirty (30) days.

29. Signage: No signage is approved as part of the development application approved herein, with the exception of noise related signs listed in Condition of Approval No. 25 (Noise). All signage shall be installed and maintained consistent with the provision of CMC Chapter 21.30 (Signs).

30. Training: Each time a new general manager assumes responsibility for business operations, said manager shall contact the Community Development Director within their first month to schedule an orientation meeting with Planning Division staff to become familiar with the Conditions of Approval provided herein.

31. Designated Parking: The business operator may designate non-accessible stalls as time-limited parking, "curbside pickup" parking, or preferred customer parking, upon prior approval of the Community Development Director in compliance with CMC Section 21.28.030.B (Parking and loading to be unrestricted). This approval recognizes the authorization to designate eight (8) parking spaces for "preferred contractors," as granted by the Community Development Director in a letter dated November 13, 2009.

32. Modification or Revocation of Permit: Operation of the Hardware Store and Garden Store and related uses pursuant to this Approval is subject to Sections 21.68.020, 21.68.030, and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke this Approval if it is determined that business operations has become a nuisance to the City's public health, safety or welfare or for violation of the Conditions of Approval or any standards, codes, or ordinances of the City of Campbell. At the discretion of the Community Development Director, if the establishment generates two (2) complaints, verifiable by City staff, related to violations of Conditions of Approval within any twelve (12) month period, a public hearing before the City Council, upon recommendation by the Planning Commission, may be scheduled to consider modifying conditions of approval or revoking the Approval. The Community Development Director may commence proceedings for the revocation or modification of the Approval upon the occurrence of one (1) complaint, verifiable by City staff, if the Community Development Director determines that the alleged violation warrants such an action. The Director may also at such time immediately restrict any of the Hours of Operation identified by Condition of Approval No. 9 (Hours of Operation) or require installation of speed humps as specified by Condition of Approval No. 10.e (Speed Limits), to address to address noise complaints or speeding complaints, respectively, verifiable by City staff, in a timely manner. In exercising this authority, the decision-making body may consider the following factors, among others:

Attachment: Draft Ordinance (Home Depot)

a. The number and types of Police Department calls for service at or near the establishment that are reasonably determined to be a direct result of business operator actions;

b. The number of verifiable complaints received from residents, business owners, and other citizens concerning the operation of the establishments;

c. Unpermitted events occurring at the subject site; and

d. Violation of conditions of approval.

BUILDING DEPARTMENT:

33. Permit Required: Building permit application shall be required for all outdoor storage.

34. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permits.

PUBLIC WORKS DEPARTMENT:

35. Storm Drain Inventory: Prior to issuance of a building permit, the business operator shall submit a plan showing the inventory of existing on-site storm drain catch basins, including on-site storm drain catch basins with trash capture inserts and on-site storm drain catch basins without trash capture inserts.

36. Trash Capture: Prior to issuance of a building permit, the business operator shall install trash capture inserts (KriStar FloGard or approved equal) in all on-site storm drain catch basins within the site.

37. Trash Insert Maintenance: Prior to issuance of a building permit, the business operator shall enter into an agreement to operate and maintain inserts and to provide regular inspection reports to the Public Works Department documenting that screens are being properly maintained.

SANTA CLARA COUNTY FIRE DISTRICT:

38. Fire Lanes Required: The minimum clear width of fire department access roads shall be 20 feet. The minimum outside turning radius is 50 feet for required circulating access roadways. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.

39. Fire Apparatus (Engine) Access Roadway Required: Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

Attachment: Draft Ordinance (Home Depot)

EXHIBIT B

THE HOME DEPOT CAMPELL #0642

480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

PROJECT INFORMATION

SITE ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA, 95008
APN:	279-33-043
ZONING DISTRICT:	(PD) PLANNED DEVELOPMENT
SCOPE OF WORK:	DESIGNATED AREAS INTENDED FOR HOME DEPOT OUTDOOR SALES, STAGING AREA, AND STORAGE AREA.
LOT AREA :	10.17 AC (443,005 SF)
BUILDING AREA:	121,037 SF
COVERAGE AREA:	123,687 SF
FLOOR AREA RATIO (FAR):	0.273(27.3%)
BUILDING LOT COVERAGE:	0.279 (27.9%)
LANDSCAPE AREA:	34,317 SF
LANDSCAPE COVERAGE:	0.077 (7.7%)
PAVEMENT AREA:	212,908 SF
PAVEMENT COVERAGE:	0.481 (48.1%)
TOTAL PARKING:	450 STALLS

LEGEND

- EXISTING LIMITS OF SUBJECT BOUNDARY
- EXISTING HANDICAP STALLS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING DOOR/EMERGENCY EXIT
- EXISTING BOLLARD
- EXISTING CART CORRAL
- EXISTING CURB
- EXISTING FENCE
- EXISTING WALL
- EXISTING STRIPING

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE PLAN
SHEET 3	FOCUSED SITE PLAN
SHEET 4	EMERGENCY ACCESS PLAN
SHEET 5	SITE FIRE PLAN
SHEET 6	TRUCK DELIVERY ROUTE

RESERVED FOR CITY

SCOTT A. MOMMER CONSULTING
SAMC
LAND DEVELOPMENT SERVICES
4694 WEST JACQUELYN AVENUE • FRESNO, CA 93722
TEL 559 875-1300 FAX 559 276-0850 SMOMMER@SCOTTMOMMER.COM

VICINITY MAP

COVER SHEET

CA - CAMPBELL
STORE # 0642

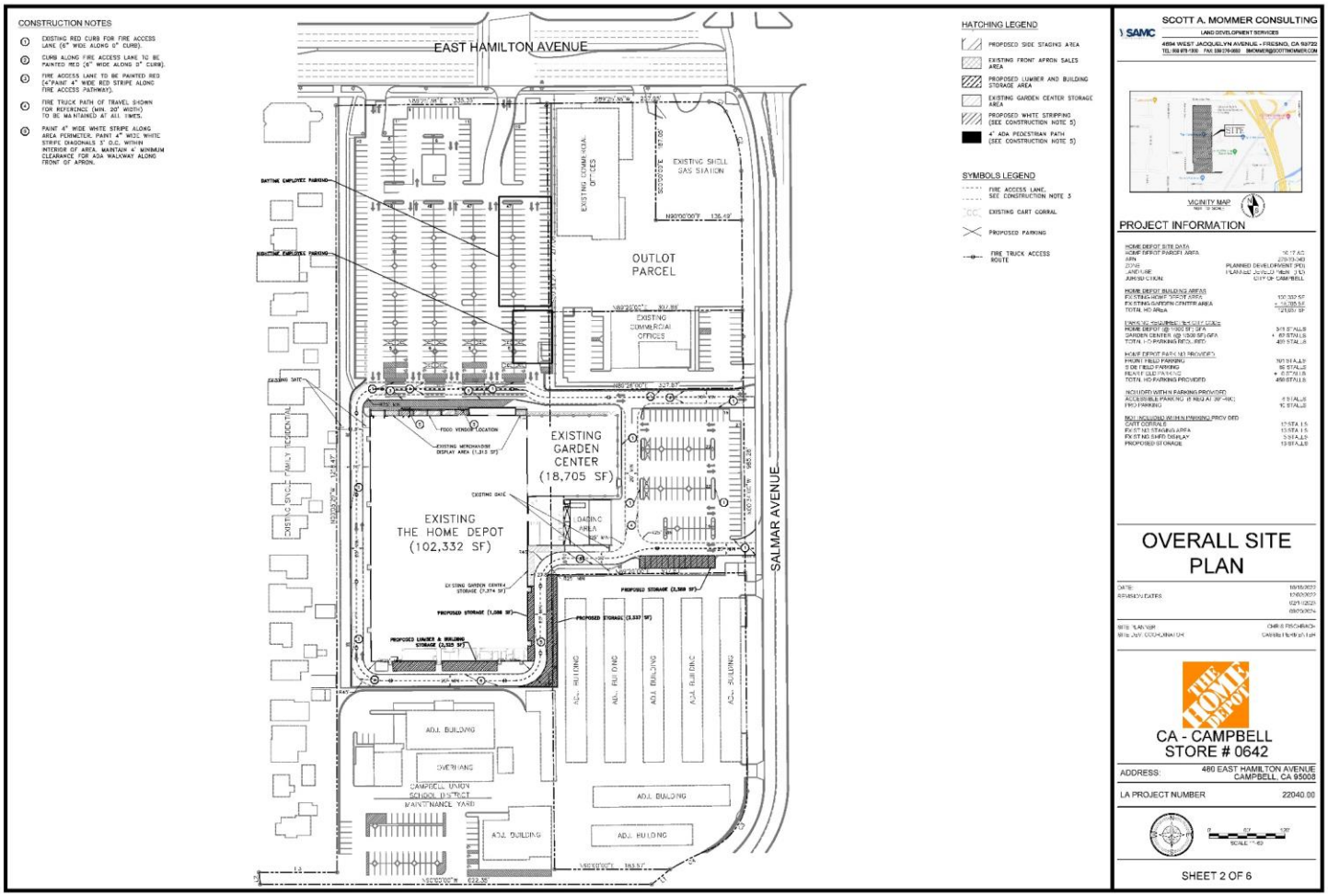
ADDRESS: 480 EAST HAMILTON AVENUE CAMPBELL, CA 95008

LA PROJECT NUMBER 22040.00

SHEET 1 OF 6

Attachment: Draft Ordinance (Home Depot)

EXHIBIT B



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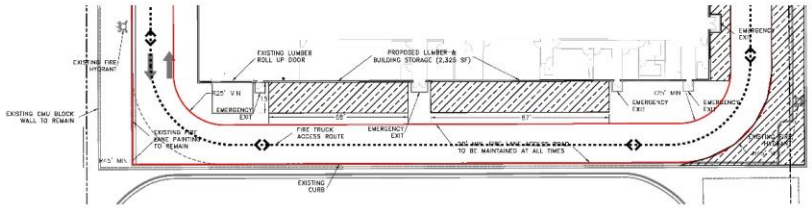


SECTION A: PROPOSED LUMBER AND STORAGE AREA

SCOTT A. MOMMER CONSULTING

SAMC

LAND DEVELOPMENT SERVICES

4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722

TEL: 559 875-1300 FAX: 559 276-0850 SMOMMER@SCOTTMOMMER.COM

VICINITY MAP

FOCUSED SITE PLAN

DATE: 10/15/2021

REVISED DATES: 12/3/2021, 02/11/2022, 03/03/2022

SITE PLAN VIEW: CHAIR'S RECHARGE

SITE PLAN VIEW: COORDINATOR: Cassidy Hardy at Lam

CA - CAMPBELL
STORE # 0642

ADDRESS: 480 EAST HAMILTON AVENUE CAMPBELL, CA 95008

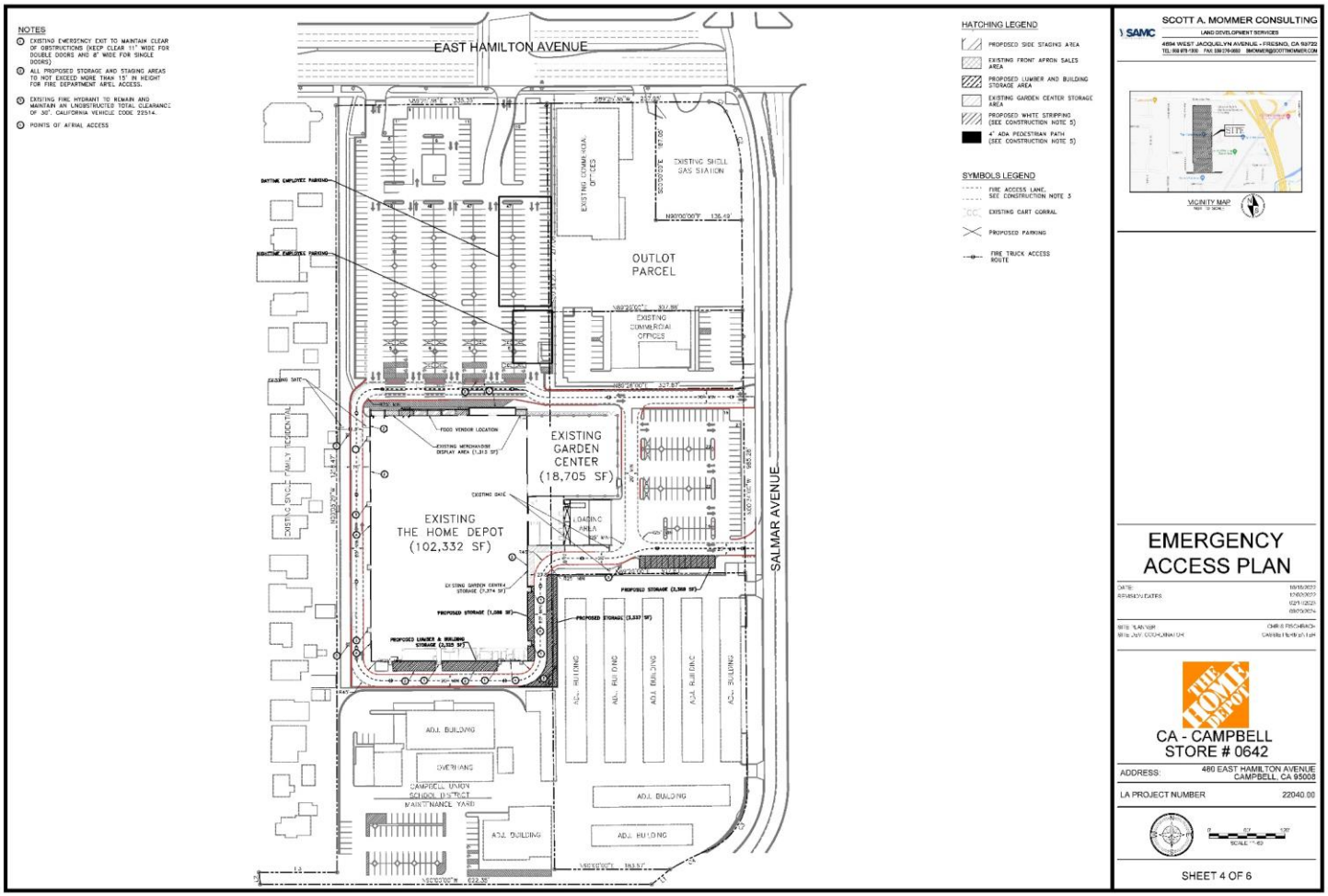
LA PROJECT NUMBER 22040.00

SCALE: 1" = 20'

SHEET 3 OF 6

Attachment: Draft Ordinance (Home Depot)

EXHIBIT B



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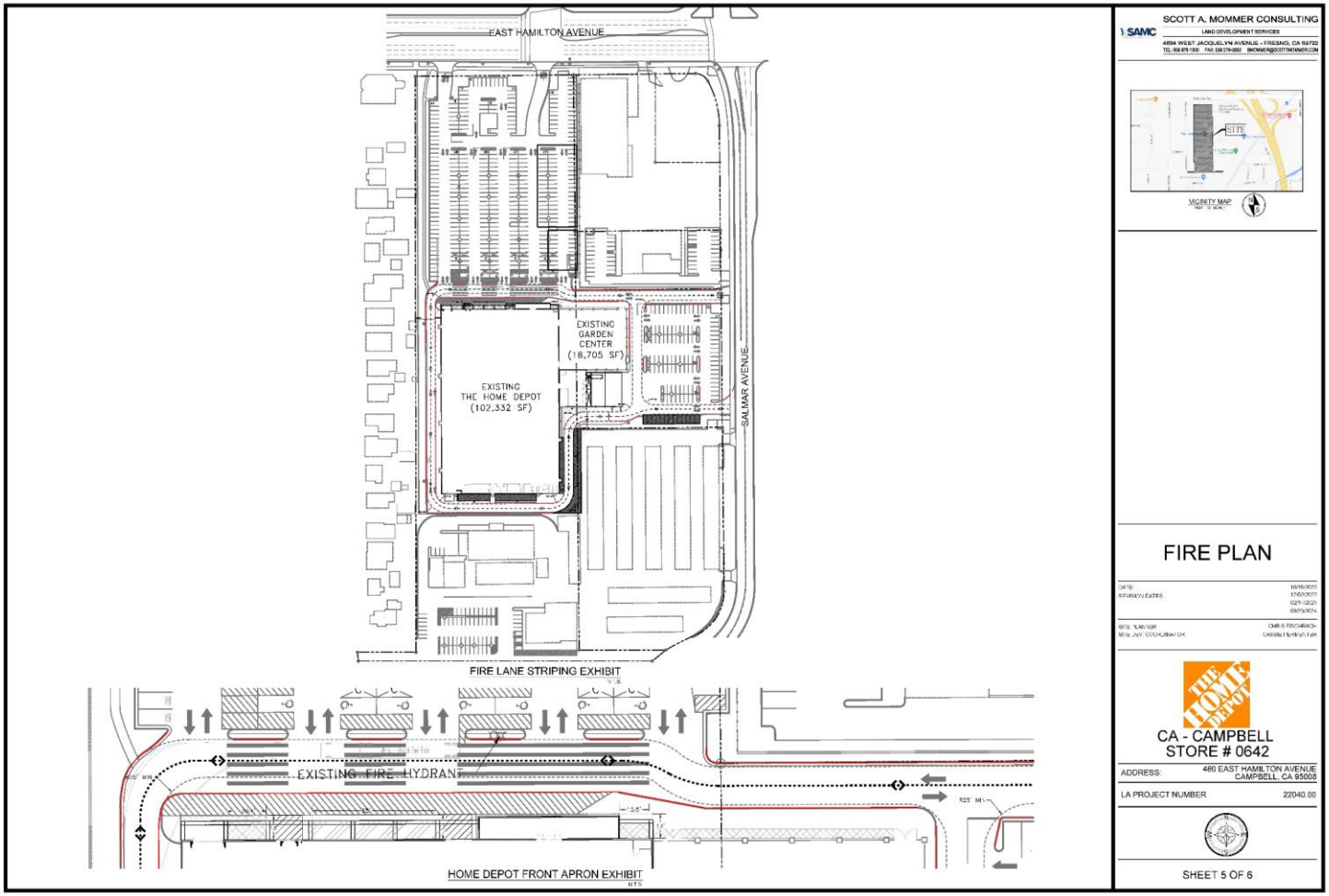

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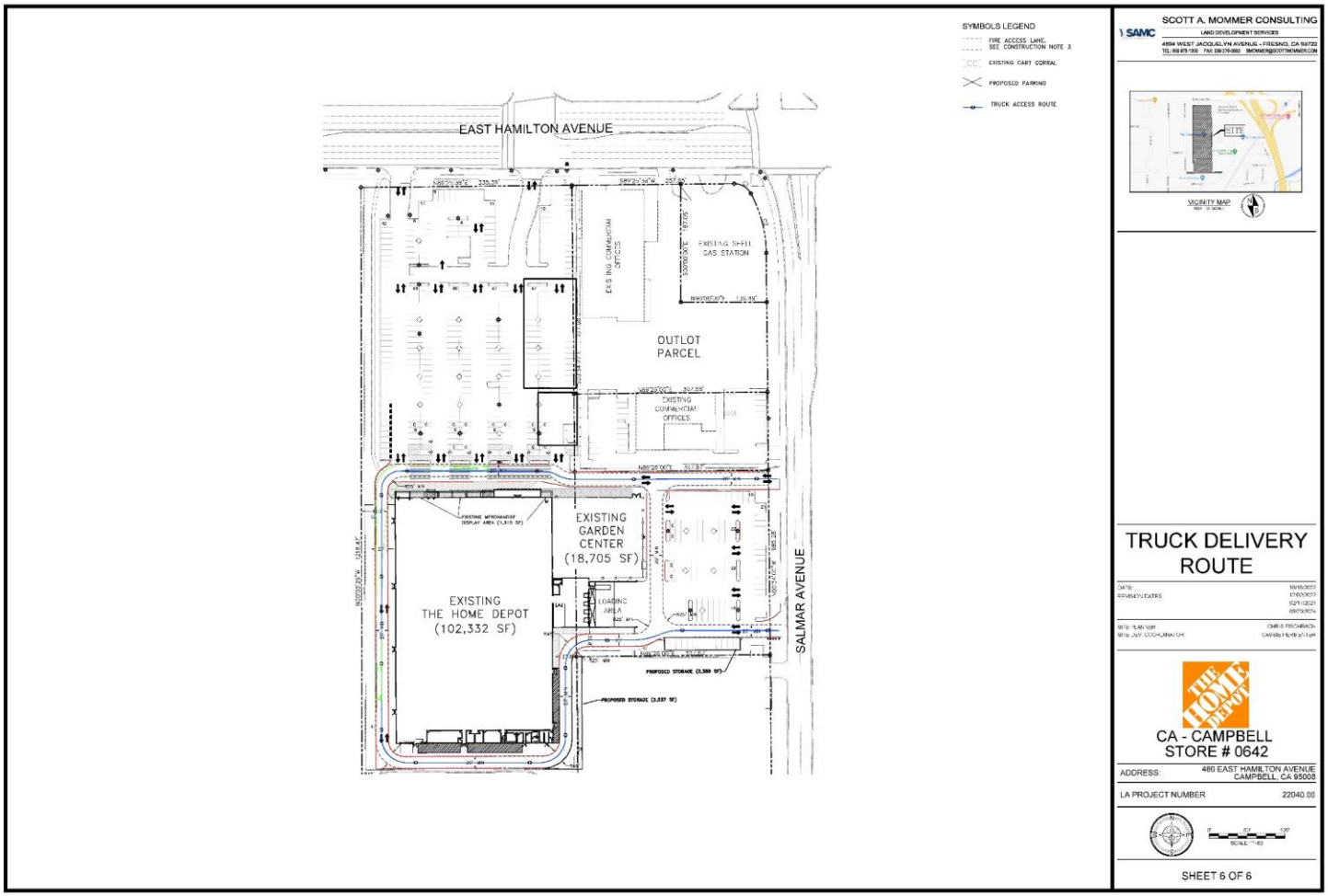

Attachment: Draft Ordinance (Home Depot)

Attachment: Site Photos (Home Depot)

TRUCTION NOTES

1. EXISTING RED CURB FOR FIRE ACCESS LANE (6" WIDE ALONG 0" CURB).
2. CURB ALONG FIRE ACCESS LANE TO BE PAINTED RED (6" WIDE ALONG 0" CURB).
3. FIRE ACCESS LANE TO BE PAINTED RED (4"PAINT 4" WIDE RED STRIPE ALONG FIRE ACCESS PATHWAY).
4. FIRE TRUCK PATH OF TRAVEL SHOWN FOR REFERENCE (MIN. 20' WIDTH) TO BE MAINTAINED AT ALL TIMES.
5. PAINT 4" WIDE WHITE STRIPE ALONG ADA PATHWAY PAINT 4" WIDE WHITE STRIPE DIAGONALS 3' O.C. WITHIN INTERIOR OF AREA. MAINTAIN 4' MINIMUM CLEARANCE FOR ADA WALKWAY ALONG FRONT OF APRON.

HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)
- 4' ADA PEDESTRIAN PATH (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

SCOTT A. MOMMER CONSU

SAMC
LAND DEVELOPMENT SERVICES
4695A WEST JACQUELYN AVENUE · FRESNO
TEL: 559.579.1000 FAX: 559.275.3889 SMOMMER@SCOTT

PROJECT INFORMATION

VICINITY MAP
NOT TO SCALE

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	10.17 AC
APN	279-33-043
ZONE	PLANNED DEVELOPMENT (PD)
LAND USE	PLANNED DEVELOPMENT (PD)
JURISDICTION	CITY OF CAMPBELL
HOME DEPOT BUILDING AREAS	
BUILDING AREA	102,332 SF
EXISTING GARDEN CENTER AREA	+ 18,705 SF
TOTAL HD AREA	121,037 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/300 SF) GFA	341 STALLS
GARDEN CENTER (@ 1/300 SF) GFA	+ 624 STALLS
TOTAL HD PARKING REQUIRED	425 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT PARKING	361 STALLS
SIDE FIELD PARKING	88 STALLS
REAR FIELD PARKING	+ 0 STALLS
TOTAL HD PARKING PROVIDED	450 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING (@ REQ AT 3%+400)	8 STALLS
PRO PARKING	10 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
EXISTING BACK OF HOUSE AREA	12 STALLS
EXISTING STAGING AREA	13 STALLS
EXISTING SHED DISPLAY	5 STALLS
PROPOSED STORAGE	13 STALLS

OVERALL SITE PLAN

DATE:	10/18/2022
REVISION DATES:	12/20/2022
	02/17/2023
	09/4/2024
SITE PLANNER	
SITE DEV. COORDINATOR	CHRIS FISCHBACH
	CASSIE PERMENTER

THE HOME DEPOT

CA - CAMPBELL
STORE # 0642

ADDRESS: 480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

LA PROJECT NUMBER 22040.00

SHEET 2 OF 6

Attachment: Site Photos (Home Depot)

2

Attachment: Site Photos (Home Depot)

3

Attachment: Site Photos (Home Depot)

4

Attachment: Site Photos (Home Depot)

5

Attachment: Site Photos (Home Depot)

Attachment: Site Photos (Home Depot)

Attachment: Site Photos (Home Depot)

Attachment: Site Photos (Home Depot)

City of Campbell
CODE ENFORCEMENT DIVISION

8/10/202

NOTICE OF INTENT TO CITE
(Notice of Non-Compliance)

Home Depot
480 E Hamilton Ave
Campbell, CA 95008

Campbell Union School District
2455 NW Paces Ferry Rd
Atlanta, GA 30339

SUBJECT: Municipal Code Violation
LOCATION: 480 E HAMILTON AVE, CAMPBELL, CA 95008
CASE NUMBER: CE-2022-184

Dear Home Depot:

The Code Enforcement Division of the City of Campbell has received a complaint that the above referenced property may be in violation of one or more Municipal Code regulations. On 08/05/2022, City staff completed a site walkthrough with Home Depo management and observed violations. The purpose of this notice is to inform you of code requirements, and request your voluntary compliance to bring the property into conformance with the Municipal Code.

The violation(s) to date are as follows:

Violation: Business operations are in violation of Conditional Use Permit conditions of approval:

- Outside storage of any material or items of any kind between the southern and western property lines and the main building is prohibited.
- Hours for activity behind store along the southern and western property lines are 8am to 6pm (Monday-Friday) and 9am to 3pm (Saturday).
- Storage of materials, products, merchandise, storage containers, damaged shopping carts, and all other items stored outdoors inconsistent with the Conditional Use Permit.
  (Photos of violations enclosed.)

Codes: CMC § 21.03.020, Conditions of approval: the use of land and/or structure shall comply with any applicable conditions imposed by any granted land use permit or other approval.
Required Correction:
1) Cease operating out of required conditions listed on the CUP.

-AND-

2) Remove all products, merchandise, storage containers, damaged shopping carts, items stored outdoors inconsistent with the Conditional Use Permit **no later than 30 days from the date of this notice.**

If you would like to discuss your options to expand the building and other long-term storage solutions for the site call the Planning Department at (408)866-2140 for assistance.

Violation: Dead, decayed or diseased tree(s) is/are a nuisance. (Photos of violations enclosed.)
Codes: CMC § 6.10.020(a)(1) Nuisance conditions on property- overgrown, dead, decayed or diseased trees.
Required Correction:

Attachment: Code Enforcement Notice of Intent to Cite (Home Depot)

1) Obtain no-fee permit from Planning Department. Complete Authorization to Remove Dead or Dying Trees including photographs and site plan showing location of trees to be removed **no later than 30 days from date of this notice.**

-AND-

2) Remove dead or diseased tree(s) from property and replace tree(s) **no later than 30 days from date of this notice.**

Please be advised that fines and enforcement costs of up to $1,000.00 a day may be assessed WITHOUT FURTHER WARNING if compliance with the above listed code violation is not achieved no later than 30 days from the date of this notice.

Your prompt attention to this matter is appreciated. If you feel that this notice was sent in error or have information that indicates corrective action has been taken, please contact me at using the contact information listed below. Thank you for your anticipated cooperation.

Failure to respond to this notice may result in further actions, including but not limited to criminal prosecution, civil suits, administrative proceedings or filing of notice of special assessment lien on your property. See attached Additional Information on Procedures and Penalties for further explanation.

Randy Sweet - CEO-04
Code Enforcement Officer
City of Campbell
(408) 866-2760
randys@campbellca.gov

encl: Additional Information on Procedures and Penalties
Photos of violations

CC: Kyle_E_Barth@homedepot.com

Attachment: Code Enforcement Notice of Intent to Cite (Home Depot)

ATTACHMENT

ADDITIONAL INFORMATION ON PROCEDURES AND PENALTIES
PLEASE READ CAREFULLY

PENALTIES

Penalties may be administered to the property owner(s) (***responsible parties***) of record for failure to comply with any Notice within the timeline given (*compliance date*). All violation(s) shall be abated and/or legalized prior to the compliance date stated in this notice. All partial, incomplete and /or unaddressed violation(s) that continue to exist on the property are subject to penalties. The penalties may be administered for each violation not abated and or legalized, or may be cost levied as a special assessment against the property. Other administrative, and/or criminal proceedings may ensue until compliance is achieved.

CITATIONS

Administrative citations carry penalties of one thousand dollars per day for each day of each violation of a provision of this code that would constitute misdemeanor, **CMC § 6.10.180(b)**. Administrative citations can be issued *each and every day* for each of the violation(s) that continues past the due date specified and can include a fee for enforcement costs. The City may utilize other administrative, civil and/or criminal proceedings until compliance is achieved.

LIENS

If a responsible person is an owner of real property and does not pay any part of the fines, enforcement costs, or other expenses of abating the nuisance within thirty days after the service of notice of these costs, the City Council may order that the enforcement costs shall become a special assessment against the respective lot or parcel of land to which it relates, and upon recordation in the office of the county recorder of a notice of lien shall constitute a lien on said property for the amount of such assessment, **CMC § 6.10.180(b).** Prior to imposing a special assessment lien, the City Council shall hold a public hearing on the proposed assessment lien. Notice of the hearing shall be served upon the owner of record of the parcel of land on which the nuisance is maintained, based on the last equalized assessment roll or the supplemental roll, whichever is more current.

PLANNING APPROVAL

Planning Approval is the review of proposed change in use or development projects for conformance with the City's adopted ordinances (***the notice will instruct property owner if Planning approval is required***). Planning Approval must be obtained prior to issuance of some Building Permits. Planning Approval may be obtained by calling 408.866.2140 or visiting City Hall located at **70 N. First Street, Campbell, CA 95008,** operation hours are 8:00 AM to 5:00 PM Monday through Friday.

BUILDING PERMITS:

Building Permits are required for construction and/ or alterations (***the notice will instruct property owner if permits are required***). Building permits may be obtained for the legalization of the violation(s) by calling 408.866.2130 or visiting City Hall located at **70 N. First Street, Campbell, CA 95008,** operation hours are 8:00 AM to 5:00 PM Monday through Friday. Building Inspections are required to be finalized prior to the compliance date indicated in notice. Once the permit(s) are obtained you must contact the area Code Enforcement Officer to inform them that a permit has been obtained. To schedule a building inspection, it is required to call our automated line at ***408.866.2706***, 24 hours prior to the desired day of nspection.

Please Note: the Building Permit expiration date is automatically issued for six (6) months; however, the Code Enforcement Officer will establish a timeline of compliance. Failure to follow the correct process of building inspections will result in the permit(s) expired and recorded as invalid.

Attachment: Code Enforcement Notice of Intent to Cite (Home Depot)

ATTACHMENT 11.c

Welcome, Randy Sweet - CEO-04

Log Out | Change Password | My Account | Html5a Enabled

Home Projects Work Orders Reports Administrator Help

> Home

Photos for Project Number CE-2022-184

Print Photos | Refresh Thumbnails details

Show Select for Batch Delete

Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
08/10/2022 17:26	08/10/2022 17:26	Randy Sweet - CEO-04	

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Attachment: Code Enforcement Notice of Intent to Cite (Home Depot)

ATTACHMENT 11.c

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Home

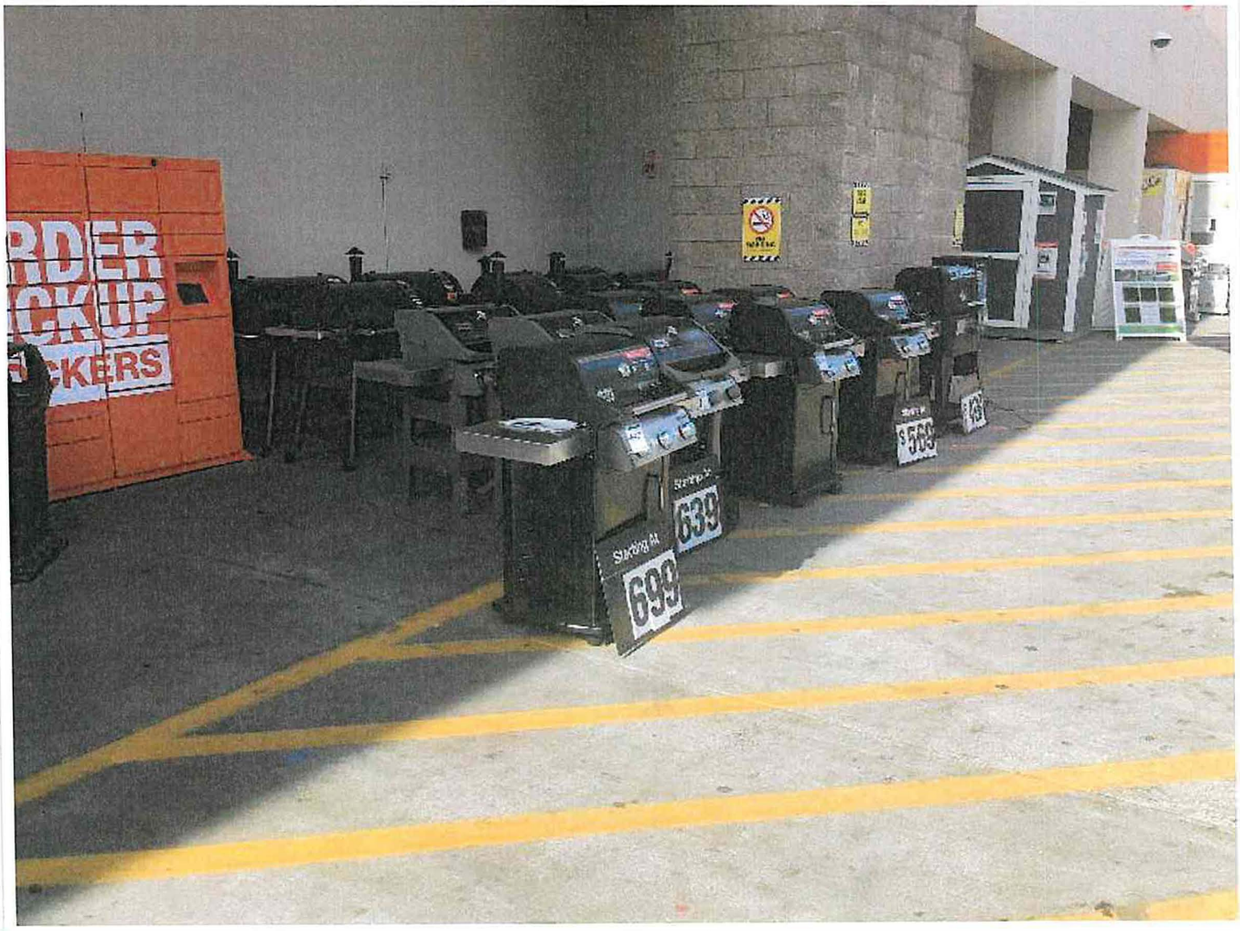
Photos for Project Number CE-2022-184

Print Photos | Refresh Thumbnails details

Show Select for Batch Delete

Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
08/10/2022 17:26	08/10/2022 17:26	Randy Sweet - CEO-04	



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Attachment: Code Enforcement Notice of Intent to Cite (Home Depot)

ATTACHMENT 11.c

Welcome, Randy Sweet - CEO-04

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Home Projects Work Orders Reports Administrator Help

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Photos for Project Number CE-2022-184

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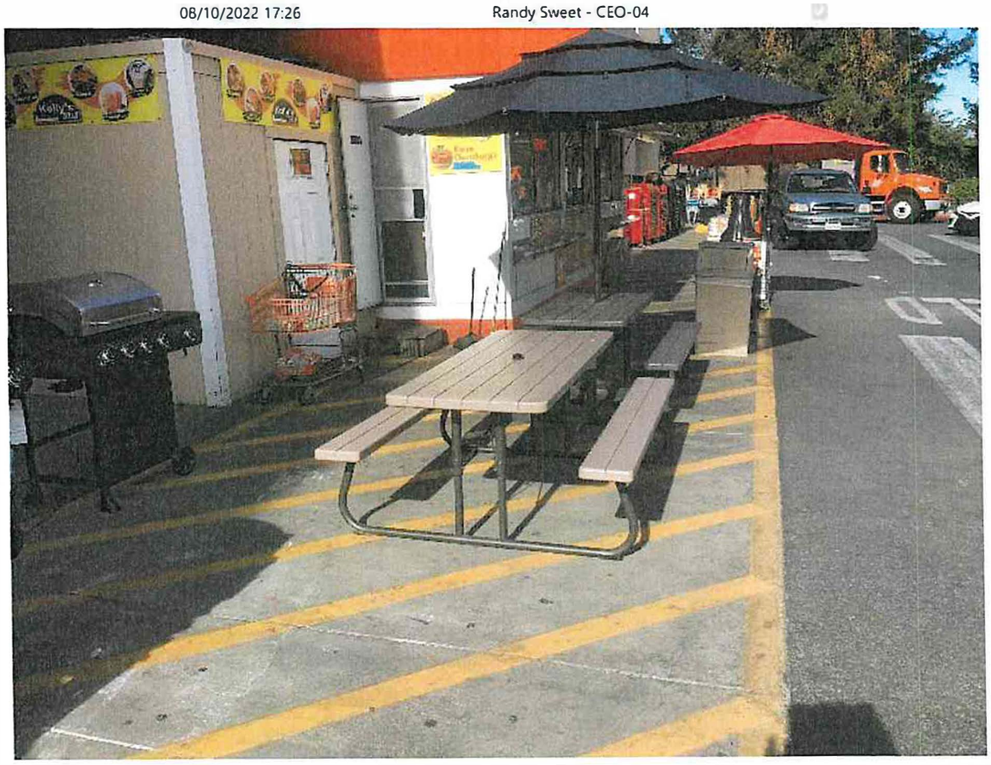
Description

Date Taken	Date Uploaded	Uploaded By	Is Photo of Record
08/10/2022 17:26	08/10/2022 17:26	Randy Sweet - CEO-04	



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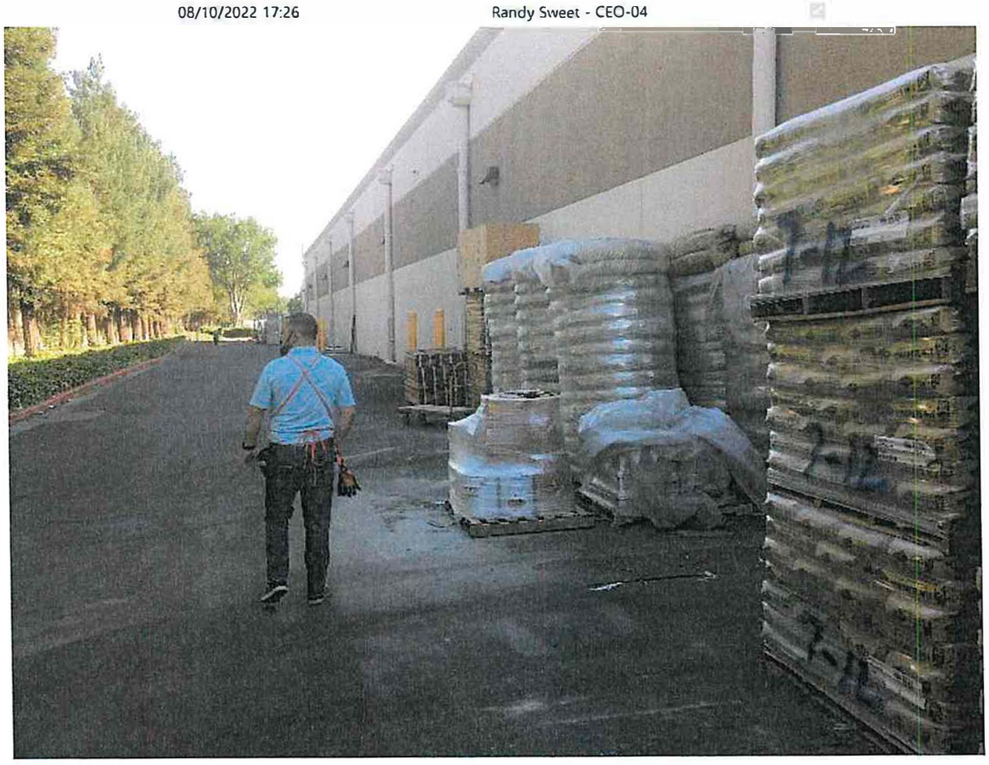

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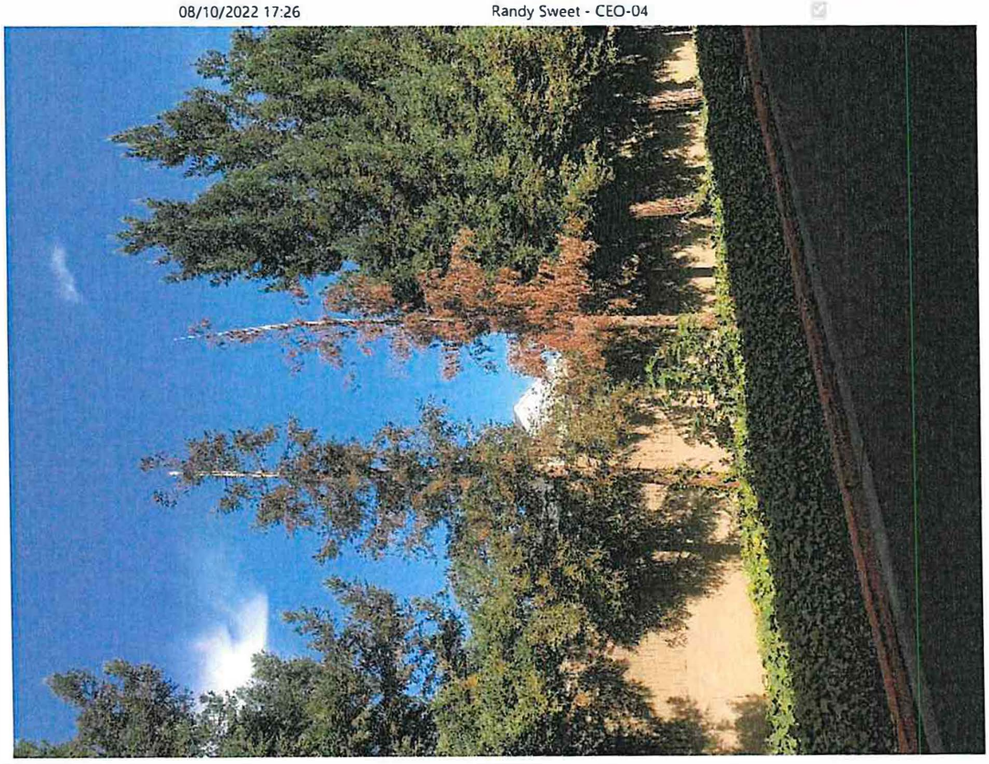

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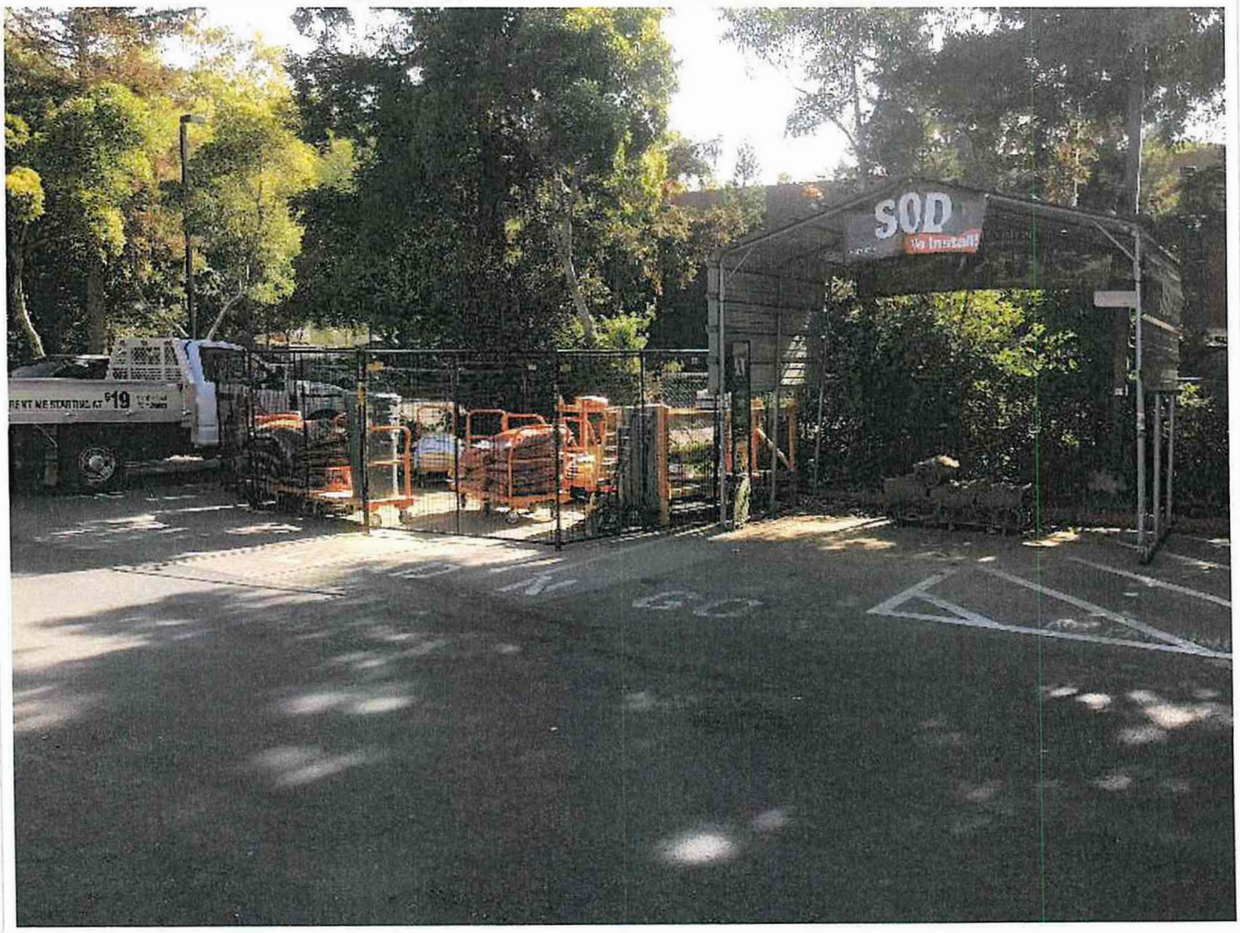

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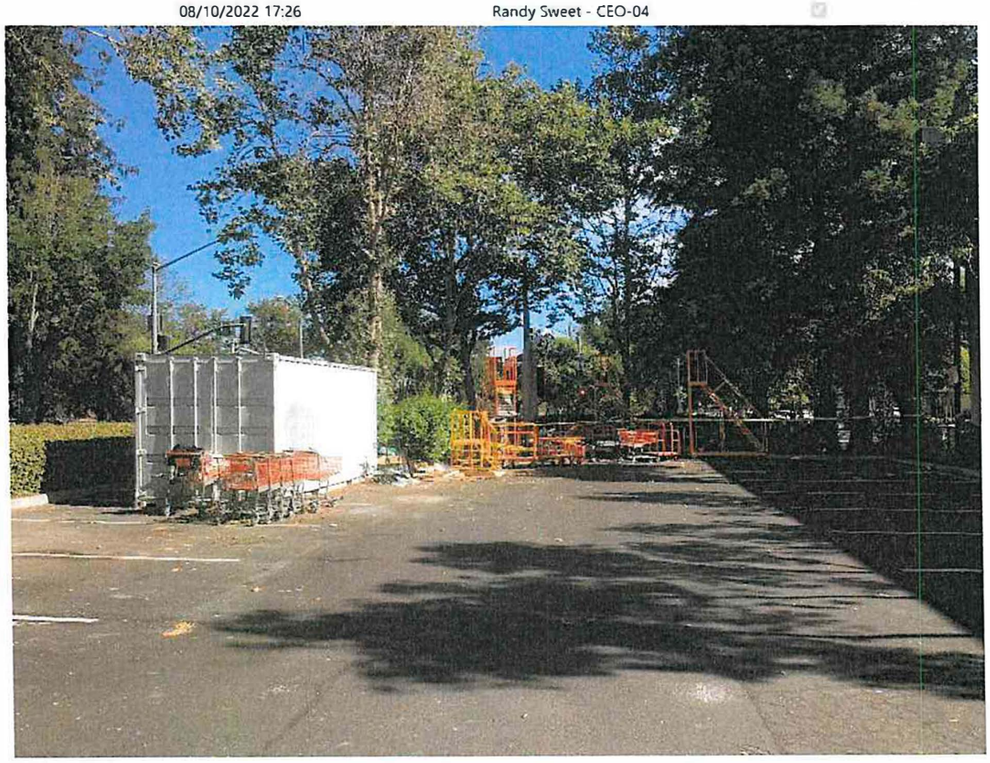

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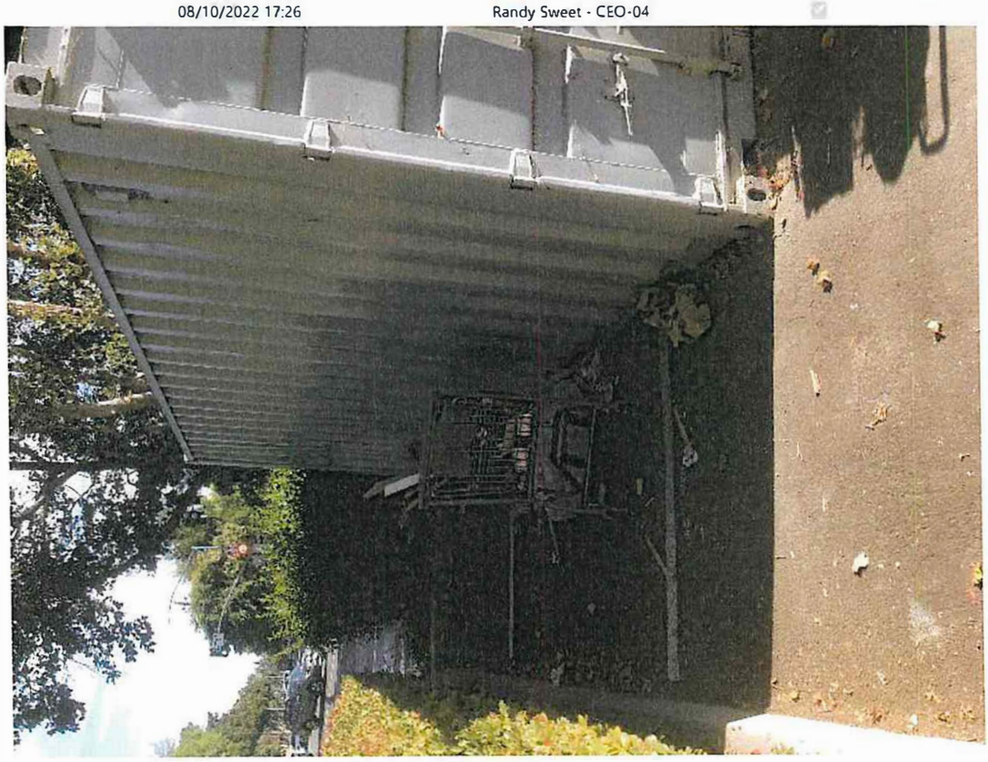

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Attachment: Code Enforcement Notice of Intent to Cite (Home Depot)

City of Campbell
Compliance Agreement

Code Enforcement Division
70 North First Street
Campbell, CA 95008

11/8/2022

Home Depot
480 E HAMILTON AVE
CAMPBELL CA 95008

SUBJECT: Municipal Code Violation
LOCATION: 480 E HAMILTON AVE, CAMPBELL, CA
CASE NUMBER: CE-2022-184

Dear Home Depot,

The City's approach to code enforcement is to work with business owners to obtain voluntary compliance with code violations. In this regard, a Notice of Intent To Cite was sent to Home Depot on 8/10/2022 outlining observed violations of the Municipal Code with compliance options. Then the City issued administrative citations on 9/28/2022 and 10/17/2022 for failing to resolve all of the violations that remain on the property.

The violations are as follows:

Violation: Dead, decayed or diseased tree(s) is/are a nuisance.

Codes: CMC § 6.10.020(a)(1) Nuisance conditions on property- overgrown, dead, decayed or diseased trees.

Violation: Business operations are in violation of Conditional Use Permit conditions of approval:
·Outside storage of any material or items of any kind between the southern and western property lines and the main building is prohibited.
·Storage of materials, products, merchandise, storage containers, canopies, damaged shopping carts, and all other items stored outdoors inconsistent with the Conditional Use Permit.

Codes: CMC § 21.03.020, Conditions of approval: the use of land and/or structure shall comply with any applicable conditions imposed by any granted land use permit or other approval.

As discussed today with Kyle Barth, Home Depot Store Manager, forward progress with correcting all of the violations on the property have not been completely resolved. Furthermore on 11/4/2022, the Planning Department informed Home Depot that the initial application materials for a modification to the store's Planned Development Permit would not be adequate for submittal and staff provided recommendations to improvement the materials.

The City of Campbell and Home Depot, located at 480 East Hamilton Ave Campbell, CA, voluntarily enter into this agreement to resolve any Planning, Building, Fire, or Code Enforcement violations that may be unresolved.

Attachment: Compliance Agreement (Home Depot)

The City of Campbell and Home Depot, located at 480 East Hamilton Ave Campbell, CA, voluntarily enter into this agreement to resolve any Planning, Building, Fire, or Code Enforcement violations that may be unresolved.

In expectance of signatory acceptance of this agreement, the City of Campbell will halt administrative citations pending the following schedule.

Required Corrective Action(s):

- Obtain no-fee permit from Planning Department. Complete Authorization to Remove Dead or Dying Trees, including color photographs and site plan showing location of trees to be removed **by no later than 11/22/2022.**
- Remove dead or diseased tree(s) from property and replace tree(s) **by no later than 12/8/2022.**
- Submit application materials for a Major Planned Development Permit Modification **by no later than 02/01/2023.**
- Submit Building Permit Application – **60 Days after Planning Commission approval.**
- Submit 2nd round Plans for the Building Permit – **Two (2) weeks after plan-check letter issued.**
- Obtain Building Permit – **After no more than two rounds of review and within two weeks of the permit being deemed "ready to issue".**
- Commence Construction – **Two weeks after permit issued.**

If any action is not completed by the agreed date, the City will begin issuing administrative citations of $1,000.00 a day until the corrective action has been completed. Be advised this will occur **WITHOUT FURTHER WARNING if compliance with the above listed code violation(s) is not achieved.**

Your prompt attention to this matter is appreciated. Thank you for your anticipated cooperation.

Randy Sweet
Code Enforcement Officer
City of Campbell
(408)866-2760
randys@campbellca.gov

11/10/2022

Home Depot Representative

cc: Kyle Barth, Home Depot Store Manager
Kyle_E_Barth@homedepot.com

Attachment: Compliance Agreement (Home Depot)

THE HOME DEPOT CAMPELL #0642

480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

PROJECT INFORMATION

SITE ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA, 95008
APN:	279-33-043
ZONING DISTRICT:	(PD) PLANNED DEVELOPMENT
SCOPE OF WORK:	DESIGNATED AREAS INTENDED FOR HOME DEPOT OUTDOOR SALES, STAGING AREA, AND STORAGE AREA.
LOT AREA :	10.17 AC (443,005 SF)
BUILDING AREA:	121,037 SF
COVERAGE AREA:	123,687 SF
FLOOR AREA RATIO (FAR):	0.273(27.3%)
BUILDING LOT COVERAGE:	0.279 (27.9%)
LANDSCAPE AREA:	34,317 SF
LANDSCAPE COVERAGE:	0.077 (7.7%)
PAVEMENT AREA:	212,908 SF
PAVEMENT COVERAGE:	0.481 (48.1%)
TOTAL PARKING:	450 STALLS

LEGEND

- EXISTING LIMITS OF SUBJECT BOUNDARY
- EXISTING HANDICAP STALLS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING DOOR/EMERGENCY EXIT
- EXISTING BOLLARD
- EXISTING CART CORRAL
- EXISTING CURB
- EXISTING FENCE
- EXISTING WALL
- EXISTING STRIPING

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE PLAN
SHEET 3	FOCUSED SITE PLAN
SHEET 4	EMERGENCY ACCESS PLAN
SHEET 5	SITE FIRE PLAN
SHEET 6	TRUCK DELIVERY ROUTE

RESERVED FOR CITY

SAMC
SCOTT A. M
LAND
4694 WEST JACQU
TEL: 559 978-1000 FAX:

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NT SERVICES
NUE - FRESNO, CA 93722
SMOMMER@SCOTTMOMMER.COM

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COVER HEET

DATE: 10/18/2022
REVISION DATES: 12/02/2022
02/17/2023
09/20/2024

SITE PLANNER CHRIS FISCHBACH
SITE DEV. COORDINATOR CASSIE PERMENTER

CA - CA ELL
STORE 642

ADDRESS: 480 AMILTON AVENUE
MPBELL, CA 95008

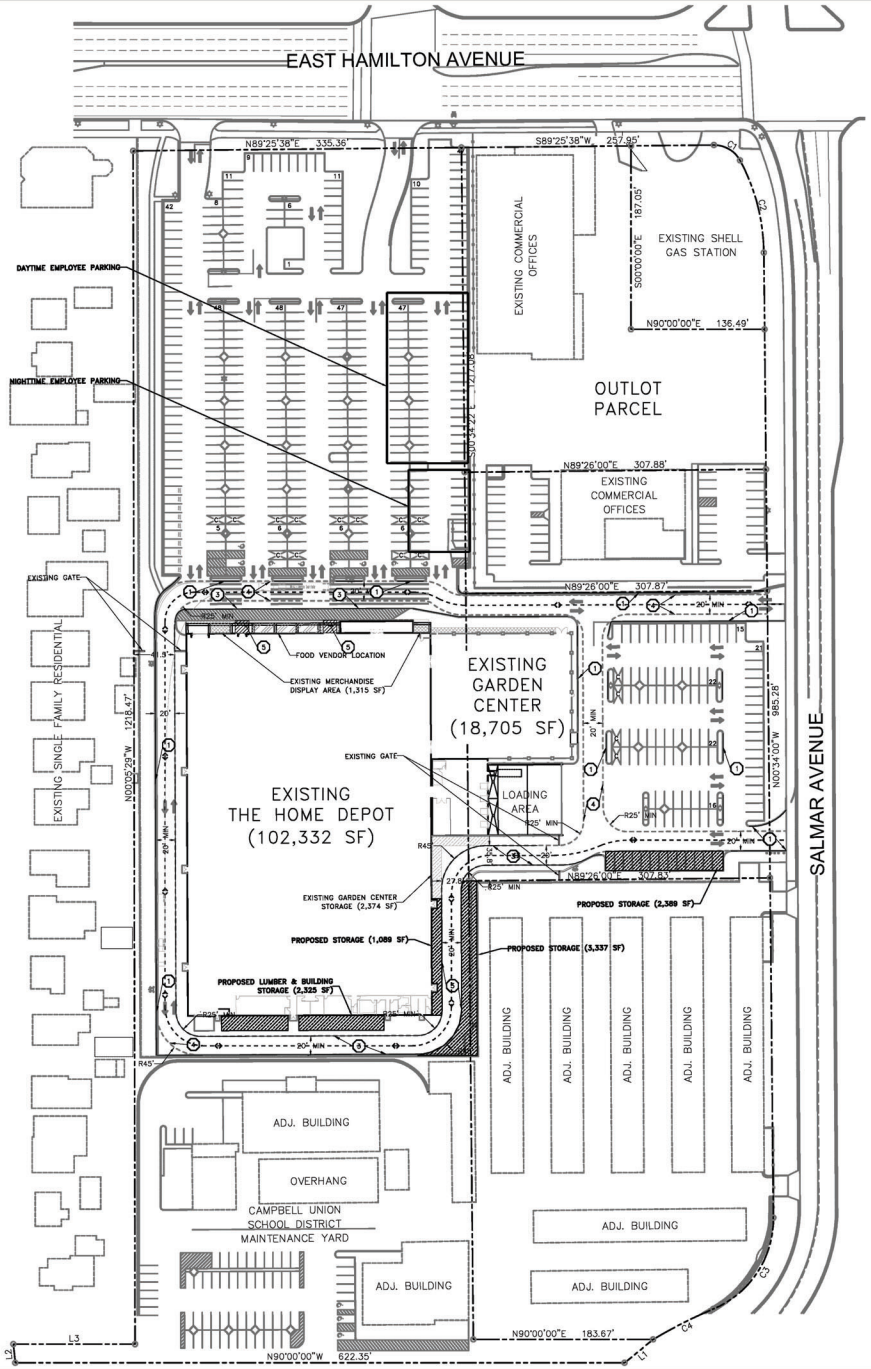
LA PROJECT NUMBER 22040.00

SHEET 6

Attachment: Project Plans (Home Depot)

CONSTRUCTION NOTES

1. EXISTING RED CURB FOR FIRE ACCESS LANE (6" WIDE ALONG 0" CURB).
2. CURB ALONG FIRE ACCESS LANE TO BE PAINTED RED (6" WIDE ALONG 0" CURB).
3. FIRE ACCESS LANE TO BE PAINTED RED (4"PAINT 4" WIDE RED STRIPE ALONG FIRE ACCESS PATHWAY).
4. FIRE TRUCK PATH OF TRAVEL SHOWN FOR REFERENCE (MIN. 20' WIDTH) TO BE MAINTAINED AT ALL TIMES.
5. PAINT 4" WIDE WHITE STRIPE ALONG AREA PERIMETER. PAINT 4" WIDE WHITE STRIPE DIAGONALS 3' O.C. WITHIN INTERIOR OF AREA. MAINTAIN 4' MINIMUM CLEARANCE FOR ADA WALKWAY ALONG FRONT OF APRON.



HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)
- 4' ADA PEDESTRIAN PATH (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE, SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

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SMOMMER@SCOTTMOMMER.COM

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PROJECT INFORM

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	10.17 AC
APN:	279-33-043
ZONE:	ED DEVELOPMENT (PD)
LAND USE:	ED DEVELOPMENT (PD)
JURISDICTION:	CITY OF CAMPBELL
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT AREA	102,332 SF
EXISTING GARDEN CENTER AREA	+ 18,705 SF
TOTAL HD AREA	121,037 SF
PARKING REQUIRED PER CITY COI	
HOME DEPOT (@ 1/300 SF) GFA	341 STALLS
GARDEN CENTER (@ 1/300 SF) GF	+ 62 STALLS
TOTAL HD PARKING REQUIRED	403 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT FIELD PARKING	361 STALLS
SIDE FIELD PARKING	89 STALLS
REAR FIELD PARKING	+ 0 STALLS
TOTAL HD PARKING PROVIDED	450 STALLS
INCLUDED WITHIN PARKING PROVI	
ACCESSIBLE PARKING (8 REQ AT	8 STALLS
PRO PARKING	10 STALLS
NOT INCLUDED WITHIN PARKING P	
CART CORRALS	12 STALLS
EXISTING STAGING AREA	13 STALLS
EXISTING SHED DISPLAY	5 STALLS
PROPOSED STORAGE	13 STALLS

OVERA SITE PL

DATE:	10/18/2022
REVISION DATES:	12/02/2022
	02/17/2023
	09/20/2024
SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PERMENTER

CA - CAI ELL
STORE 642

ADDRESS:	480 AMILTON AVENUE
	MPBELL, CA 95008
LA PROJECT NUMBER	22040.00

0' 120'
1"=60'

SHEET 6

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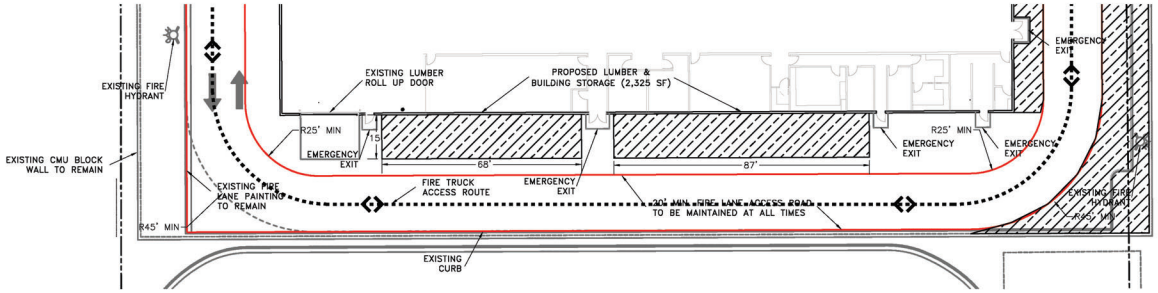

SECTION A: PROPOSED LUMBER AND STORAGE AREA

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FOCUSED E PLAN

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SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PERMENTER

CA - CAI ELL
STORE 642

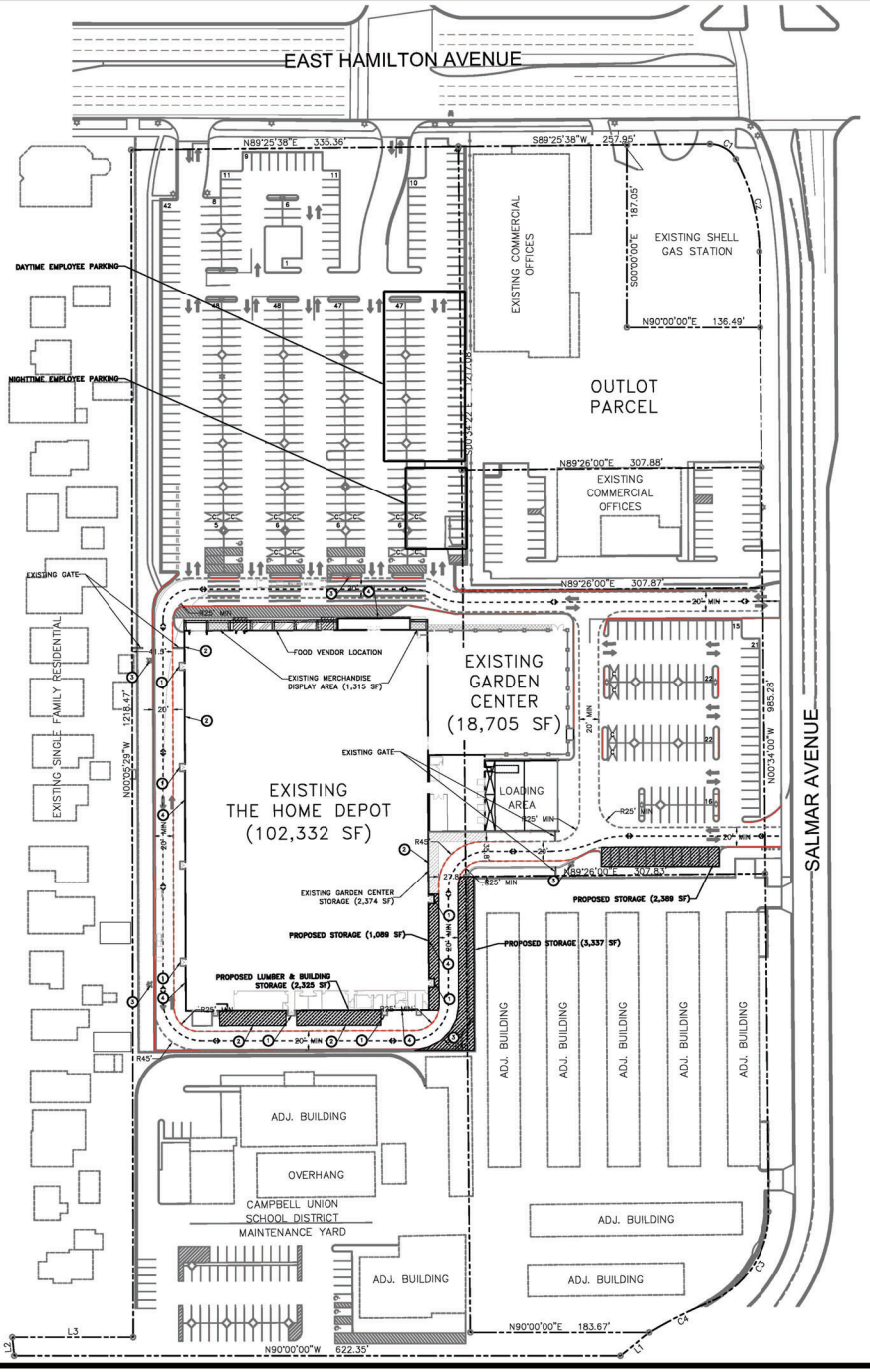
ADDRESS:	480 AMILTON AVENUE MPBELL, CA 95008
LA PROJECT NUMBER	22040.00

SHEET 6

Attachment: Project Plans (Home Depot)

NOTES

1. EXISTING EMERGENCY EXIT TO MAINTAIN CLEAR OF OBSTRUCTIONS (KEEP CLEAR 11' WIDE FOR DOUBLE DOORS AND 8' WIDE FOR SINGLE DOORS)
2. ALL PROPOSED STORAGE AND STAGING AREAS TO NOT EXCEED MORE THAN 15' IN HEIGHT FOR FIRE DEPARTMENT ARIEL ACCESS.
3. EXISTING FIRE HYDRANT TO REMAIN AND MAINTAIN AN UNOBSTRUCTED TOTAL CLEARANCE OF 30'. CALIFORNIA VEHICLE CODE 22514.
4. POINTS OF AERIAL ACCESS



HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)
- 4' ADA PEDESTRIAN PATH (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE, SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

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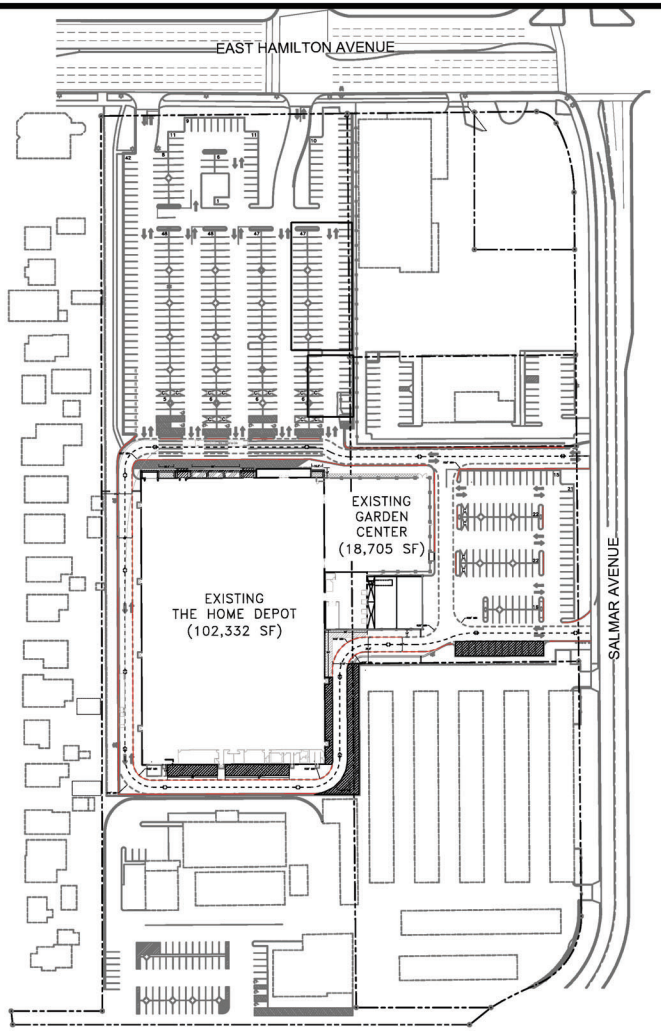

FIRE LANE STRIPING EXHIBIT
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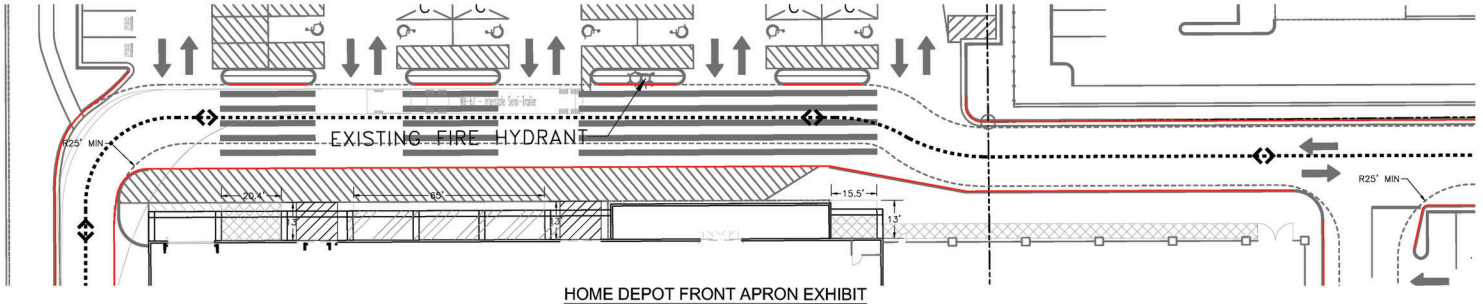

HOME DEPOT FRONT APRON EXHIBIT
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SMOMMER@SCOTTMOMMER.COM

VICINITY
NOT TO S

FIRE AN

DATE: 10/18/2022
REVISION DATES: 12/02/2022
02/17/2023
09/20/2024

SITE PLANNER CHRIS FISCHBACH
SITE DEV. COORDINATOR CASSIE PERMENTER

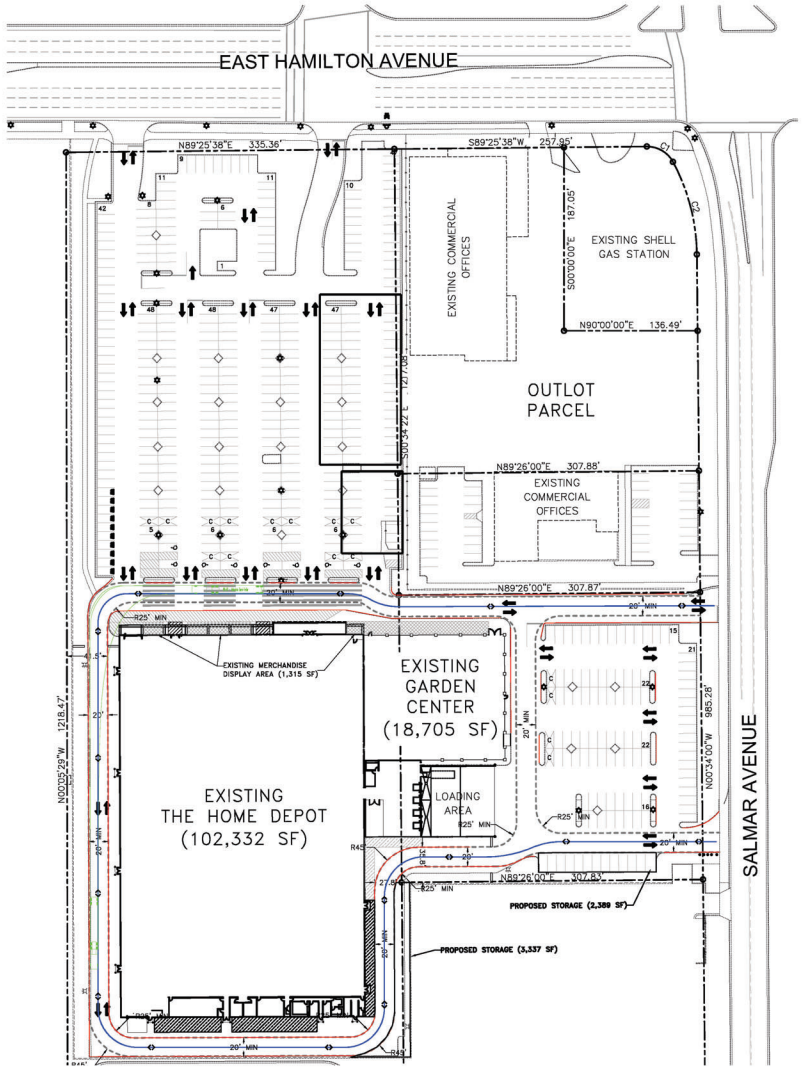
CA - CAI ELL
STORE 642

ADDRESS: 480 AMILTON AVENUE
MPBELL, CA 95008

LA PROJECT NUMBER 22040.00

SHEET 6

Attachment: Project Plans (Home Depot)



SYMBOLS LEGEND

- FIRE ACCESS LANE, SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- TRUCK ACCESS ROUTE

SCOTT A. M
LAND
4694 WEST JACQU
TEL: 559 978-1000 FAX:

R CONSULTING
NT SERVICES
NUE - FRESNO, CA 93722
SMOMMER@SCOTTMOMMER.COM

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DATE:	10/18/2022
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LA PROJECT NUMBER 22040.00

SHEET 6

Attachment: Project Plans (Home Depot)

Home Depot – Campbell, CA #0642

Project Description

The existing Home Depot store is located at 480 East Hamilton Avenue Campbell, CA 95008 and APN: 279-33-043. The below is the proposed Project Description for the Land Use Application for the proposed additional operations at the existing Home Depot:

EXISTING FRONT SIDEWALK SALES & DISPLAY

The Home Depot store proposes to display along the front of the store a number of items such as barbeques, patio furniture, material displays, fencing displays, and landscape products including living plants, sand, and blocks.

EXISTING & PROPOSED STAGING AREAS/ STORAGE AREAS

The purpose for the staging area is to allow for product to be brought in and taken off the flat-bed trucks to be brought into the store or garden center within 72 hours. This is to allow for available merchandise during heavy sale periods to keep product on-site and avoid additional trucking, which helps on the carbon footprint. The height is typically 3 stacked pallets.

Attachment: Project Description (Home Depot)

Commissioners emphasized that as housing evolves, these modifications align with city development trends.

Public Comment:

- No public opposition was raised.
- The applicant declined to speak.

Motion: **Upon motion by Commissioner Krey, seconded by Commissioner Zisser, the Planning Commission motioned to approve a Site and Architectural Review Permit to allow the construction of a 3,693 square-foot single family home, including attached garage, and 173 square foot front porch on property located at 810 Virginia Court. File No.: PLN-2024-104, by the following roll call**

AYES:	**Kamkar, Zisser, Krey, Buchbinder, Majewski, Fields**
NOES:	**None**
ABSENT:	**Ostrowski**
ABSTAIN:	**None**

3. **480 E. Hamilton Avenue – Major Planned Development Permit Modification** (Resolution/Roll Call Vote) – Reso 4729

Public Hearing to consider the application of Scott A. Mommer Consulting to modify the operational characteristics of an existing 102,332 square-foot hardware store with a 18,705 square-foot garden center (The Home Depot), including legalizing existing unpermitted outdoor merchandise storage and adding additional outdoor merchandise storage areas on property located at **480 E. Hamilton Avenue**. The application(s) under consideration is a Major Planned Development Permit Modification. File No.: PLN-2023-52. Staff is recommending that this item be deemed Categorically Exempt from CEQA. Tentative City Council meeting date: March 4, 2025. Project Planner: *Nishant Seoni, Contract Associate Planner.*

Recommended Action: Adopt a Resolution recommending approval of a Major Planned Development Permit Modification.

Project Overview:

- Proposal to legalize unpermitted outdoor merchandise storage and add new outdoor storage areas at Home Depot (102,332 sq. ft.).
- City issued code violations for after-hours noise, unpermitted storage, and trash buildup.
- Community outreach meeting was held to address complaints and conditions.
- **Proposed conditions include:**
    - Defining outdoor storage areas (restricted locations)

Attachment: Planning Commission Meeting Minutes (January 28, 2025) (Home Depot)

- Ensuring compliance with city ordinances
- Quarterly assessments of compliance
- Truck access modifications
- Trash management conditions

Commissioner Discussion:

Commissioners raised concerns about Home Depot's past compliance failures, particularly regarding noise, parking lot conditions, and day laborers congregating on-site. Commissioner Zisser questioned whether additional public concerns should be integrated into the resolution.

Public Comment:

- Residents expressed opposition, citing:
  - History of non-compliance with city regulations
  - Lack of enforcement on day laborer congregation
  - Concerns about increased noise and neighborhood impact
  - Use of western side of property for delivery vehicles
  - Employee congregation along western property line
  - Request to delay approval for 1 year to assess improvements
- **Applicant Response:**
  - Committed to compliance with city conditions
  - Agreed to periodic evaluations at 6 and 12 months
  - An online speaker stated that in 2007 these same issues were brought up

Action:

- **Motion to approve** the permit with conditions, including:
  - 6-month and 12-month compliance reviews
  - Additional trash receptacles as needed
  - Strong recommendation for Home Depot to attend City Council hearing

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to recommend approval of an applicant-initiated Major Modification to a previously approved Planned Development Permit (PD**

Attachment: Planning Commission Meeting Minutes (January 28, 2025) (Home Depot)

91-01), modifying the operations characteristics of an existing hardware store with a garden center on property located at 480 E Hamilton Ave. File No.: PLN-2023-52, by the following roll call

AYES:	**Kamkar, Zisser, Krey, Buchbinder, Majewski, Fields**
NOES:	**None**
ABSENT:	**Ostrowski**
ABSTAIN:	**None**

Chair Kamkar closed public hearing for a short break.

Chair opened public hearing.

4. **Campbell Technology Park EIR Scoping Session**

Public Scoping Meeting to receive comments from interested public agencies, organizations, and individuals on the scope and content of a focused Environmental Impact Report (EIR) for the proposed Campbell Tech Park Project, on property located at **635, 655, 675, and 695 Campbell Technology Parkway**. The proposed project is a 290-unit residential development that consists of 27 two-story single-family detached homes, three-story townhome-style condominiums with 149 units across 28 buildings, and four-story townhome-style condominiums with 114 units across 15-buildings. The proposed project would demolish the existing structures onsite to redevelop the site with the residential development and would include utility and infrastructure improvements, landscaping, construction of a new stormwater drainage system, and offsite improvements. File No.: PLN-2023-165. Project Planner: *Daniel Fama, Senior Planner*

Recommended Action: Accept public comment on the Notice of Preparation and the scope of issues to be addressed in the focused Environmental Impact Report (EIR).

Project Overview:

- Proposed **290-unit residential development** at **635, 655, 675, and 695 Campbell Technology Parkway**.
- Project includes:
  - 27 detached single-family homes
  - 149 three-story townhome-style condominiums
  - 114 four-story townhome-style condominiums
- Demolition of existing R&D buildings to redevelop site for residential use.
- Infrastructure improvements include stormwater drainage, landscaping, and traffic circulation modifications.

Attachment: Planning Commission Meeting Minutes (January 28, 2025) (Home Depot)

Summary of comments received by the public:

Complaints related to site conditions/use:

1. Noise generated from merchandise delivery vehicles and other activity along the western property line.
2. Unpermitted sale of food and beverages on site.
3. Inaccessible sidewalks due to outdoor merchandise display.
4. Trash buildup on site.
5. Staff congregation at the western property line.
6. Day laborer congregation, food and alcohol sale, and littering on site.

Requests related to site usage limitations, conditions of approval, and City enforcement:

1. Prohibit merchandise delivery on Sundays consistent with previous entitlements.
2. Limit west side of property to exit of delivery trucks and emergency vehicles. Prohibit movement of freight, merchandise, and individuals on this side.
3. Prohibit storage on west side of property and clearly mark designated storage areas.
4. Limit hours maintenance on west side of property is allowed.
5. Prohibit congregation of staff along west of store near the entrance.
6. Enforcement of vehicle code preventing solicitation/selling within 500 feet of public highway.

Attachment: Community Correspondence (Home Depot)

[redacted]
To: [redacted] Nishant Seoni; Daniel Fama
[redacted]
Subject: Day Laborers - Home Depot
Date: Tuesday, January 16, 2024 12:04:18 PM
Attachments: A (Slightly) Stronger Stance on Loitering at Home Depot. White Oaks Blog.pdf

You don't often get email from [redacted]. Learn why this is important

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Nishant, Matt

Before I reach out to Home Depot directly on this (as i want to understand their corporate policy and then establish whether the local store is adhering to it), I was wondering whether the current re-write of the permits and conditions has any stipulations regarding the congregation of day laborers/fruit sellers/ wider solicitation within the parking lot and premises leased by HD. I am assuming not but wanted to check. If not, could it be?

I am also curious (and you may or may not know) as to whether the City has undertaken (or plans to undertake) any other non-permit related action regarding these folks. Their numbers are obviously small at the moment but this was a real problem in the past at this site and I am sure that we would like to avoid that becoming the case in the future. I have attached an article regarding San Carlos and HD day laborers that might present a path forward. I think the core issue here is likely to be how to stop them milling around (passively or aggressively touting for business) either on HDs premises and or the public highway OR other premises nearby (such as Gas Stations). We should not forget that their congregation is on the residential side of the HD site not the commercial side. As such, the risk of nuisance is heightened by that fact alone (as it was historically). As Matt alluded to on the call, the problem was solved previously using a law barring congregation close to the freeway. I doubt that this law is no longer available and so there must be a corporate memory as to what was done and by whom.

Reading through Google (non Campbell specific), I suspect that "The Home Depot maintains a policy of non-solicitation at our stores by individuals and organizations not affiliated with our company. Home Depot can (or maybe has) register a trespassing letter with the Police Department, giving officers the go-ahead to enter its property to arrest solicitors."

It is not my intention to place the burden of solving this issue on you guys (unless it is solvable through planning permit rules) but I do think that the time is nigh to address this issue before it becomes a larger problem. Outside of the 'permit' solution, if there is a City of Campbell contact (City Manager?) to whom I should be speaking, I am happy to be directed there.

Regards

Phil

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Nishant Seoni; Daniel Fama
Cc: [redacted]
Subject: Home Depot Meeting - follow up.
Date: Thursday, January 11, 2024 12:49:33 PM

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Nishant, Daniel

Thank you for arranging the meeting yesterday. Also a huge thank you to Nishant for his work on consolidating that abundance of papers that are existence. Having read some of them and following yesterday's call, I am in no doubt that, absent clarity, HD will seek to carry on regardless citing ignorance or seeking forgiveness. I (and I am sure Matthew and Pat) are more than happy to continue to contribute to this process as necessary to ensure a sustainable (and peaceful for all) outcome.

I appreciate that not too much was resolved on the call but it did allow for an airing of issues and, more interestingly, it also allowed us all to see at first hand the disconnect that exists within HD as to what and what is not permitted under current rules. As we have more meetings, I will respond further regarding my thoughts on how it would be reasonable to proceed but I am in no doubt that the process has to be driven by the City of Campbell and the residents of Harrison Avenue. HD, in my view, are really just interested in getting the permit and then want to put it to bed. Now is the time (and Nishant's work is the tool) for bringing greater clarity, establishing air-tight rules and, most significantly, imposing policing standards (Cameras, Door Open / Close Timers and alarms).

Regarding my more detailed response:

I) Home Depot, if it wants to expand or operate more efficiently, needs to start planning for an expansion of the Salmar side of the building and the City of Campbell needs to encourage this in terms of positive mood music. The piecemeal approach to storage and the movement of material is only ever going to push up against the residential side and things will just continue to be fractious unless and until HD starts to think more strategically about its whole store and what it needs to change to expand.

Understanding that HD are just looking to solve their unentitled storage on the South Side, I think we have to use this request to force some standards and clarity on them. These should include: -

I) Stopping the storage (temporary, overnight or otherwise) of anything (including vehicles, trailers etc) on the West side of the building AND within 10 meters (eastwards) of the rear shutter door. No exceptions. This should also apply to the back wall on the south side as well as up against the store. Basically, to have one straight line across (north to south)- absolutely necessary to avoid creep.
Ii) Use of the west side to be ONLY for the exit of delivery trucks (within designated hours) that are depositing material to the designated south facing storage areas and then exiting. It should be made one-way only to reinforce this.
Iii) The west side should NOT be 'operational' (it should be Delivery Exit ONLY) - i.e it must not be used to store/move material from the front to back or visa versa. If they want to move material, they can do so using the internal rolling doors at the front and back during permitted hours. This will address noise issues as well as instilling in them (in unequivocal terms) that the west side is NOT for operational use. We witnessed quite clearly on the call that the Manager viewed the space as operational and somewhere where things could be left / moved at his discretion. He was contradicted by the HDs own drawings and the other folks from HD. If we give them wiggle room, they will abuse it - experience has taught us this.
Iv) Regarding the storage itself, once the distance rules above are established to address noise and nuisance for the Harrison residence, I think it becomes an issue for FIRE, OSHA etc to ensure that the storage is compliant. I fear that piling things high (which HD may try) cannot be the solution from either a FIRE/OSHA perspective.

Attachment: Community Correspondence (Home Depot)

Enforcement
- As we have discussed, HD seek forgiveness and they take a mile. We need to have an enforcement regime that is automated. HD have to fund cameras that clearly show the west and south sides 24/7. Access to these cameras should be extended to the City of Campbell enforcement team so they can be observed remotely and constantly. HD will resist this on privacy grounds but that is a point that should be argued with lawyers and if we make it a condition of entitlement we have the leverage. As a bare minimum, they should undertake to provide footage from those cameras upon request within 48 hours should the enforcement team receive a complaint or wish to do a spot check irrespective of a complaint.

- Regarding timing and assuming we establish firmly that the west side is not 'operational in any way', the back rear shutter door becomes the core issue. If the rules state that the door must be shut between defined hours on defined days, there is technology out there that we should compel HD to install which can enforce those rules. I doubt that it would be akin to a safe 'time lock' but the technology should be able to record all open and close times and flag the number of instances where those were outside of permitted hours. As with the cameras, this should be available to enforcement real time or within a 48 hour window. This may cost some money but HD should fund it as a condition and as a show of good will that they want to comply and are happy to be policed on that compliance.

Please note that I do not speak for Matthew or Pat or anyone else on Harrison. Others may share some or all of my views on how best to proceed. What I am in no doubt is that absent a counter voice from the City of Campbell and local residents, HDs commercial interests will always be promoted by them ahead of residential interests or concerns. This was the case in 1993 and 2001 from what I have read. I don't believe that it has changed.

Thanks for your diligence and work here. It is much appreciated.

Phil

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Nishant Seoni
Cc: [redacted]
Subject: Re: Noise study
Date: Tuesday, March 19, 2024 10:31:22 PM

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Hello, Nishant.

Any updates on the situation with Home Depot? Still finding that they are not being good neighbors AND not adhering to the laws/codes. In my last discussion with Kyle, he claimed that CPD were not responding to his requests to clear the lot of day laborers. Can you please investigate and reply back with # of calls/requests/responses over the last 6 months? If it is true that the PD are not responding and enforcing local laws, I'd like some evidence to present to the City Council. In recent months, Hamilton has become a corridor of lawlessness and I intend to ask the Council to review CPD's lack of enforcement/patrol of a high crime area (Wheel Away has been robbed 4 times in 6 months).

Also, please add to the list of complaints. There is now a daily food service/food cart preparing and selling breakfast on the front lawn. Right next to Joe Escober. If you drive by, you can't miss them. Also, a water/oranges/bananas/beer selling operation, run out of the back of a van. They have an umbrella and a price sign. If interested, you will easily find them in the day laborer section on weekends. My favorite decoration is the rocking chair that is usually stashed in the bushes by the 5 gallon bucket that they use as an ashtray.

This is where we live. This serves as a daily reminder of the Home Depot's toll on the quality of life for Campbell residents. We need your help.

> On Jan 26, 2024, at 20:50, Nishant Seoni <nishants@campbellca.gov> wrote:
>
> Hi all,
>
> Daniel and I met with both our community development director and code enforcement/PD to discuss the issues and ways to address them. We will be drafting a set of conditions of approval that will alter how the site can be used and incorporate some of the requests you had made re: limiting hours of delivery, using the western access only for exit and during certain times, limiting hours the rear door can be used, and keeping walkways clear. I am still figuring out if we can require this but we may include a requirement that walkways in front of the store be striped or marked in some way. We will also include conditions that require an annual review by the Planning Commission to ensure compliance with conditions, use of locked gates and signage to prevent entrance on the western side of the store, speed limits for delivery vehicles, disallowing idling of delivery vehicles, and conditions preventing loitering. It will be Home Depot's responsibility to ensure loitering doesn't occur on site – there is not a whole lot we or the PD can do to ensure people do not come onto the site as it is a

Attachment: Community Correspondence (Home Depot)

public area.

We spoke to the Police Department about the use of cameras and sensors on the site and after looking into it they informed us that the City using cameras to surveil the store and its employees would run into 4th amendment search and seizure issues. That is beyond my scope of understanding so if you wanted to learn more I would direct you to Lee Heitzman at the PD who we have been working with. He did tell us that responding to noise complaints is a standard part of their job and a service they provide when they have the available staff, and encouraged you not to refrain from calling the PD for noise complaints.

Once draft conditions are ready I'll send them to you and Home Depot for input. We don't have a hearing date yet and are a ways away from that.

<!--[if !vml]-->
<image010.png>
<!--[endif]-->Nishant Seoni

Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department
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From: Philip Rawlinson [redacted]
Sent: Wednesday, January 24, 2024 2:28 PM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]; Patrick Todd [redacted]
Subject: Re: Noise study

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Attachment: Community Correspondence (Home Depot)

Nishant

I am just checking on where things currently stand. Is there a hearing planned or an alternative proposal being put forward by Home Depot?

What is the current position (post the meetings, reports) of the City of Campbell about what should and should not be permitted?

Phil
Sent from my iPad

On Jan 17, 2024, at 3:24 PM, Nishant Seoni <nishants@campbellca.gov> wrote:

Hi all,

Noise study is attached.

<image002.png>
Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department
<image003.jpg>
<image004.png>

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<image006.png>

<image007.jpg>

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<image009.png>

From: Nishant Seoni
Sent: Tuesday, January 16, 2024 5:52 PM
To: Philip Rawlinson [redacted]
Cc: Matthew Sheppard [redacted]; Patrick Todd [redacted]
Subject: RE: Noise study

Attachment: Community Correspondence (Home Depot)

Hi all,

Correct, we just need an updated file from the consultant. The study itself is fine

<image011.png>

Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department

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From: Philip Rawlinson [redacted]
Sent: Tuesday, January 16, 2024 8:06 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]; Patrick Todd [redacted]
Subject: Re: Noise study

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Nishant

Thank you for the update.

To confirm, the issue you cite is not with the report or its findings (where a re-write/edit or similar has, as a consequence, now been requested? It is simply a technical issue with

Attachment: Community Correspondence (Home Depot)

the PDF itself?

Regards

Phil

Sent from my iPad

On Jan 11, 2024, at 4:00 PM, Nishant Seoni <nishants@campbellca.gov> wrote:

Hi all,

Having some issues with the noise study pdf and am waiting for a new one. Will send to you as soon as I get it

<image002.png>

Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department

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<image009.png>

<480 E Hamilton Avenue Noise Study.pdf>

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Nishant Seoni
Cc: [redacted]
Subject: Re: Update from Police Department on Home Depot
Date: Wednesday, April 17, 2024 2:49:10 PM

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Nishant

Thanks for your comment. I mentioned some things to you in my email of January 16th which I think are pertinent. In San Carlos, the Police and Home Depot decided to take a more proactive approach to the issue of trespass. It included signage and private security.

The response below seems to be 'hear no evil, see no evil.' Home Depot have it within their powers to cite trespass as a means of having all the day laborers and the non permitted vendors removed from their car park. They can also employ private security (which is what they have done elsewhere). What concerns me is that there seems to be an acquiescence to them being there - both by Campbell PD and Home Deport. The Police will move them on if HD forces the issue (with trespass requests) but they are then saying that they can just go to the roadside as there is no law/ordinance etc that the Police can use to move them on. The tacit rule (by HD and CPD) seemingly to be - they are better within the car park than on the side walk and don't rock the boat. It is our view that they are not better in either instance and I am sure Staples, Escobar Jewelers, Wheel Away and Rotten Robbie would all agree.

In addition, Matt indicated on the call that there was such an ordinance in the past and it pertained to loitering near a freeway. There will be records of that law and I think that it should be revisited. I think the issue then was that a Law Firm next to Home Depot drove this action. My question is - what are Home Depot doing to solve the problem that they have brought to our neighborhood. As we have established, the management of this particular Home Depot seems less engaged on these external issues and the impacts on neighbors.

My personal view (albeit i do not want to speak for Matthew/Pat) is that if we are to be left with this 'laissez faire' approach (to which i do object), then the day laborers should, at the very least, be forcibly moved by HD security to a small corner of HD land on Salmar (near the entrance next to the storage center). This, at least, gets them out of the main car park and the main road and the shops.

Phil

Sent from my iPad

> On Apr 16, 2024, at 2:38 PM, Nishant Seoni <nishants@campbellca.gov> wrote:
>
> Hi all,
>
> Following up to see if you have any questions. Conditions have gone through a couple

Attachment: Community Correspondence (Home Depot)

revisions and I'm meeting with Daniel and our department Director Friday to review. I should have a draft to send you for comments end of day Friday or Monday morning.

<!--[if !vml]-->
<image002.png>
<!--[endif]-->**Nishant Seoni**

Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department
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From: Nishant Seoni
Sent: Friday, April 5, 2024 5:55 PM
To: Matthew Sheppard [redacted]; [redacted]
Patrick Todd [redacted]
Subject: Update from Police Department on Home Depot

Hi all,

Below is the feedback I received from the police department after forwarding your questions re: calls coming from Home Depot. I know this may not answer all your questions, but please review and let me know if there is further clarification you'd like to get from them.

Nishant,

I reviewed our calls regarding disturbance, unwanted subject, and municipal code violation incidents for the past 6 months at Home Depot. Of the calls, only a few met the criteria in the complainant's email. I found two calls related to day laborers. One from a citizen who was informed that Home Depot is private property, and another call from an employee who asked someone to leave and they were refusing. Multiple other calls involved people living out of vehicles, one of which a subject was contacted and advised to leave or they would be prosecuted for trespassing. Another caller complained of someone selling tamales in the parking lot, but again this was a citizen, not the store calling. This call was categorized as a patrol check for the officer assigned to that beat. Other relevant calls were theft related.

Attachment: Community Correspondence (Home Depot)

A couple things to note regarding the day laborer issue: 1) Police officers cannot detain someone for loitering in a parking lot, as laws against loitering have been deemed unconstitutional, 2) Home Depot is private property; so, unless the store is calling about someone refusing to leave their property (essentially trespassing), officers typically will not respond. This issue often leads to confusion when citizens call about loitering on property other than their own. Additionally, there are recent issues with the constitutionality of enforcing food vendor laws, therefore our department would not be responding to such calls. Much like the day laborer issue, it would be best for the store itself to determine whether these people are welcome on their property. I hope this help clarify some of the details in the complaint.

<!--[if !vml]-->
<image003.png>
<!--[endif]-->**Nishant Seoni**

Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department

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Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Nishant Seoni
Cc: [redacted]
Subject: Re: Update from Police Department on Home Depot
Date: Sunday, April 28, 2024 12:54:58 PM

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Nishant

Thanks for this. As I have stated before, the views that I state are mine alone and, as such, should not be considered the 'residents' of Harrison Avenue' opinion. That said, my thoughts are below:

i) I think we are not being overt in outlying what can and cannot be permitted on the West side ('Residential' (Harrison Avenue) of the site. Experience has taught us that, absent a clear and unambiguous instruction, Home Deport will claim mis-understanding or offer mis-direction etc. I would append a (10) as follows:

(10). West Side ('Residential') of Site from Southern Perimeter Wall to North Perimeter of the main building: This western laneway is ONLY to be used as an exit laneway for deliveries (see point 2). It is to be designated and signed as one direction - south to north. It is expressly forbidden for it to be used for any day to day 'operational' purposes. FORBIDDEN operational purposes in this instance to include (not exclusive) the following:

- The movement of any material / merchandise / non delivery vehicles / individuals from the back (south) to the front (north) of the store and visa versa. This restriction applies 24/7 Monday to Sunday (inclusive). All movement of material / merchandise / non delivery vehicles, individuals etc from back to front (and visa versa) must be internal (through the building) or via the east side of the site.
- Consistent with point (3), storage of any kind and any height is NOT permitted on the west side. IT MUST ALWAYS BE CLEAR. This restriction includes all items of merchandise, machinery, vehicles - NONE of which are allowed to stored on the west side.

- West Side ('Residential') Building/Site Maintenance Qualification - where non delivery exit access to the west side ('Residential') laneway is required for necessary site maintenance (e.g to such areas as the west side or top of the main building or the grass/trees on the west side or the wall on the west side), this work must only take place between 9am to 6pm Monday to Friday. As required, permits will need to be sought from the City of Council in each instance.

The language may need tightening up but you get the idea. Absent clear rules that can be easily read, understood and cited, I simply do not trust HD to adhere to any conditions in the medium to long term. As you can tell from my language, I also think that we start consistently referring to the west side as the 'residential side.' The HD mindset needs to change to appreciate that they have a site next to a residential area and not exclusively in a commercial zone. It comes with responsibilities.

Regarding day laborers etc, I have offered opinions already. It seems pretty clear that the Police do not want this problem pushed on to the Hamilton Avenue sidewalks as they argue that they will not be able to do anything. This seems somewhat defeatist but it may be a battle

Attachment: Community Correspondence (Home Depot)

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On a final note, I would force HD to use paint to demarcate the permitted storage areas (by height, distance from building etc). If it is not clear it will inevitably lead to stretch by them).

Regards

Phil
Sent from my iPad

On Apr 26, 2024, at 7:47 PM, Nishant Seoni <nishants@campbellca.gov> wrote:

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1. Hours, parking, gates

    a. **Business Hours**:

<!--[if !supportLists]--> i. <!--[endif]-->6:00 AM to 9:00 PM Monday through Saturday

<!--[if !supportLists]--> ii. <!--[endif]-->7:00 AM through 8:00 PM Sundays.

    b. **Indoor Staff Overnight Hours**:

<!--[if !supportLists]--> i. <!--[endif]-->9:00 PM to 6:00 AM Monday through Saturdays

<!--[if !supportLists]--> ii. <!--[endif]-->8:00 PM through 6:00 AM Sundays.

<!--[if !supportLists]-->a. <!--[endif]-->**Outdoor Staff Hours**: Not allowed between 11:00 PM to 6:00 AM except for arriving prior to start of a work shift, during a scheduled meal break to leave the site for food, and immediately leaving the property at the end of a work shift.

Attachment: Community Correspondence (Home Depot)

No use of mechanical equipment outside the building during this time.

<!--[if !supportLists]-->b. <!--[endif]-->**Late Night Activity Employee Parking Hours**: Employees working overnight must enter parking from Salmar and park in a designated area in the southeast lot.

<!--[if !supportLists]-->c. <!--[endif]-->**Delivery Hours**: Outdoor deliveries restricted to

<!--[if !supportLists]--> i. <!--[endif]-->8:00 AM through 6:00 PM Monday through Friday,

<!--[if !supportLists]--> ii. <!--[endif]--> 9:00 AM through 3:00 PM Saturday and Sunday.

<!--[if !supportLists]--> iii. <!--[endif]-->Delivery gates and roll up doors in front and rear of store open during this time only.

<!--[if !supportLists]-->d. <!--[endif]-->**Parking Lot Gate Hours**: Parking lot gates on the northeast and northwest corners of the building open during business hours only

<!--[if !supportLists]-->e. <!--[endif]-->**Parking lot cleaning only between** 9:00 AM through 11:00 PM daily.

2. Deliveries: Delivery access will be limited to entering from Salmar, going to the back of the store, and exiting along the west during delivery hours. These will be labeled on an exhibit. Trucks can't idle during delivery and have a 15mph speed limit

3. Storage: Storage is allowed in a designated area (back of store, south of garden center) to be labeled on exhibit. No storage in parking lot. Storage can't be taller than 12 feet tall. Can't restrict fire lanes

4. Outdoor Merchandise Display: Merchandise displayed in front of store and north/east of garden center (exact area being determined) outside of 5 foot walkways. Using forklifts to set up or remove displays only allowed during business hours.

5. Walkways: All walkways and sidewalks shall maintain a 5 foot wide pedestrian access at all times as shown on a Site Plan (Exhibit X). Shall be clear of storage and merchandise, walkway along front of store striped.

6. Food cart: 1 foot cart in operation during business hours at a time in a designated area on an exhibit. No alcohol service allowed. Cleanup must happen during business

Attachment: Community Correspondence (Home Depot)

hours

7. Loitering: None allowed, as discussed earlier it is responsibility of Home Depot to enforce loitering or make calls about trespassing

8. Day Laborers: Any day laborers using the site must be required to congregate in the southeast parking lot a designated area.

9. Noise: Regardless of volume, noise complaints received by the city may lead to the department director curtailing approved hours. Front side and rear doors can't remain open at any time. Video records about noise complaints must be available to the city

<!--[if !vml]-->
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<!--[endif]-->**Nishant Seoni**

Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department
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From: Philip Rawlinson [redacted]>
Sent: Wednesday, April 17, 2024 11:49 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]; Patrick Todd [redacted]
Subject: Re: Update from Police Department on Home Depot

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Nishant

Attachment: Community Correspondence (Home Depot)

Thanks for your comment. I mentioned some things to you in my email of January 16th which I think are pertinent. In San Carlos, the Police and Home Depot decided to take a more proactive approach to the issue of trespass. It included signage and private security.

The response below seems to be 'hear no evil, see no evil.' Home Depot have it within their powers to cite trespass as a means of having all the day laborers and the non permitted vendors removed from their car park. They can also employ private security (which is what they have done elsewhere). What concerns me is that there seems to be an acquiescence to them being there - both by Campbell PD and Home Deport. The Police will move them on if HD forces the issue (with trespass requests) but they are then saying that they can just go to the roadside as there is no law/ordinance etc that the Police can use to move them on. The tacit rule (by HD and CPD) seemingly to be - they are better within the car park than on the side walk and don't rock the boat. It is our view that they are not better in either instance and I am sure Staples, Escobar Jewelers, Wheel Away and Rotten Robbie would all agree.

In addition, Matt indicated on the call that there was such an ordinance in the past and it pertained to loitering near a freeway. There will be records of that law and I think that it should be revisited. I think the issue then was that a Law Firm next to Home Depot drove this action. My question is - what are Home Depot doing to solve the problem that they have brought to our neighborhood. As we have established, the management of this particular Home Depot seems less engaged on these external issues and the impacts on neighbors.

My personal view (albeit i do not want to speak for Matthew/Pat) is that if we are to be left with this 'laissez faire' approach (to which i do object), then the day laborers should, at the very least, be forcibly moved by HD security to a small corner of HD land on Salmar (near the entrance next to the storage center). This, at least, gets them out of the main car park and the main road and the shops.

Phil

Sent from my iPad

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Attachment: Community Correspondence (Home Depot)

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Following up to see if you have any questions. Conditions have gone through a couple revisions and I'm meeting with Daniel and our department Director Friday to review. I should have a draft to send you for comments end of day Friday or Monday morning.

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Nishant Seoni
Contract Associate Planner
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City of Campbell | Community Development Department
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<image016.png>

<image017.png>

From: Nishant Seoni
Sent: Friday, April 5, 2024 5:55 PM
To: Matthew Sheppard [redacted]; [redacted]; Patrick Todd [redacted]
Subject: Update from Police Department on Home Depot

Hi all,

Below is the feedback I received from the police department after forwarding your questions re: calls coming from Home Depot. I know this may not answer all your questions, but please review and let me know if there is further clarification you'd like to get from them.

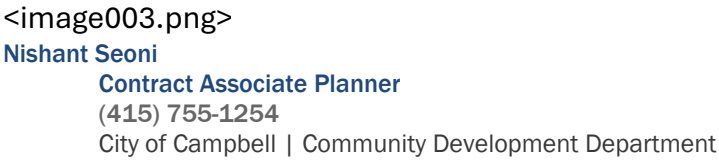
Nishant,

I reviewed our calls regarding disturbance, unwanted subject, and municipal code violation incidents for the past 6 months at Home Depot. Of the calls, only a few met the criteria in the complainant's email. I found two

Attachment: Community Correspondence (Home Depot)

calls related to day laborers. One from a citizen who was informed that Home Depot is private property, and another call from an employee who asked someone to leave and they were refusing. Multiple other calls involved people living out of vehicles, one of which a subject was contacted and advised to leave or they would be prosecuted for trespassing. Another caller complained of someone selling tamales in the parking lot, but again this was a citizen, not the store calling. This call was categorized as a patrol check for the officer assigned to that beat. Other relevant calls were theft related.

A couple things to note regarding the day laborer issue: 1) Police officers cannot detain someone for loitering in a parking lot, as laws against loitering have been deemed unconstitutional, 2) Home Depot is private property; so, unless the store is calling about someone refusing to leave their property (essentially trespassing), officers typically will not respond. This issue often leads to confusion when citizens call about loitering on property other than their own. Additionally, there are recent issues with the constitutionality of enforcing food vendor laws, therefore our department would not be responding to such calls. Much like the day laborer issue, it would be best for the store itself to determine whether these people are welcome on their property. I hope this help clarify some of the details in the complaint.


Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Nishant Seoni
Cc: [redacted]
Subject: RE: Update from Police Department on Home Depot
Date: Tuesday, April 30, 2024 3:13:45 AM
Attachments: image002.png

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Nishant,

Following up on Phil's comments. I believe the previously approved conditions restricted the outdoor delivery days to Monday through Friday, as noted below and Saturday from 9:00 am to 3:00 pm. Is there a reason why you are now allowing HD to have outdoor delivery hours on Sunday from 9:00 am to 3:00 pm?

3. **Delivery Hours**: Outdoor deliveries restricted to

    1. 8:00 AM through 6:00 PM Monday through Friday,
    2. 9:00 AM through 3:00 PM Saturday and Sunday.

    3. Delivery gates and roll up doors in front and rear of store open during this time only.

Outdoor Restrictions			
Allowed Outdoor Activity Hours (Resolution No. 3978; Condition 8 - March 23, 2010)	6:00 a.m.	11:00 p.m.	Daily
Restricted Employee Outdoor Activity Maximum: 5 Minutes (Resolution No. 3978; Condition 8 - March 23, 2010)	11:00 p.m.	6:00 a.m.	Daily
Hours for activity behind store along the southern and western property lines (Ordinance 2015; Condition 4.a. - December 10, 2001)	8:00 a.m.	6:00 p.m.	M-F
	9:00 a.m.	3:00 p.m.	Saturday

Thank you.

Patrick Todd
Studio Director – Architecture

RMW Architecture Interiors

Desk [redacted]
Cell [redacted]
Email [redacted]

rmw.com

From: Philip Rawlinson [redacted]>

Attachment: Community Correspondence (Home Depot)

Sent: Sunday, April 28, 2024 9:55 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]; Patrick Todd [redacted]
Subject: Re: Update from Police Department on Home Depot

Nishant

Thanks for this. As I have stated before, the views that I state are mine alone and, as such, should not be considered the 'residents' of Harrison Avenue' opinion. That said, my thoughts are below:

i) I think we are not being overt in outlying what can and cannot be permitted on the West side ('Residential' (Harrison Avenue) of the site. Experience has taught us that, absent a clear and unambiguous instruction, Home Deport will claim mis-understanding or offer mis-direction etc. I would append a (10) as follows:

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Attachment: Community Correspondence (Home Depot)

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Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department
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<image004.png>

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Attachment: Community Correspondence (Home Depot)

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Sent: Wednesday, April 17, 2024 11:49 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]>; Patrick Todd [redacted]>
Subject: Re: Update from Police Department on Home Depot

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Attachment: Community Correspondence (Home Depot)

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<image002.png>
Nishant Seoni
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City of Campbell | Community Development Department
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<image017.png>

From: Nishant Seoni
Sent: Friday, April 5, 2024 5:55 PM
To: Matthew Sheppard [redacted]>;

Attachment: Community Correspondence (Home Depot)

[redacted]; Patrick Todd <[redacted]>
Subject: Update from Police Department on Home Depot

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Nishant Seoni
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(415) 755-1254
City of Campbell | Community Development Department
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Attachment: Community Correspondence (Home Depot)

From: Matt Sheppard
To: Philip Rawlinson; Nishant Seoni; Patrick Todd
Subject: Re: Update from Police Department on Home Depot
Date: Tuesday, April 30, 2024 4:22:17 PM
Attachments: image002.png

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Hello, Nishant.

1. I am in complete agreement with Patrick. This is one of the items that jumped off the page to me, when I first read your proposal. I am staunchly opposed to awarding Sunday delivery. I would ask that we continue to prohibit any/all foot traffic behind the store on Sundays AND Holidays. The residents do not agree to hear forklifts, trucks, yelling, etc. 7 days a week. We deserve at least one day of silence (as originally agreed by Home Depot and Campbell).
2. I am not okay with any use of the West side of the property for any reason other than exit of delivery trucks and emergency vehicles. No parking, freight, temporary storage or forklift/pallet jack superhighway. Any/all freight transfer from the back of the store to the front can be done using the lumber alley inside the store - or the long way around, all the way to Salmar side, then across the front of the store.

2.a. I see no mention of designated break/smoking areas. I want to see language that prohibits the gathering/smoking/yelling/inappropriate language in the existing area along the West side of the front of the store, right at the entrance to the side gate (a picnic bench and a few chairs and several 5 gallon bucket ashtrays). When I worked there, all breaks were to be taken in the designated break room (inside the store) - or off company property on the Salmer sidewalk (for smokers). Over time, with the expansion of the hot dog cart, employees were encouraged to use the demonstration bleachers in the front of the store, next to the hot dog stand. When the bleachers were removed, employees began to congregate on a bench/chairs on the other side of the wall from Campbell residents. This is not okay. It needs to be removed and relocated to the Salmar side of the property.
3. I am not in agreement to designate a Day Laborer section of the property - anywhere. As Phil said, it is the lesser of two evils... but we don't have to agree to any evils. Home Depot is responsible for their property (hire security or conduct regular patrols) and Campbell PD is responsible for public sidewalks. Campbell PD has stated that they will remove any unwanted solicitors/vendors from Home Depot's property if they fail to respond to requests from Home Depot employees. Based on your research, you found that Home Depot has NOT requested removal of Day Laborers from their property. Kyle stated in our meeting (on ZOOM) and then again to me on the phone, that he had asked Campbell PD to remove them on several occasions, but they refused. Campbell Police does not have any record of Kyle calling to remove loiterers/solicitors/vendors - ever.

3.a. Campbell PD can enforce the below law. We had a similar situation in the past and they found that they were able to leverage the below to remove laborers/solicitors/vendors from the public sidewalk. Home Depot is within 500 feet of highway 17. Once CPD were made aware of this law, they cleared everyone out in a matter of days. Maybe they forgot?

*Section 22520.5 - Prohibited solicitation or vending**(a)** No person shall solicit, display, sell, offer for sale, or otherwise vend or attempt to vend any merchandise or service while being wholly or partly within any of the following:**(1)** The right-of-way of any freeway, including any on ramp, off ramp, or roadway shoulder which lies within the right-of-way of the freeway.**(2)** Any roadway or adjacent shoulder within 500 feet of a freeway off ramp or on ramp.**(3)** Any sidewalk within 500 feet of a freeway off ramp or on ramp, when vending or attempting to vend to vehicular traffic.**(b)** Subdivision (a) does not apply to a roadside rest area or vista point located within a freeway right-of-way which is subject to Section 22520.6, to a tow truck or service vehicle rendering assistance to a disabled vehicle, or to a person issued a permit to vend upon the freeway pursuant to Section 670 of the Streets and Highways Code.**(c)** A violation of this section is an infraction. A second or subsequent conviction of a violation of this section is a misdemeanor.*
Ca. Veh. Code § 22520.5

Amended by Stats. 1988, Ch. 924, Sec. 10.

On Tuesday, April 30, 2024 at 12:13:40 AM PDT, Patrick Todd [redacted]> wrote:

Attachment: Community Correspondence (Home Depot)

Nishant,

Following up on Phil's comments. I believe the previously approved conditions restricted the outdoor delivery days to Monday through Friday, as noted below and Saturday from 9:00 am to 3:00 pm. Is there a reason why you are now allowing HD to have outdoor delivery hours on Sunday from 9:00 am to 3:00 pm?

3. **Delivery Hours**: Outdoor deliveries restricted to

    1. 8:00 AM through 6:00 PM Monday through Friday,
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    3. Delivery gates and roll up doors in front and rear of store open during this time only.

Outdoor Restrictions			
Allowed Outdoor Activity Hours (Resolution No. 3978; Condition 8 - March 23, 2010)	6:00 a.m.	11:00 p.m.	Daily
Restricted Employee Outdoor Activity Maximum: 5 Minutes (Resolution No. 3978; Condition 8 - March 23, 2010)	11:00 p.m.	6:00 a.m.	Daily
Hours for activity behind store along the southern and western property lines (Ordinance 2015; Condition 4.a. - December 10, 2001)	8:00 a.m.	6:00 p.m.	M-F
	9:00 a.m.	3:00 p.m.	Saturday

Thank you.

Patrick Todd

Studio Director – Architecture
Desk 408 755–3117

Cell 408 472–1681

Email [redacted]

RMW Architecture Interiors

rmw.com

From: Philip Rawlinson [redacted]
Sent: Sunday, April 28, 2024 9:55 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]; Patrick Todd [redacted]
Subject: Re: Update from Police Department on Home Depot

Attachment: Community Correspondence (Home Depot)

Nishant

Thanks for this. As I have stated before, the views that I state are mine alone and, as such, should not be considered the 'residents' of Harrison Avenue' opinion. That said, my thoughts are below:

i) I think we are not being overt in outlying what can and cannot be permitted on the West side ('Residential' (Harrison Avenue) of the site. Experience has taught us that, absent a clear and unambiguous instruction, Home Deport will claim mis-understanding or offer mis-direction etc. I would append a (10) as follows:

(10). West Side ('Residential') of Site from Southern Perimeter Wall to North Perimeter of the main building: This western laneway is ONLY to be used as an exit laneway for deliveries (see point 2). It is to be designated and signed as one direction - south to north. It is expressly forbidden for it to be used for any day to day 'operational' purposes. FORBIDDEN operational purposes in this instance to include (not exclusive) the following:

- The movement of any material / merchandise / non delivery vehicles / individuals from the back (south) to the front (north) of the store and visa versa. This restriction applies 24/7 Monday to Sunday (inclusive). All movement of material / merchandise / non delivery vehicles, individuals etc from back to front (and visa versa) must be internal (through the building) or via the east side of the site.

- Consistent with point (3), storage of any kind and any height is NOT permitted on the west side. IT MUST ALWAYS BE CLEAR. This restriction includes all items of merchandise, machinery, vehicles - NONE of which are allowed to stored on the west side.

- West Side ('Residential') Building/Site Maintenance Qualification - where non delivery exit access to the west side ('Residential') laneway is required for necessary site maintenance (e.g to such areas as the west side or top of the main building or the grass/trees on the west side or the wall on the west side), this work must only take place between 9am to 6pm Monday to Friday. As required, permits will need to be sought from the City of Council in each instance.

The language may need tightening up but you get the idea. Absent clear rules that can be easily read, understood and cited, I simply do not trust HD to adhere to any conditions in the medium to long term. As you can tell from my language, I also think that we start consistently referring to the west side as the 'residential side.' The HD mindset needs to change to appreciate that they have a site next to a residential area and not exclusively in a commercial zone. It comes with responsibilities.

Regarding day laborers etc, I have offered opinions already. It seems pretty clear that the Police do not want this problem pushed on to the Hamilton Avenue sidewalks as they argue that they will not be able to do anything. This seems somewhat defeatist but it may be a battle for another day. Moving and policing (with security paid for by HD as they have at other sites) the day laborers to the Salmar side and away from the main car park and residential west side seems the 'best fit' for now.

On a final note, I would force HD to use paint to demarcate the permitted storage areas (by height, distance

Attachment: Community Correspondence (Home Depot)

from building etc). If it is not clear it will inevitably lead to stretch by them).

Regards

Phil

Sent from my iPad

On Apr 26, 2024, at 7:47 PM, Nishant Seoni <nishants@campbellca.gov> wrote:

Hi all,

Thank you for your patience on this. In speaking with Daniel and our Director, we don't typically share exact conditions until they are finalized with the public. However, below is a more detailed summary of the conditions I finalized this week related to your concerns. We are still discussing private security, and as Sergeant Heitzman explained, recently laws against loitering have been deemed unconstitutional. Given the issues and the restraints, we've come up with the following rules:

1. Hours, parking, gates
    1. **Business Hours**:
        1. 6:00 AM to 9:00 PM Monday through Saturday
        2. 7:00 AM through 8:00 PM Sundays.
    2. **Indoor Staff Overnight Hours**:
        1. 9:00 PM to 6:00 AM Monday through Saturdays
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            1. **Outdoor Staff Hours**: Not allowed between 11:00 PM to 6:00 AM except for arriving prior to start of a work shift, during a scheduled meal break to leave the site for food, and immediately leaving the property at the end of a work shift. No use of mechanical equipment outside the building during this time.

    2. **Late Night Activity Employee Parking Hours**: Employees working overnight must enter parking from Salmar and park in a designated area in the southeast lot.

    3. **Delivery Hours**: Outdoor deliveries restricted to
        1. 8:00 AM through 6:00 PM Monday through Friday,
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        3. Delivery gates and roll up doors in front and rear of store open during this time only.

Attachment: Community Correspondence (Home Depot)

4. **Parking Lot Gate Hours**: Parking lot gates on the northeast and northwest corners of the building open during business hours only

5. **Parking lot cleaning only between** 9:00 AM through 11:00 PM daily.

2. Deliveries: Delivery access will be limited to entering from Salmar, going to the back of the store, and exiting along the west during delivery hours. These will be labeled on an exhibit. Trucks can't idle during delivery and have a 15mph speed limit
3. Storage: Storage is allowed in a designated area (back of store, south of garden center) to be labeled on exhibit. No storage in parking lot. Storage can't be taller than 12 feet tall. Can't restrict fire lanes
4. Outdoor Merchandise Display: Merchandise displayed in front of store and north/east of garden center (exact area being determined) outside of 5 foot walkways. Using forklifts to set up or remove displays only allowed during business hours.
5. Walkways: All walkways and sidewalks shall maintain a 5 foot wide pedestrian access at all times as shown on a Site Plan (Exhibit X). Shall be clear of storage and merchandise, walkway along front of store striped.
6. Food cart: 1 foot cart in operation during business hours at a time in a designated area on an exhibit. No alcohol service allowed. Cleanup must happen during business hours
7. Loitering: None allowed, as discussed earlier it is responsibility of Home Depot to enforce loitering or make calls about trespassing
8. Day Laborers: Any day laborers using the site must be required to congregate in the southeast parking lot a designated area.

9. Noise: Regardless of volume, noise complaints received by the city may lead to the department director curtailing approved hours. Front side and rear doors can't remain open at any time. Video records about noise complaints must be available to the city

<image010.png>

Nishant Seoni

Contract Associate Planner

(415) 755-1254

City of Campbell | Community Development Department

<image003.jpg>

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Attachment: Community Correspondence (Home Depot)

From: Philip Rawlinson [redacted]>
Sent: Wednesday, April 17, 2024 11:49 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]>; Patrick Todd [redacted]>
Subject: Re: Update from Police Department on Home Depot

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Nishant

Thanks for your comment. I mentioned some things to you in my email of January 16th which I think are pertinent. In San Carlos, the Police and Home Depot decided to take a more proactive approach to the issue of trespass. It included signage and private security.

The response below seems to be 'hear no evil, see no evil.' Home Depot have it within their powers to cite trespass as a means of having all the day laborers and the non permitted vendors removed from their car park. They can also employ private security (which is what they have done elsewhere). What concerns me is that there seems to be an acquiescence to them being there - both by Campbell PD and Home Deport. The Police will move them on if HD forces the issue (with trespass requests) but they are then saying that they can just go to the roadside as there is no law/ordinance etc that the Police can use to move them on. The tacit rule (by HD and CPD) seemingly to be - they are better within the car park than on the side walk and don't rock the boat. It is our view that they are not better in either instance and I am sure Staples, Escobar Jewelers, Wheel Away and Rotten Robbie would all agree.

In addition, Matt indicated on the call that there was such an ordinance in the past and it pertained to loitering near a freeway. There will be records of that law and I think that it should be revisited. I think the issue then was that a Law Firm next to Home Depot drove this action. My question is - what are Home Depot doing to solve the problem that they have brought to our neighborhood. As we have established, the management of this particular Home Depot seems less engaged on these external issues and the impacts on neighbors.

My personal view (albeit i do not want to speak for Matthew/Pat) is that if we are to be left with this 'laissez faire' approach (to which i do object), then the day laborers should, at the very least, be forcibly moved by HD security to a small corner of HD land on Salmar (near the entrance next to the storage center). This, at least, gets them out of the main car park and the main road and the shops.

Attachment: Community Correspondence (Home Depot)

Phil

Sent from my iPad

On Apr 16, 2024, at 2:38 PM, Nishant Seoni <nishants@campbellca.gov> wrote:

Hi all,

Following up to see if you have any questions. Conditions have gone through a couple revisions and I'm meeting with Daniel and our department Director Friday to review. I should have a draft to send you for comments end of day Friday or Monday morning.

<image002.png>

Nishant Seoni

Contract Associate Planner

(415) 755-1254

City of Campbell | Community Development Department

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Attachment: Community Correspondence (Home Depot)

From: Nishant Seoni
Sent: Friday, April 5, 2024 5:55 PM
To: Matthew Sheppard [redacted]>;
[redacted]; Patrick Todd [redacted]>
Subject: Update from Police Department on Home Depot

Hi all,

Below is the feedback I received from the police department after forwarding your questions re: calls coming from Home Depot. I know this may not answer all your questions, but please review and let me know if there is further clarification you'd like to get from them.

Nishant,

I reviewed our calls regarding disturbance, unwanted subject, and municipal code violation incidents for the past 6 months at Home Depot. Of the calls, only a few met the criteria in the complainant's email. I found two calls related to day laborers. One from a citizen who was informed that Home Depot is private property, and another call from an employee who asked someone to leave and they were refusing. Multiple other calls involved people living out of vehicles, one of which a subject was contacted and advised to leave or they would be prosecuted for trespassing. Another caller complained of someone selling tamales in the parking lot, but again this was a citizen, not the store calling. This call was categorized as a patrol check for the officer assigned to that beat. Other relevant calls were theft related.

A couple things to note regarding the day laborer issue: 1) Police officers cannot detain someone for loitering in a parking lot, as laws against loitering have been deemed unconstitutional, 2) Home Depot is private property; so, unless the store is calling about someone refusing to leave their property (essentially trespassing), officers typically will not respond. This issue often leads to confusion when citizens call about loitering on property other than their own. Additionally, there are recent issues with the constitutionality of enforcing food vendor laws, therefore our department would not be responding to such calls. Much like the day laborer issue, it would be best for the store itself to determine whether these people are welcome on their property. I hope this help clarify some of the details in the complaint.

From: [redacted]
To: Nishant Seoni
Cc: [redacted]
Subject: Re: Update from Police Department on Home Depot
Date: Tuesday, July 9, 2024 1:34:31 AM

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Nishant

Thank you for the update. Regarding the feedback that you received for the "Motor Vehicle Code", can you confirm who provided that feedback as I have some questions for them and think that it may just be easier for us to reach out to them directly.

As feedback, it seems not to address the specific code (cited by Matthew) itself and instead just states that there is nothing that can be done or enforced or compelled of Home Depot. To say that this is defeatist would be an understatement. It also seems to ignore the fact that this code was used previously and so I would be curious as to whether further case law has now made it invalid. The dates of the cases cited would imply not but such dates can be deceptive.

Regarding the removal of the requirement regarding day laborers, this essentially leaves us with relying on Home Depot to address the issue themselves. From our call, they seemed reluctant to do anything and, indeed, referenced conversations with Campbell PD that seemed to imply that CPD did not want them moved from the car park to the roadside. I am aware that HD uses private security in other stores to address these issues and so am trying to understand why this cannot be encouraged (if not compelled). What would need to happen for the City of Campbell to be compelled to do something? Is it volume (100 v 1000 day laborers), or nuisance (intimidation, vagrancy, theft) or hazard (fire or otherwise).

I would welcome your thoughts.

Phil

Sent from my iPad

> On Jul 8, 2024, at 7:12 PM, Nishant Seoni <nishants@campbellca.gov> wrote:
>
> Hi all,
>
> We have updated conditions to reflect the following neighbor comments:
>
> - Removed delivery from Sunday
> - Added language repeating that:
> - The west side is for delivery and emergency vehicles only + no storage
> - Movement of merchandise and individuals is indoors
> - Added language:
> - Limiting site maintenance hours on west side + location of employee breaks
> - Clarification of trespassing conditions and that no food/beverage to be sold outside other than previously approved food cart
> - At the PD's discretion, the operator will be required to provide a security plan
>
> Final conditions will be available to review when the project goes to hearing.
>
> The next step is to take the project to the Site and Architectural Review Committee before we go to Planning Commission and City Council. We are still waiting on updated plans showing designated areas on the site before we can go to these hearings so a date is not set yet.

Attachment: Community Correspondence (Home Depot)

This was the feedback I received about the motor vehicle code statute and condition re: day laborers in general:

The solicitation of work or funds is recognized as a form of speech that is protected by the First Amendment of the United States Constitution and Article I, Section 2 of the California Constitution (see *United States* v. *Kokinda* (1990) 497 U.S. 720, 725; *Doucette* v. *City of Santa Monica* (C.D. Cal. 1997) 955 F. Supp. 1192, 1202; *Los Angeles Alliance for Survival* v. *City of Los Angeles* (2000) 22 Cal.4th 352, 364.). The City's ability to limit day worker activities or require businesses and owners to privately enforce restrictions is limited and the City cannot adopt or enforce any condition that specifically targets day workers.

We have removed the requirement for a day laborer area.

<!--[if !vml]-->
<image002.png>
<!--[endif]-->**Nishant Seoni**

Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department
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From: Matthew Sheppard [redacted]>
Sent: Saturday, July 6, 2024 10:25 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Philip Rawlinson [redacted]; Patrick Todd [redacted]
Subject: Re: Update from Police Department on Home Depot

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Good morning, Nishant.

Status update, please. The 4th of July weekend was exceptionally loud and filthy. So much trash in the parking lot and it seems like the day labor problem has also accelerated.

When is the meeting and what did the city attorney say about enforcing the statute related to proximity to a freeway on ramp?

-Matt

On May 2, 2024, at 16:31, Nishant Seoni <nishants@campbellca.gov> wrote:

Hi all,

Attachment: Community Correspondence (Home Depot)

Thanks for your patience and feedback. I've tried to summarize and address the comments below:

<!--[if !supportLists]-->1. <!--[endif]-->Sunday and holiday delivery – thanks for catching this discrepancy, I'll update this and confirm with Daniel

<!--[if !supportLists]-->2. <!--[endif]-->The exhibits we will require from the applicant will show designated and marked storage areas that will not include the west side, but we will have language that says the western side can only be used for exiting the site during designated delivery hours and cannot be used for entrance/storage/movement of materials, and that materials must enter the store from the south or around the other side. We can add language that limits maintenance work on this side to certain hours and prohibits breaks from being taken on this side.

<!--[if !supportLists]-->3. <!--[endif]-->I will ask if we can mandate a specific break area, or just prohibit breaks from being taken on the west side.

<!--[if !supportLists]-->4. <!--[endif]-->We are currently waiting for an interpretation from the City Attorney regarding what can and can't be enforced on the issue of day laborers/loitering and whether we can mandate that Home Depot use private security. This is a legal question beyond my purview so I don't have an answer to this yet, but we will try to get some clarity on this. I will forward the below code reference to them.

I will get back to you about the above items when I have some clarity from the Attorney and managers.

I appreciate your involvement in this process and bringing to light some of the issues on the site that we can address. After this round of review, we will move forward with a draft set of conditions and start taking the project to Planning Commission and City Council. When those hearings are scheduled, you will be sent a notice in the mail since you are within the vicinity of the project. There will be links on the agenda to attend virtually to provide comment, an email link to email comments to the Planning Commission/City Council, and of course you can attend in person as well. Please use those avenues for further comments on the project. If for some reason you don't receive those notices, let me know and I will email you the agendas.

<image012.png>
Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department
<image003.jpg>
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From: Matt Sheppard [redacted]>

Attachment: Community Correspondence (Home Depot)

Sent: Tuesday, April 30, 2024 1:21 PM
To: Philip Rawlinson [redacted]>; Nishant Seoni [redacted]>; Patrick Todd [redacted]>
Subject: Re: Update from Police Department on Home Depot

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Hello, Nishant.

1. I am in complete agreement with Patrick. This is one of the items that jumped off the page to me, when I first read your proposal. I am staunchly opposed to awarding Sunday delivery. I would ask that we continue to prohibit any/all foot traffic behind the store on Sundays AND Holidays. The residents do not agree to hear forklifts, trucks, yelling, etc. 7 days a week. We deserve at least one day of silence (as originally agreed by Home Depot and Campbell).
2. I am not okay with any use of the West side of the property for any reason other than exit of delivery trucks and emergency vehicles. No parking, freight, temporary storage or forklift/pallet jack superhighway. Any/all freight transfer from the back of the store to the front can be done using the lumber alley inside the store - or the long way around, all the way to Salmar side, then across the front of the store.
2.a. I see no mention of designated break/smoking areas. I want to see language that prohibits the gathering/smoking/yelling/inappropriate language in the existing area along the West side of the front of the store, right at the entrance to the side gate (a picnic bench and a few chairs and several 5 gallon bucket ashtrays). When I worked there, all breaks were to be taken in the designated break room (inside the store) - or off company property on the Salmer sidewalk (for smokers). Over time, with the expansion of the hot dog cart, employees were encouraged to use the demonstration bleachers in the front of the store, next to the hot dog stand. When the bleachers were removed, employees began to congregate on a bench/chairs on the other side of the wall from Campbell residents. This is not okay. It needs to be removed and relocated to the Salmar side of the property.
3. I am not in agreement to designate a Day Laborer section of the property - anywhere. As Phil said, it is the lesser of two evils... but we don't have to agree to any evils. Home Depot is responsible for their property (hire security or conduct regular patrols) and Campbell PD is responsible for public sidewalks. Campbell PD has stated that they will remove any unwanted solicitors/vendors from Home Depot's property if they fail to respond to requests from Home Depot employees. Based on your research, you found that Home Depot has NOT requested removal of Day Laborers from their property. Kyle stated in our meeting (on ZOOM) and then again to me on the phone, that he had asked Campbell PD to remove them on several occasions, but they refused. Campbell Police does not have any record of Kyle calling to remove loiterers/solicitors/vendors - ever.
3.a. Campbell PD can enforce the below law. We had a similar situation in the past and they found that they were able to leverage the below to remove laborers/solicitors/vendors from the public sidewalk. Home Depot is within 500 feet of highway 17. Once CPD were made aware of this law, they cleared everyone out in a matter of days. Maybe they forgot?

*Section 22520.5 - Prohibited solicitation or vending**(a)** No person shall solicit, display, sell, offer for sale, or otherwise vend or attempt to vend any merchandise or service while being wholly or partly within any of the following:**(1)** The right-of-way of any freeway, including any on ramp, off ramp, or roadway shoulder which lies within the right-of-way of the freeway.**(2)** Any roadway or adjacent shoulder within 500 feet of a freeway off ramp or on ramp.**(3)** Any sidewalk within 500 feet of a freeway off ramp or on ramp, when vending or attempting to vend to vehicular traffic.**(b)** Subdivision (a) does not apply to a roadside rest area or vista point located within a freeway right-of-way which is subject to Section 22520.6, to a tow truck or service vehicle rendering assistance to a disabled vehicle, or to a person issued a permit to vend upon the freeway pursuant to Section 670 of the Streets and Highways Code.**(c)** A violation of this section is an infraction. A second or subsequent conviction of a violation of this section is a misdemeanor.*

Ca. Veh. Code § 22520.5

Amended by Stats. 1988, Ch. 924, Sec. 10.

On Tuesday, April 30, 2024 at 12:13:40 AM PDT, Patrick Todd [redacted] wrote:

Attachment: Community Correspondence (Home Depot)

Nishant,

Following up on Phil's comments. I believe the previously approved conditions restricted the outdoor delivery days to Monday through Friday, as noted below and Saturday from 9:00 am to 3:00 pm. Is there a reason why you are now allowing HD to have outdoor delivery hours on Sunday from 9:00 am to 3:00 pm?

<!--[if !supportLists]-->1. <!--[endif]--**Delivery Hours**: Outdoor deliveries restricted to

<!--[if !supportLists]-->1. <!--[endif]-->8:00 AM through 6:00 PM Monday through Friday,

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<image010.png>

Thank you.

Patrick Todd

Studio Director – Architecture
Desk [redacted]
Cell [redacted]
Email [redacted]

<image011.jpg>

rmw.com

From: Philip Rawlinson [redacted]>
Sent: Sunday, April 28, 2024 9:55 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]>; Patrick Todd [redacted]>
Subject: Re: Update from Police Department on Home Depot

Nishant

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Attachment: Community Correspondence (Home Depot)

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On a final note, I would force HD to use paint to demarcate the permitted storage areas (by height, distance from building etc). If it is not clear it will inevitably lead to stretch by them).

Regards

Phil

Attachment: Community Correspondence (Home Depot)

Sent from my iPad

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1. 6:00 AM to 9:00 PM Monday through Saturday
2. 7:00 AM through 8:00 PM Sundays.

<!--[if !supportLists]-->1. <!--[endif]-->**Indoor Staff Overnight Hours**:

1. 9:00 PM to 6:00 AM Monday through Saturdays
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2. **Late Night Activity Employee Parking Hours**: Employees working overnight must enter parking from Salmar and park in a designated area in the southeast lot.

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1. 8:00 AM through 6:00 PM Monday through Friday,
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3. Delivery gates and roll up doors in front and rear of store open during this time only.

4. **Parking Lot Gate Hours**: Parking lot gates on the northeast and northwest corners of the building open during business hours only

Attachment: Community Correspondence (Home Depot)

5. **Parking lot cleaning only between** 9:00 AM through 11:00 PM daily.

2. Deliveries: Delivery access will be limited to entering from Salmar, going to the back of the store, and exiting along the west during delivery hours. These will be labeled on an exhibit. Trucks can't idle during delivery and have a 15mph speed limit

3. Storage: Storage is allowed in a designated area (back of store, south of garden center) to be labeled on exhibit. No storage in parking lot. Storage can't be taller than 12 feet tall. Can't restrict fire lanes

4. Outdoor Merchandise Display: Merchandise displayed in front of store and north/east of garden center (exact area being determined) outside of 5 foot walkways. Using forklifts to set up or remove displays only allowed during business hours.

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6. Food cart: 1 foot cart in operation during business hours at a time in a designated area on an exhibit. No alcohol service allowed. Cleanup must happen during business hours

7. Loitering: None allowed, as discussed earlier it is responsibility of Home Depot to enforce loitering or make calls about trespassing

8. Day Laborers: Any day laborers using the site must be required to congregate in the southeast parking lot a designated area.

9. Noise: Regardless of volume, noise complaints received by the city may lead to the department director curtailing approved hours. Front side and rear doors can't remain open at any time. Video records about noise complaints must be available to the city

<image010.png>

Nishant Seoni

Contract Associate Planner

(415) 755-1254

City of Campbell | Community Development Department

<image003.jpg>

<image004.png>

<image005.png>

<image006.png>

<image007.jpg>

<image008.png>

Attachment: Community Correspondence (Home Depot)

From: Philip Rawlinson [redacted]>
Sent: Wednesday, April 17, 2024 11:49 AM
To: Nishant Seoni <nishants@campbellca.gov>
Cc: Matthew Sheppard [redacted]>; Patrick Todd [redacted]>
Subject: Re: Update from Police Department on Home Depot

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Nishant

Thanks for your comment. I mentioned some things to you in my email of January 16th which I think are pertinent. In San Carlos, the Police and Home Depot decided to take a more proactive approach to the issue of trespass. It included signage and private security.

The response below seems to be 'hear no evil, see no evil.' Home Depot have it within their powers to cite trespass as a means of having all the day laborers and the non permitted vendors removed from their car park. They can also employ private security (which is what they have done elsewhere). What concerns me is that there seems to be an acquiescence to them being there - both by Campbell PD and Home Deport. The Police will move them on if HD forces the issue (with trespass requests) but they are then saying that they can just go to the roadside as there is no law/ordinance etc that the Police can use to move them on. The tacit rule (by HD and CPD) seemingly to be - they are better within the car park than on the side walk and don't rock the boat. It is our view that they are not better in either instance and I am sure Staples, Escobar Jewelers, Wheel Away and Rotten Robbie would all agree.

In addition, Matt indicated on the call that there was such an ordinance in the past and it pertained to loitering near a freeway. There will be records of that law and I think that it should be revisited. I think the issue then was that a Law Firm next to Home Depot drove this action. My question is - what are Home Depot doing to solve the problem that they have brought to our neighborhood. As we have established, the management of this particular Home Depot seems less engaged on these external issues and the impacts on neighbors.

My personal view (albeit i do not want to speak for Matthew/Pat) is that if we are to be left with this 'laissez faire' approach (to which i do object), then the day laborers should, at the very least, be forcibly moved by HD security to a small corner of HD land on

Salmar (near the entrance next to the storage center). This, at least, gets them out of the main car park and the main road and the shops.

Phil

Sent from my iPad

On Apr 16, 2024, at 2:38 PM, Nishant Seoni <nishants@campbellca.gov> wrote:

Hi all,

Following up to see if you have any questions. Conditions have gone through a couple revisions and I'm meeting with Daniel and our department Director Friday to review. I should have a draft to send you for comments end of day Friday or Monday morning.

<image002.png>

Nishant Seoni

Contract Associate Planner

(415) 755-1254

City of Campbell | Community Development Department

<image011.jpg>

<image012.png>

<image013.png>

<image014.png>

<image015.jpg>

<image016.png>

<image017.png>

Attachment: Community Correspondence (Home Depot)

From: Nishant Seoni
Sent: Friday, April 5, 2024 5:55 PM
To: Matthew Sheppard [redacted]>; [redacted]; Patrick Todd <[redacted]>
Subject: Update from Police Department on Home Depot

Hi all,

Below is the feedback I received from the police department after forwarding your questions re: calls coming from Home Depot. I know this may not answer all your questions, but please review and let me know if there is further clarification you'd like to get from them.

Nishant,

I reviewed our calls regarding disturbance, unwanted subject, and municipal code violation incidents for the past 6 months at Home Depot. Of the calls, only a few met the criteria in the complainant's email. I found two calls related to day laborers. One from a citizen who was informed that Home Depot is private property, and another call from an employee who asked someone to leave and they were refusing. Multiple other calls involved people living out of vehicles, one of which a subject was contacted and advised to leave or they would be prosecuted for trespassing. Another caller complained of someone selling tamales in the parking lot, but again this was a citizen, not the store calling. This call was categorized as a patrol check for the officer assigned to that beat. Other relevant calls were theft related.

A couple things to note regarding the day laborer issue: 1) Police officers cannot detain someone for loitering in a parking lot, as laws against loitering have been deemed unconstitutional, 2) Home Depot is private property; so, unless the store is calling about someone refusing to leave their property (essentially trespassing), officers typically will not respond. This issue often leads to confusion when citizens call about loitering on property other than their own. Additionally, there are recent issues with the constitutionality of enforcing food vendor laws, therefore our department would not be responding to such calls. Much like the day laborer issue, it would be best for the

Attachment: Community Correspondence (Home Depot)

store itself to determine whether these people are welcome on their property. I hope this help clarify some of the details in the complaint.

<image003.png>

Nishant Seoni

Contract Associate Planner

(415) 755-1254

City of Campbell | Community Development Department

<image011.jpg>

<image012.png>

<image013.png>

<image014.png>

<image015.jpg>

<image016.png>

<image017.png>

Attachment: Community Correspondence (Home Depot)

From: Nishant Seoni
To: [redacted]
Subject: RE: Home Depot Infractions 1/29/25
Date: Friday, January 31, 2025 2:44:00 PM
Attachments: image001.png
image004.png
image005.png
image006.png
image008.png
image009.png
image013.png

Hi Phil,

Answers to your questions are below in red.

Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department

From: Philip Rawlinson [redacted]>
Sent: Wednesday, January 29, 2025 11:54 AM
To: Cassandra Permenter [redacted]>
Cc: Nishant Seoni <nishants@campbellca.gov>
Subject: Home Depot Infractions 1/29/25

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Cassandra

I am writing to share with you images from my morning walk. As you will note, there continues to be multiple infractions of the type that were discussed in Council yesterday: -

I) Blocked / Partially blocked walkways.
Ii) Storage, vehicles and operational use (forklifts moving material) on the West Side.
Iii) Benches and cigarette bins set up on the west side (albeit now a lot cleaner).
Iv) Day laborers / Fruit Vendors and back of car food sellers.

Nishant, so as to avoid any ambiguity or claims at a later stage that something 'was not clear' - the existence (as shown in the image) of materials / vehicles being left on the west side whether for a short instance or longer term is something that will NO longer be permitted under the new terms. Correct? Correct. Also, since material cannot be

Attachment: Community Correspondence (Home Depot)

stored on the west side or moved from the south side to the North side (via the west side) then the use of (in any circumstances) fork lift trucks on the west side is now NO longer to be permitted under the new terms. Correct? Correct.

Cassandra, feel free to share these pictures (and Nishant's confirmations) with the Store Manager.

It is my intention to provide these updates on an ongoing basis up to the full council meeting in March as I think it will help provide visual clarity and demonstrate (hopefully) that Home Depot are (or are not) making the required changes to operational practices that the committee expects of them.

Regards

Phil Rawlinson
318 Harrison Avenue

Attachment: Community Correspondence (Home Depot)

Attachment: Community Correspondence (Home Depot)

Attachment: Community Correspondence (Home Depot)

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

From: Nishant Seoni
To: Matt Sheppardo; Philip Rawlinson
Cc: Cassandra Permenter
Subject: RE: Home Depot Infractions 1/30/25
Date: Friday, January 31, 2025 3:00:00 PM

Hi Matt,

Condition 10.c defines the west side and states "The western side of the property abutting the western side of the Hardware Store building may only be used for exit from south to north of delivery vehicles, and for emergency vehicle access. At no time shall delivery vehicles drive north to south along the western property line."

The site plan, including fire lane, was reviewed by the Santa Clara County Fire District. Their conditions are below:

1. Fire Lanes Required: The minimum clear width of fire department access roads shall be 20 feet. The minimum outside turning radius is 50 feet for required circulating access roadways. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.
2. Fire Apparatus (Engine) Access Roadway Required: Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

Safety is one part of what the City Council considers and also discussed in the staff report in the PC packet ("Consideration in Review of Applications" and "Findings for Approval" sections.) This discussion will be included in the City Council report as well. There isn't a formal safety review process the City Council uses however.

Nishant Seoni
Contract Associate Planner
(415) 755-1254
City of Campbell | Community Development Department

-----Original Message-----
From: Matt Sheppardo [redacted]>
Sent: Thursday, January 30, 2025 5:31 PM
To: Philip Rawlinson [redacted]
Cc: Cassandra Permenter [redacted]>; Nishant Seoni <nishants@campbellca.gov>
Subject: Re: Home Depot Infractions 1/30/25

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Can we please clarify the beginning and end of the West side? I see a forklift and pallets of cement in the photo. This is in the West alley. This indicates that the cement is being transported from the back of the store to the front of the store for permanent storage and merchandising. The West front of the store is not meant to be a designated loading or staging area. The West alley is for exit of delivery trucks, only. Also, it is to remain clear for fire and emergency services. Has the proposed plan (now approved by the planning committee) been reviewed and approved by the fire department? Will a safety review be part of the City Council review process?

Thank you, Nishant.

-Matt

> On Jan 30, 2025, at 4:08 PM, Philip Rawlinson [redacted]> wrote:

Attachment: Community Correspondence (Home Depot)

>
> Cassandra
>
> As previously outlined, I am providing regular updates in pictorial form as to the situation at Home Depot.
>
> Following on from my previous update: -
>
> I) The benches and cigarette buckets are now gone
> Ii) The material stored against the west side of the building has been removed.
> Iii) The fruit seller has gone (I took pictures in the PM - which may or may not be the issue here).
> Iv) Day laborers remain but I could not see a Vendor selling food from the back of a car (might again be a PM v an AM issue).
>
> I think this should be rightly described as progress.
>
> Nishant, regarding the west side, some new questions have arisen in addition to my previous question regarding 'compliant or not.' My picture from today shows:
>
> A) A delivery truck 'parked' on the west side - I am presuming post delivery. This is not meant to be allowed under the new rules as a 'parked' vehicle is not in transit. The lane only exists for 'exit' post delivery. It is not to be a post delivery 'parking bay.' Correct?
>
> B) Items that were stored on the west side yesterday (see my previous email with the still pending questions) seem to have been moved to the South Wall but protruding into the lane for the west side. My understanding is that this is also now not permitted as the South Wall 'storage' locations is limited to a wall space well before the west lane. Correct? I raise this point so that we can avoid future misunderstandings regarding where an unloading vehicle can park while unloading takes place. As storage is only permitted up to a point on the south side I think it important to clarify that 'unloading' cannot take place beyond that point. Your confirmation on this point would be helpful so Cassandra can relay it to the Store Manager.
>
> Regards
>
> Phil
>
> <image0.jpeg>
> <image1.jpeg>
> <image2.jpeg>
>
>
> Sent from my iPad

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Nishant Seoni
Cc: [redacted]
Subject: Re: Home Depot Infractions 1/30/25
Date: Friday, January 31, 2025 4:54:41 PM
Attachments: image013.png
image004.png
image005.png
image006.png
image008.png
image009.png

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Nishant

Thank you for your responses.

Regarding the location of a vehicle while unloading, since the west lane can ONLY be used for transit (exit) and not otherwise (e,g parking, moving of material), i suspect that the clarification should be simple as it does not establish a new rule or restriction but merely, as you say, clarifies an existing rule (without extending it) for operational purposes.

Regards

Phil

Sent from my iPad

> On Jan 31, 2025, at 2:50 PM, Nishant Seoni <nishants@campbellca.gov> wrote:
>
> Hi Phil,
>
> Answers to your questions are below in red.

CITY OF CAMPBELL · THE ORCHARD CITY

<!--[if !vml]--> <!--[endif]-->Nishant Seoni
Contract Associate Planner

Attachment: Community Correspondence (Home Depot)

(415) 755-1254
City of Campbell | Community Development Department

From: Philip Rawlinson [redacted]>
Sent: Thursday, January 30, 2025 4:09 PM
To: Cassandra Permenter [redacted]>; Nishant Seoni <nishants@campbellca.gov>
Subject: Home Depot Infractions 1/30/25

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Cassandra

As previously outlined, I am providing regular updates in pictorial form as to the situation at Home Depot.

Following on from my previous update: -

I) The benches and cigarette buckets are now gone
Ii) The material stored against the west side of the building has been removed.
Iii) The fruit seller has gone (I took pictures in the PM - which may or may not be the issue here).
Iv) Day laborers remain but I could not see a Vendor selling food from the back of a car (might again be a PM v an AM issue).

I think this should be rightly described as progress.

Nishant, regarding the west side, some new questions have arisen in addition to my previous question regarding 'compliant or not.' My picture from today shows:

A) A delivery truck 'parked' on the west side - I am presuming post delivery. This is not meant to be allowed under the new rules as a 'parked' vehicle is not in transit. The lane only exists for 'exit' post delivery. It is not to be a post delivery 'parking bay.' Correct? Correct.

B) Items that were stored on the west side yesterday (see my previous

Attachment: Community Correspondence (Home Depot)

email with the still pending questions) seem to have been moved to the South Wall but protruding into the lane for the west side. My understanding is that this is also now not permitted as the South Wall 'storage' locations is limited to a wall space well before the west lane. Correct? Correct. Storage can be located in the approved locations on the site plan. I raise this point so that we can avoid future misunderstandings regarding where an unloading vehicle can park while unloading takes place. As storage is only permitted up to a point on the south side I think it important to clarify that 'unloading' cannot take place beyond that point. Your confirmation on this point would be helpful so Cassandra can relay it to the Store Manager. I will confirm with Daniel if I can add this clarification to a condition since it was not formally recommended by the PC and get back to you.

Regards

Phil

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

From: Cassandra Permenter
To: Philip Rawlinson
Cc: Nishant Seoni; Matthew Sheppard; Pat Todd
Subject: RE: Home Depot Infractions 1/31/25
Date: Monday, February 3, 2025 10:27:25 AM
Attachments: image003.png
image002.png
image004.png
image005.png
image006.png

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Phil – My responses indicated below in red.

Thank you,
Cassie

LARS ANDERSEN & ASSOCIATES, INC.
EST. 1941
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS

Cassandra Permenter
Project Coordinator

623-296-5829
623-250-3810 Ext 103
[redacted]
www.larsandersen.com
28827 91st Ave
Peoria, AZ 85383

From: Philip Rawlinson [redacted]>
Sent: Monday, February 3, 2025 11:16 AM
To: Cassandra Permenter [redacted]>
Cc: Nishant Seoni <nishants@campbellca.gov>; Matthew Sheppard [redacted]; Pat Todd [redacted]
Subject: Re: Home Depot Infractions 1/31/25

Cassandra

Thank you for the response.

That, I think, is identifying what the police will or will not do. As Home Depot is private property the decision on whether day laborers remain on that property (trespassing) is not one for the Police but one for Home Depot. Did Home Depot request that Trespassers be removed from the Store premises? Yes, this was requested by the Home

Attachment: Community Correspondence (Home Depot)

Depot Team, as well as the Fruit Vendors. If so, how did the Police respond? Was it that

a) They would prefer not to remove them to the sidewalk as there is no loitering in place law for said sidewalks OR was it that
b) The Police could not respond to any request to remove the laborers (even if they are trespassing on private property and the owners of said property wanted them removed) due to a no loitering in place law EVEN on private property. Even though they're on our property, the store team was informed that there is nothing the police can do in this situation. Despite the call coming directly from the Home Depot Managers and despite there being "No Loitering" signs in place on our private property. I want to be clear, that we were told by the City (and this was discussed in depth at our Planning Commission Hearing) that if the call came from our staff, this was a situation the police could handle. As I do agree with you Phil, this is private property. It would be no different than someone loitering on your front lawn. I informed the store team to keep making the calls, and to document all the calls that were made from now until the Planning Commission Hearing. I want to assure you; we are doing what we can, and the store is working hard on implementing solutions. As you noted, they have removed the picnic benches away from the neighboring property, they are calling the police on loitering/vendors and are organizing the existing storage areas to reflect what is allowed. I am communicating with the store team daily and am keeping them in the loop of all communication.

If point (b), it is patently absurd as it removed all property rights from Home Depot and other land owners.

If it is point (a), then the presence of the day laborers remains a decision by Home Depot and thus, Home Depot, remains liable for the actions of those day laborers while on their property. I again make reference to the congregation of said laborers on the west side (with some smoking) and the associated risks and liabilities. We understand your concern with the smoking, which is why we have removed the areas throughout the Home Depot site and have also talked with HD employees about this as well. Might I suggest that Home Depot, rather than view it as a binary issue, consider some more creative solutions - such as employing security (as you have done in other stores) to move said day laborers to the east car park by Salmar. The issue we are having right now, is that they currently are not listening to management. With the police not having our back, it does make this situation a little more difficult as well. I appreciate the creative solution you are offering, and I will bring it up to the Store Team. However, I would like to note that Home Depot would like to implement no Day Laborers all together. It is not something that we typically implement at any store unless required by the jurisdiction. This will at least mitigate the risk associated with fire etc for the residential side of the

building.

I look forward to your response.

Regards

Phil

On Feb 3, 2025, at 9:40 AM, Cassandra Permenter [redacted] > wrote:

All,

I wanted to give a minor update. The store team has called the police on both Thursday and Saturday last week regarding the Day Laborers and Fruit Vendors. Officer Neff responded to the calls to the store. She informed the manager on duty that there is not a loitering law in place. Home Depot can place calls regarding the Fruit Vendor (and any other vendor that is on site), however the police will no longer respond to calls strictly regarding Day Laborers.

Thank you,
Cassie

<image008.jpg>

Cassandra Permenter
Project Coordinator

<image002.png> 623-296-5829
<image009.png> 623-250-3810 Ext 103
<image010.png> [redacted]
<image011.png> www.larsandersen.com
<image012.png> 28827 91st Ave
Peoria, AZ 85383

From: Philip Rawlinson [redacted] >
Sent: Friday, January 31, 2025 6:12 PM

Attachment: Community Correspondence (Home Depot)

To: Cassandra Permenter [redacted]
Cc: Nishant Seoni <nishants@campbellca.gov>; Matthew Sheppard [redacted]>; Pat Todd [redacted]>
Subject: Home Depot Infractions 1/31/25

Cassandra

I have only attached one photo for today which I will address below. That said, there were multiple day laborers loitering in the car park as well as a mobile fruit seller (offered me a bag of oranges as i walked past) and the maroon car selling food out of its trunk. I am assuming that the Store Manager is currently agreeing a strategy with folks internally at Home Depot on how to manage this problem going forward. Some of the Laborers were smoking - a hazard that we have already discussed in Committee and which I again raise as I am sure that your Legal Team will want to assess the issue of Home Depot's liability should the actions of these trespassers cause a wider fire and property damage. I raise this point as the residents of Harrison Avenue / North Central Avenue have already and very recently experienced the issue of a house fire that caused significant damage to multiple houses. In the summer months, the area can be a tinder box.

Regarding today's photo and based on Nishant's confirmations, there remains an ongoing infraction with items being stored on the west side at the back. The back wall where it joins the west side is not a valid storage location. I suspect that these items were moved here as an interim solution but they need to be moved again to an approved storage location. In the picture you will note that the items have now been covered - so people are accessing them but just not moving them.

Regards

Phil

<image007.jpg>

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

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Cassandra

Just one photo today - showing the west side completely clear (behind the yellow gate). This is as we would now expect to see it going forward - with only delivery trucks traveling south to north post delivery drop off i.e no storage (temporary or otherwise), no vehicle parking, no use of fork lifts to transport goods from south to north or north to south etc. I will continue to take pictures (at different times of the day) over the coming weeks to confirm that the pathway remains clear.

Regarding the day laborers, we have had a separate exchange about that and I have sent a note to Campbell Police

Department for their view.

Regards

Phil

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: [redacted]
Cc: Nishant Seoni; [redacted]
Subject: Re: Home Depot Infractions 2/5/25
Date: Thursday, February 6, 2025 11:02:23 AM

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The gate is supposed to be closed and locked at that time of the morning. I believe the hours are posted on the gate itself, unless someone tore the sign off.

- Matt

On Thursday, February 6, 2025 at 08:06:51 AM PST, Philip Rawlinson [redacted]> wrote:

Morning Cassandra

One picture from yesterday. I am mixing up when I go so as to see how the west side looks at different times. My wife is looking forward to me waking up at 3am to walk around a hardware store! As you will see the west side remained clear - which is good.

There were also (unsurprisingly) no day laborers in the early evening - albeit one seems to have parked his bike up (locked). I am assuming 'on a job' and with a plan to pick it up the next day. If so, this is indicative of a 'working' practice that seems well embedded in 'normality.' I will chase up the Police today for a response to my inquiry but I would suggest that if, as you have stated, it is Home Depot's wish not to have any day laborers, then i think your Legal Department will need to write to Campbell Police advising as such and, in so doing, remind them of their obligations to assist a land owner under trespassing laws. If nothing else, it would provide Home Depot with more mitigating evidence should issues of liability become an issue in the future. I would contend that simply calling them (constantly) without, in addition, providing this legal reminder, is likely to be limited in effect. In essence, I think more can be done beyond the actions of the Store Manager given your assertions regarding Home Depot's wishes.

Regards

Phil

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

[redacted]

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Cassandra

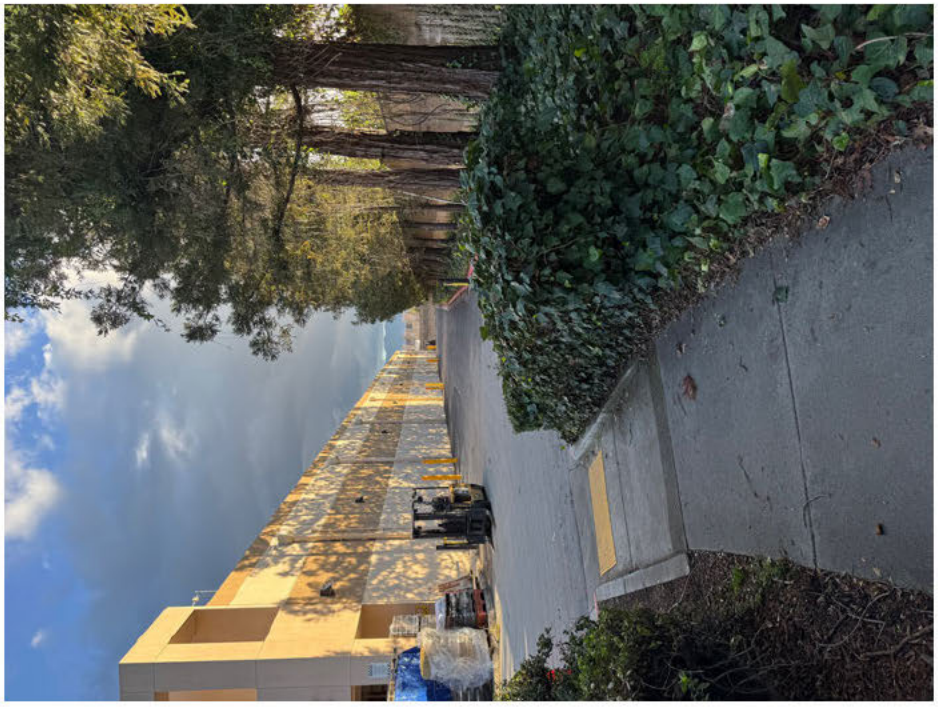
Just one photo today showing a fall back into bad habits. You will see a forklift truck parked at the rear on

the west side. This is not permitted obviously. Can you please remind the store of the following:

I) No vehicles must be parked on the west side and that the west side extends all the way to the south wall and the yellow gate at the front.
Iii) The yellow gate needs to be kept clear for fire truck access.
Ii) The west side cannot be used for the transportation of stored goods from south to north or from north to south. I am reiterating this as the existence of the parked forklifts (there are 2 in the picture) does give one pause for concern as to the intention. It may be perfectly legitimate but I think a re-iteration of the point given the 'parking' seems appropriate.

Regards

Phil



Sent from my iPad

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Daniel Fama
Cc: Nishant Seoni; [redacted]; Planning Division; Rob Eastwood; Ken Ramirez
Subject: Re: Planning Commission Minutes - Missing and pending an appeal.
Date: Friday, February 7, 2025 9:51:23 AM

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Daniel so noted.

The decision in this instance (Major Modification) is subject to automatic review (appeal, ratification, approval etc - pick your nomenclature of choice) - thereby making an appeal redundant in this instance.

Regarding the broader point, I respectfully disagree. I very much doubt that an operational procedure whereby a decision appeal timeline expires prior to the availability of the minutes / record / recording of the meeting where that decision was made would not stand up to any judicial scrutiny. The very obvious point being that the Appeals process / board would likely include:

A) A review both of the decision and the record / minutes / recording of the original proceedings. At this point, the minutes cease to serve as solely 'an administrative record' as they become evidence in any appeal consideration.

If the appeal / review body (in considering an appeal) has access to the record / minutes / recording then so to should the potential appellant (in considering whether to submit an appeal).

Regards

Phil

Sent from my iPad

> On Feb 7, 2025, at 8:31 AM, Daniel Fama <danielf@campbellca.gov> wrote:
>
> Hi Phil,
>
> My apologies for any confusion earlier regarding the decision-making process for the application in question.
>
> Decisions on many applications are indeed final by the Planning Commission unless appealed. However, certain applications, such as the Planned Development Major Modification requested by Home Depot, require final approval from the

Attachment: Community Correspondence (Home Depot)

City Council following a recommendation from the Planning Commission.

At the January 28th meeting, the Planning Commission voted to recommend approval to the City Council. This recommendation was formalized through a resolution that includes conditions of approval as amended during the meeting—for instance, the requirement for a 6-month review and the addition of extra trash receptacles.

The City Council is set to review this recommendation at its upcoming meeting on March 4th. It is important to note that the Council is not strictly bound by the Planning Commission's recommendation. They may choose to deny the application, approve it with modifications to the conditions of approval, or send it back to staff for further review.

Regarding your procedural query, the actions of the Planning Commission are official at the moment a majority vote passes a resolution. The intent is that stakeholders present at the meeting are informed in real time. The public notice requirement for the meeting's time and place ensures transparency and participation. The meeting minutes serve as an administrative record of the action taken (such as the vote count and any revisions to conditions), but they do not function as an implementation tool for these actions.

I hope this clarification helps. Please feel free to reach out if you have further questions.

Best regards,

Daniel

From: Philip Rawlinson [redacted]>
Sent: Thursday, February 6, 2025 4:44 PM
To: Daniel Fama <danielf@campbellca.gov>
Cc: Nishant Seoni <nishants@campbellca.gov>; Pat Todd [redacted]; Matthew Sheppard [redacted]>; Planning Division <planning@campbellca.gov>; Rob Eastwood <RobE@campbellca.gov>; Ken Ramirez <kenr@campbellca.gov>
Subject: Re: Planning Commission Minutes - Missing and pending an appeal.

Daniel

Attachment: Community Correspondence (Home Depot)

Thanks for your response. In citing the appeal timeline, i was referencing the Campbell guidelines which state:

This application form is intended to facilitate filing of an appeal of a decision of the Community Development Director or Planning Commission (decisions of the City Council are final and may not be appealed). Please note that appeals must be submitted in writing and filed with the Planning Division within 10 calendar days after the date of the decision. Time limits will extend to the following City Hall working day where the last of the specified number of days falls on a weekend, holiday, or other day when City Hall is officially closed. If you need assistance, please contact the Planning Division at (408) 866-2140 or planning@campbellca.gov, or visit us at City Hall."

Reading this I was under the impression that decisions made by the commission are appealable and indeed that was the ONLY vehicle available if the recommendation is to be challenged PRIOR to full Council. I am of course happy to raise the issue at Council but given the lengthy discussions that were had on the Home Depot issue, I thought it would have been appreciated by the members to be made aware beforehand of any possible discrepancies between what they were advised before making their decision and what is seemingly operational practice.

I shall await the minutes and then proceed from there.

On a procedural point regarding the appeal guidelines, I suspect that the City Lawyer would have a contrary view on the wisdom of an operational practice that sets an appeal deadline prior to the availability of the official minutes outlining the decision to be appealed. Unless, that is, 'date of decision' is not the date of the meeting itself (where the decision was made) but, instead, the date the minutes were published post formal ratification.

Regards

Phil Rawlinson

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

On Feb 6, 2025, at 12:03 PM, Daniel Fama <danielf@campbellca.gov> wrote:

Hi Phil – The draft minutes will be included in the 2/11 PC meeting packet, which should be posted online by end-of-day today.

As for appeal, this application is considered for final action by the City Council, tentatively scheduled for March 4th, so there is no appeal action necessary.

Daniel

From: Philip Rawlinson [redacted]>
Sent: Thursday, February 6, 2025 11:54 AM
To: Daniel Fama <danielf@campbellca.gov>
Cc: Nishant Seoni <nishants@campbellca.gov>; Pat Todd [redacted]>; Matthew Sheppard [redacted]>; Planning Division <planning@campbellca.gov>; Rob Eastwood <RobE@campbellca.gov>; Ken Ramirez <kenr@campbellca.gov>; Daniel Fama <danielf@campbellca.gov>
Subject: Re: Planning Commission Minutes - Missing and pending an appeal.

Daniel

Thank you for your prompt response.

As the minutes are not publicly available for public review until a date post next Tuesday's meeting, can you confirm the revised appeal timeline post that publication?

Regards

Phil
Sent from my iPad

On Feb 6, 2025, at 11:38 AM, Daniel Fama

Attachment: Community Correspondence (Home Depot)

<danielf@campbellca.gov> wrote:

Hi Phil – Meeting minutes need to be approved by the Planning Commission before they can be made public. The 1/28 minutes will be presented to the Planning Commission for approval at next Tuesday's meeting.

And thank you for highlighting that our website does not include recent minutes. We are working to remedy this issue.

Thank you

<image011.png>

Daniel Fama
Senior Planner
City of Campbell | Community Development Department
(408) 866-2193 (call or text)

<image004.jpg>
<image005.png>

<image006.png>

<image007.png>

<image008.jpg>

<image009.png>

<image010.png>

Book a Virtual/In-Person Appointment with a Planner here.
Apply for Planning and Building Permits here.

From: Philip Rawlinson [redacted]
Sent: Thursday, February 6, 2025 9:06 AM
To: Daniel Fama <danielf@campbellca.gov>; Planning Division <planning@campbellca.gov>
Cc: Nishant Seoni <nishants@campbellca.gov>; Pat Todd [redacted]>; Matthew Sheppard

Attachment: Community Correspondence (Home Depot)

[redacted]>
Subject: Planning Commission Minutes - Missing and pending an appeal.

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Daniel / Sirs

I am writing to you as I have noticed that the minutes of the Planning Commission meetings are not appearing on the website. I am particularly interested in the minutes from the meeting on the 28th of January (which are absent) but, upon review, it seems as though minutes are no longer added for public record (i went back to 2024). Is this intentional and, if so, is there another means to obtain such minutes?

I am raising this due to the fact that, as part of the grounds for approval of the Home Depot application, references were made (by my recollection) to the role and response of the Police regarding day laborers. Post that meeting it has been drawn to my attention by Home Depot that the response of the Police is more 'nuanced'.

I would like to confirm the specific comments / assurances that were provided in Committee (and by whom) but am unable to do so without the minutes. As you are aware, there is an option to appeal decisions made by the Planning Commission and that is time limited. This 'time limit' is redundant unless and until the general public is given timely access to the minutes of the commission (as not everyone is able to attend the meeting itself and so rely on the timely dissemination of information to the public so as to enable effective scrutiny and review).

Attachment: Community Correspondence (Home Depot)

It is not my wish to delay the machinery of local government but, absent these minutes, it is not possible to review the facts in their entirety and thus present to the Planning Commission the full circumstances that underlie any decisions that they were asked to approve.

Regards

Phil Rawlinson

<image001.png>

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: [redacted]
Cc: [redacted]; Nishant Seoni; [redacted]
Subject: Re: Home Depot Infractions - 2/9/25 and 2/10/25
Date: Monday, February 10, 2025 7:26:19 PM

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

The forklift is there every day, Casandra. Sometimes it's parked at the front, sometimes next to the pallets of cement, other times, blocking the exit, like today. The pallets of cement are not supposed to be there. As you can see, the wall of the building is between the pallet and the east border of the property. There is to be no freight on the East side of the building. The cement is being stored there permanently. Maybe, you can move it to the garden center? This will allow for forklift activity and customer service, without violating the agreement that is about to go before the City Council.

Regards,

Matt Sheppard

> On Feb 10, 2025, at 4:48 PM, Philip Rawlinson [redacted] > wrote:
>
> Hi Cassandra
>
> 2 Pictures today. Both show vehicles (one Home Depot and one a Customer) blocking the exit / entrance from the west lane (at the North end).
>
> Nishant, it is my understanding that this laneway has to be kept clear at all times so as to allow access by emergency fire trucks etc. Is that correct? If not, what is the specific restriction that does exist so that Cassandra can communicate this to the Home Depot Store Manager?
>
> Regards
>
> Phil
>
> <image0.jpeg>
> <image1.jpeg>
>
>
> Sent from my iPad

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: Web Distribution Campbell Police
Cc: [redacted]; Nishant Seoni; [redacted]
Subject: Re: Home Depot Day Laborers
Date: Tuesday, February 11, 2025 10:44:27 AM

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Dear Sirs

I am again writing (I also called the non-emergency hotline) seeking a written response to my query below. I was assured that the email campbellpolice@campbell.gov is reviewed regularly so I am hopeful that a response can be provided shortly?

Regards

Phil Rawlinson
Sent from my iPad

> On Feb 6, 2025, at 8:13 AM, Philip Rawlinson [redacted]> wrote:
>
> Dear Sirs
>
> I am following up on my correspondence below. As the trespass continues on a daily basis, I remain in constant contact with representatives of Home Depot regarding their ongoing liability and obligations and the potential impact that this will have on their planning renewal next month. Their response remains, as below, that it is the position of Campbell Police that the trespassers cannot be moved off Home Depot's private land by Campbell Police even if Home Depot continue to request as such.
>
> I would welcome your response to my specific question below.
>
> > Can you please confirm that this is the correct advice as offered - namely that, **even on private property where people are trespassing (whether a private residence or a commercial store), the police are not able (by law) to respond to and subsequently remove said trespassers from the private property?**
>
> Regards
>
> Phil
>
> Sent from my iPad

Attachment: Community Correspondence (Home Depot)

On Feb 3, 2025, at 10:47 AM, Philip Rawlinson [redacted] wrote:

Dear Sirs

I am writing following an email exchange that I have had with representatives of Home Depot regarding the ongoing presence of Day Laborers trespassing on their premises. I have been informed by Home Depot of the following:

i) Despite the fact that Home Depot Car Park and Store is private property and the manager of the store is the legal representative of the owner of said private property, Campbell Police cannot respond to any requests from them to remove said trespassers from their private land. The reason cited being that there is no loitering in place law that can be used.

Can you please confirm that this is the correct advice as offered - namely that, **even on private property where people are trespassing (whether a private residence or a commercial store), the police are not able (by law) to respond to and subsequently remove said trespassers from the private property?**

I am raising this now as the issue will be discussed at full Council in March (as part of Home Depot's revised planning approval) and I am loathe to misrepresent the position on Campbell police on the issue at said Council.

I look forward to your response.

Regards

Phil Rawlinson

Attachment: Community Correspondence (Home Depot)

From: Lee Heitzman
To: [redacted]
Cc: Nishant Seoni; [redacted]
Subject: Re: Home Depot Day Laborers
Date: Tuesday, February 11, 2025 3:48:20 PM
Attachments: Outlook-gahhmx3c.png
Outlook-1f5oadfd.png
Outlook-rcpxhzy4.png
Outlook-aaglrmhv.png

Phil,

To clear a couple things up; loitering laws were deemed unconstitutional some time ago. We would not enforce reports of loitering. However, the store can ask someone to leave their property. If they refuse to leave, the situation *COULD* rise to the level of trespassing. At that point we could be called to handle the criminal trespass *IF* the responsible party desires prosecution (aka citizen's arrest). At that point an officer could be dispatched and investigate to determine to validity of the citizen's arrest.

Also, it looks like we were called today about a vendor issue, which was responded to hand handled by officers.

Thanks,

Sergeant Lee Heitzman
Campbell Police Department
70. N. First Street | Campbell, CA 95008
408.866.2717
campbellpolice.org
Twitter Facebook Instagram

From: Philip Rawlinson [redacted]>
Sent: Tuesday, February 11, 2025 3:39 PM
To: Lee Heitzman <lheitzman@campbellca.gov>; [redacted]
Cc: Nishant Seoni <nishants@campbellca.gov> [redacted]
Subject: Re: Home Depot Day Laborers

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Officer Lee,

Thank you for your response. I am adding in a representative from Home Depot (Cassandra) and including below her comments to me. I am also adding the folks that were on my original email to you. There seems to be a disconnect between your response now and what was previously stated to me by Home Depot (see 3 quotes below from Cassandra). I am happy for the picture to be clarified and I think it prudent to add others to this conversation for that reason:

"I wanted to give a minor update. The store team has called the police on both Thursday and Saturday last week regarding the Day Laborers and Fruit Vendors. Officer Neff responded to the calls to the store. She informed the manager on duty that there is not a loitering law in place. Home Depot can place calls regarding the Fruit Vendor (and any other vendor that is on site), however the police will no longer respond to calls strictly regarding Day Laborers. "

"Even though they're on our property, the store team was informed that there is nothing the police can do in this situation. Despite the call coming directly from the Home Depot Managers and despite there being "No Loitering" signs in place on our private property. I want to be clear, that we were told by the City (and this was discussed in depth at our Planning Commission Hearing) that if the call came from our staff, this was a situation the police could handle.... I informed the store team to keep making the calls, and to document all the calls that were made from now until the Planning Commission Hearing"

"The issue we are having right now, is that they currently are not listening to management..., I would like to note that Home Depot would like to implement no Day Laborers all together."

Cassandra - please see the response below from Campbell Police. As this will obviously be a significant item for discussion as part of the Planning approval, I assume that you would prefer to respond on behalf of Home Depot. I do find it interesting that the Police can find very little record of calls being made to them by the Store Team regarding the trespassing day laborers.

Regards

Phil

> On Feb 11, 2025, at 3:09 PM, Lee Heitzman <lheitzman@campbellca.gov> wrote:
>
> Good afternoon Mr. Rawlinson,
>
> I would be happy to answer your below question. The Campbell Police Department does respond to reports of trespassing on private property. However, the reporting party must a person responsible for the property.
>
> *For example:*
> *If the Home Depot manager asks someone to leave their property and that person refuse, the manager could then call CPD and request prosecution for trespassing. At that point CPD officers would respond, make contact, and determine appropriate action. However, a*

Attachment: Community Correspondence (Home Depot)

Regards

community member does not have standing at the business to call and allege someone is trespassing.

Phil Rawlinson

I reviewed trespassing related calls at this location and the volume was very low. Simply put, we do not have a pattern of calls from the store regarding their desire to remove people from the property.

I hope I've answered your questions from the standpoint of the police department.

Sincerely,

<image.png>

Sergeant Lee Heitzman
Campbell Police Department
70. N. First Street | Campbell, CA 95008
408.866.2717
campbellpolice.org
<image.png>
Twitter
<image.png>
Facebook
<image.png>
Instagram

From: Philip Rawlinson [redacted]
Date: February 6, 2025
To: Web Distribution Campbell Police <campbellpolice@campbellca.gov>
Cc: [redacted] Nishant Seoni <nishants@campbellca.gov>, [redacted]
Subject: Re: Home Depot Da

Some people who received this message don't often get email from [redacted] Learn why this is important

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Dear Sirs

I am following up on my correspondence below. As the trespass continues on a daily basis, I remain in constant contact with representatives of Home Depot regarding their ongoing liability and obligations and the potential impact that this will have on their planning renewal next month. Their response remains, as below, that it is the position of Campbell Police that the trespassers cannot be moved off Home Depot's private land by Campbell Police even if Home Depot continue to request as such.

I would welcome your response to my specific question below.

> Can you please confirm that this is the correct advice as offered - namely that, **even on private property where people are trespassing (whether a private residence or a commercial store), the police are not able (by law) to respond to and subsequently remove said trespassers from the private property?**

Regards

Phil

Sent from my iPad

> On Feb 3, 2025, at 10:47 AM, Philip Rawlinson [redacted] wrote:
>
> Dear Sirs
>
> I am writing following an email exchange that I have had with representatives of Home Depot regarding the ongoing presence of Day Laborers trespassing on their premises. I have been informed by Home Depot of the following:
>
> i) Despite the fact that Home Depot Car Park and Store is private property and the manager of the store is the legal representative of the owner of said private property, Campbell Police cannot respond to any requests from them to remove said trespassers from their private land. The reason cited being that there is no loitering in place law that can be used.
>
> Can you please confirm that this is the correct advice as offered - namely that, **even on private property where people are trespassing (whether a private residence or a commercial store), the police are not able (by law) to respond to and subsequently remove said trespassers from the private property?**
>
> I am raising this now as the issue will be discussed at full Council in March (as part of Home Depot's revised planning approval) and I am loathe to misrepresent the position on Campbell police on the issue at said Council.
>
> I look forward to your response.
>
> Regards
>
> Phil Rawlinson

Attachment: Community Correspondence (Home Depot)

From: [redacted]
To: [redacted]
Cc: [redacted]; Nishant Seoni
Subject: Re: Home Depot Infractions 2/12/25
Date: Wednesday, February 12, 2025 5:40:23 PM

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Cassandra

I was referring to the back of the store (South end) - you will see the items in black that are visible in the picture. They are not permitted.

Phil
Sent from my iPad

> On Feb 12, 2025, at 5:33 PM, Cassandra Permenter [redacted]> wrote:
>
> Phil,
>
> Speaking with the store manager, the curb that this is sitting on is the front apron of the store. Based on the site plan that is going before the Planning Commission as well as previous entitlements, this area is permitted.
>
> Thank you,
> Cassandra Permenter
> Sent from my iPhone
>
> > On Feb 12, 2025, at 5:41 PM, Philip Rawlinson [redacted] wrote:
> >
> > Hello Cassandra
> >
> > Only a single photo today. Two more infractions. The shopping trolly seems an odd addition to the west side since no vehicles / customers are allowed there and nothing is allowed to be moved alongside that route. The second point is the storage (temporary or otherwise) of items at the south end of the West side. Not a huge amount but the principle / permit / accountability point remains pertinent. Can you please again point out to the Store manager that these infractions do not demonstrate a mindset of accountability and adherence to agreed rules.
> >
> > For note, I have stopped taking photos of the day laborers as the issue is a daily occurrence and the emails have not moved on to questions of law and how Home Depot plan to manage that dialogue (and their subsequent operational practice) with Campbell Police.

Attachment: Community Correspondence (Home Depot)

Phil

<IMG_5915.jpeg>

Sent from my iPad

<IMG_5915.jpeg>

Attachment: Community Correspondence (Home Depot)

From: Philip Rawlinson
To: Cassandra Permenter
Cc: Pat Todd; Nishant Seoni; Matthew Sheppard
Subject: Home Depot Infractions 2/13/25
Date: Thursday, February 13, 2025 3:54:33 PM

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Hello Cassandra

One picture today. West side completely clear from beyond the yellow gate. Thank you for relaying the message to the Store Manager.

Phil

Sent from my iPad

Attachment: Community Correspondence (Home Depot)

City Council Report

Item: **12**
Category: **NEW BUSINESS**
Meeting Date: **March 4, 2025**

TITLE: **Approving and Awarding the Contract to Studio G Architects in the Amount of $254,036, and Authorizing an Increased Budget Amount of $79,440, Inclusive of a 10% Contingency for the Architectural and Schematic Design of the E Wing Renovation and Relocation of the Campbell Adult Center Project (No. 25-LL) (Resolution/Roll Call Vote)**

RECOMMENDED ACTION

That the City Council adopt a resolution: 1) approving and awarding the design contract to Studio G Architects, in the amount of $258,016; 2) authorizing the City Manager to execute said contract as specified in Campbell Municipal Code Section 3.20.100; 3) authorizing the Recreation & Community Services Director to negotiate and execute contract change orders up to and within the allocation contingency of $25,802; 4) authorizing the Finance Director to perform an associated budget adjustment for the Adult Center Renovation Project (No. 25-LL).

BACKGROUND

On June 18, 2024, the City Council approved the 2025-2029 Five Year Capital Improvement Plan (CIP) which included Project No. 25-LL for the E Wing renovation and relocation of the Campbell Adult Center. The initial phase of this project was for design and $200,000 was allocated for this purpose during the budget process. On November 20, 2024 staff issued an RFP for the Architectural and Schematic Design of the Campbell Adult Center. On January 10, 2025, the City Clerk received six proposals.

DISCUSSION

The six proposals received for the Architectural and Schematic Design of the Campbell Adult Center were rated by three staff members; the Public Works Director, the Recreation & Community Services Director, and the Recreation Services Manager. The proposals were rated on:

- General qualifications
- Relevant experience
- Proposed staffing
- Proposed approach

- Reference

The top three rated firms were then selected for an in-person interview with staff.

Based on the results of this evaluation process, staff is requesting that the City Council approve and award a contract to Studio G Architects, in the amount of $258,016, for the architectural and schematic design of the Campbell Adult Center Project (No. 25-LL) and authorize a contingency of 10% in the amount of $25,802. Staff also requests that the City Council authorize the City Manager to execute said contract as specified in Campbell Municipal code Section 3.20.100 and the Recreation & Community Services Direct to negotiate and execute contract changes up to and within the allotted contingency amount.

FISCAL IMPACT

The source of funding for this project is the Parkland Dedication Fund in the amount of $200,000 which was appropriated in the Capital Improvement Program (CIP) for Fiscal Year 2024/2025. A budget adjustment to increase the project funding by $83,818 (contract amount plus 10% contingency) is required to award the design contract in the amount of $283,818 to Studio G Architects.

Prepared by: Natasha Bissell

Natasha Bissell, Recreation and Community Services Director

Approved by: Brian Loventhal

Brian Loventhal, City Manager

Attachment:

a. Resolution - Adult Center Design Contract
b. Agreement - Studio G
c. Budget Adjustment

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING AND AWARDING THE CONTRACT TO STUDIO G ARCHITECTS AND AUTHORIZING AN INCREASED AMOUNT OF 258,016 AND AUTHORIZATION FOR THE RECREATION AND COMMUNITY SERVICES DIRECTOR TO EXECUTE CONTRACT AMENDMENTS IN AN AMOUNT UP TO $ 25,802 FOR THE ARCHITECTURAL AND SCHEMATIC DESIGN OF THE CAMPBELL ADULT CENTER RENOVATION PROJECT (NO. 25-LL)

WHEREAS, on June 18, 2024 the City Council approved the 2025-2029 Five Year Capital Improvement Plan (CIP) which included the redesign and relocation of the Campbell Adult Center and allocated $200,000 for the design process in year one; and

WHEREAS, on November 20, 2024 an RFP was posted to solicit proposals for the architectural and schematic design of the E wing at the Campbell Community Center; and

WHEREAS, on January 10, 2025, the City Clerk received six proposals; and

WHEREAS, the six proposals were evaluated by City staff and three were determined to be the top and were selected for in-person interviews; and

WHEREAS, staff is requesting that the City Council approve and award a contract to Studio G Architects in the amount of $258,016 for the architectural and schematic design of the Campbell Adult Center; and

WHEREAS, staff also requests that the City council authorize the City Manager to execute said contract as specified in Campbell municipal Code Section 3.20.100 and authorize the Recreation & Community Services Director to negotiate and execute contract changes up to and within the allocation contingency amount of $25,802; and

WHEREAS, a budget adjustment to increase the project funding by $83,818 for the additional cost of the contract plus 10% contingency is required to award the contract in the amount of $258,016 to Studio G Architects plus contingency of $25,802; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell hereby: 1) approve and award the contract to Studio G Architects in the amount of $258,016, plus a 10% contingency of $25,802; 2) authorize the City manager to execute said contract as specified in Campbell Municipal Code Section 3.20.100; 3) authorize the Recreation & Community Services Director to negotiate and execute contract change orders up to and within the allocated contingency; and 4) authorize the Finance Director to perform associated budget adjustments for the E Wing renovation and relocation of Campbell Adult Center Project (No. 25-LL).

Attachment: Resolution - Adult Center Design Contract (Approving and Awarding the Contract to Studio G Architects)

PASSED AND ADOPTED this _____ day of _____ 2025, by the following roll call vote:

AYES: Councilmembers
NOES: Councilmembers
ABSENT: Councilmembers

APPROVED:

_____
Sergio Lopez, Mayor

ATTEST:

_____
Andrea Sanders, City Clerk

Attachment: Resolution - Adult Center Design Contract (Approving and Awarding the Contract to Studio G Architects)

CITY OF CAMPBELL

CONSULTANT SERVICES AGREEMENT

This Agreement is entered into at Campbell, California on the 5th day of March, 2025, by and between the **CITY OF CAMPBELL** (hereinafter referred to as "City") and **Studio G Architects, Inc.** (hereinafter referred to as "Consultant").

WHEREAS, City desires to obtain consulting services for the purpose of renovating and redesigning the E Wing to relocate the Campbell Adult Center; and

WHEREAS, Consultant represents that it has the expertise, means, and ability to redesign the space to meet the needs of the City and its patrons;

NOW, THEREFORE, in consideration of each other's mutual promises, Consultant and City agree as follows:

1. DUTIES OF CONSULTANT

1.1 Consultant agrees to perform services as set forth in Exhibit A - Scope of Services, attached hereto and incorporated herein by reference, and which shall be interpreted together and in harmony with this Agreement. In the event of any conflict between Exhibit A and this Agreement, this Agreement shall govern, control, and take precedence.

1.2 Consultant's project manager will meet with the City's project coordinator prior to commencement of the project to establish a clear understanding of the working relationships, authorities, and management philosophy of City as it relates to this Agreement.

1.3 Consultant, working with the City, will gather available existing information concerning the project, and shall review documents as necessary for compliance with the project's objectives.

1.4 In performance of this Agreement by Consultant, time will be of the essence.

1.5 Notwithstanding Section 1.4, Consultant shall not be responsible for delay caused by activities or factors beyond Consultant's reasonable control, including delays or by reason of strikes, work slow-downs or stoppages, or acts of God.

1.6 Consultant agrees to perform this Agreement in accordance with the highest degree of skill and expertise exercised by members of Consultant's profession working on similar projects under similar circumstances.

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

1.7 Consultant shall cooperate in good faith with City in all aspects of the performance of this Agreement.

1.8 In the course of the performance of this Agreement, Consultant shall act in the City's best interest as it relates to the project.

1.9 All activities of Consultant, its employees, subcontractors and/or agents will be carried out in compliance with all applicable federal, state, and local laws and regulations.

1.10 The designated project manager for Consultant shall be **Denise Forbes**. The Consultant's project manager shall have all the necessary authority to direct technical and professional work within the scope of the Agreement and shall serve as the principal point of contact with the City and the City's project coordinator. The authorized principal of Consultant executing this Agreement for the Consultant shall have authority to make decisions regarding changes in services, termination and other matters related to the performance of this agreement on behalf of Consultant.

1.11 The Consultant (and its employees, agents, representatives, and subconsultants), in the performance of this Agreement, shall act in an independent capacity and not as officers or officials or employees or agents of the City. The City shall not direct the work and means for accomplishment of the services and work to be performed hereunder. The City, however, retains the right to require that work performed by Consultant meet specific standards consistent with the requirements of this Agreement without regard to the manner and means of accomplishment thereof. Subcontractors shall assume all of the rights, obligations and liabilities, applicable to it as an independent contractor hereunder. Consultant represents and warrants that it (i) is fully experienced and properly qualified to perform the class of work and services provided for herein, (ii) has the financial capability and shall finance its own operations required for the performance of the work and services and (iii) is properly equipped and organized to perform the work and services in a competent, timely and proper manner in accordance with the requirements of this Agreement. Consultant agrees to comply with AB5, codified at Labor Code section 2750.3, and shall indemnify, defend and hold harmless the City, its officers, officials, directors, agents representatives, volunteers, and employees against any claim or liability, including attorneys' fees and costs, arising in any manner related to this Agreement that an employee, agent or others under Consultant's supervision or control was misclassified.

1.12 This Agreement contains provisions that permit mutually acceptable changes in the scope, character or complexity of the work if such changes become desirable or necessary as the work progresses. Adjustments to the basis of payment and to the time for performance of the work, if any, shall be established by a written contract amendment (approved and executed by the City) to accommodate the changes in work.

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

2. DUTIES OF CITY

2.1 City shall furnish to Consultant all available and pertinent data and information requested by Consultant to facilitate the preparation of the documents called for in this Agreement. Consultant shall be entitled to reasonably rely on accuracy and completeness of such information, provided that Consultant shall make any additional investigation reasonably necessary to confirm such information and provide City prompt written notice of any known or discovered defects in such data and information.

2.2 City shall provide contract administration services. City shall notify Consultant of required administrative procedures and shall name representatives, if any, authorized to act in its behalf.

2.3 City shall review documents submitted by Consultant and shall render decisions pertaining thereto as promptly as reasonably possible.

3. COMPENSATION

3.1 For the full performance of the services described herein by Consultant, City agrees to compensate Consultant for all services and direct costs associated with the performance of the project in an amount not to exceed **$258,016**, as follows:

a. Once each month, Consultant shall submit for payment by City, an itemized invoice for services performed during the previous billing period. The invoice shall describe the services rendered and the title of the item of work, and shall list labor hours by personnel classification. Said invoice shall be based on all labor and direct expense charges made for work performed on the project. Labor charges shall be in accordance with the fee schedule found in Exhibit A of this Agreement. City shall pay Consultant for services rendered and approved by the City within 30 days from the date the itemized invoice is received by the City, subject to the maximum not to exceed amount specified above and the City's right to object.

b. Direct costs are those outside costs incurred on or directly for the project, and substantiated with invoices for the charges. Direct expenses include printing, reproduction, and delivery charges.

3.2 If Consultant incurs other costs which are not specifically covered by the terms of this Agreement, but which are necessary for performance of Consultant's duties, City may approve payment for said costs if authorized in writing by the City in advance.

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3.3 City may order changes in the scope or character of services in writing, including decreasing the amount of Consultant's services. In the event that the work is decreased, Consultant is entitled to full compensation for all services performed and expenses incurred prior to receipt of notice of change. Under no conditions shall Consultant make any changes to the work, either as additions or deductions, without the prior written order of the City. In the event, that the City determines that a change to the work or services from that specified in this Agreement is required, the contract time and/or actual costs reimbursable by the City for the project may be adjusted by contract amendment or change order to accommodate the changed work. The maximum not to exceed total amount specified in this Article 3 (Compensation) shall not be exceeded, unless authorized by written contract amendment or change order, approved and executed by the City. Consultant shall obtain prior written approval for a revised fee schedule from the City before exceeding such fee schedule. Only City's authorized representative(s) is authorized to approve changes to this Agreement on behalf of City.

3.4 In no event, will the Consultant be reimbursed for any costs or expenses at any rates that exceed the rates for set forth in the fee schedule found in Exhibit A.

3.5 Consultant agrees that the payments to Consultant specified in this Article 3 (Compensation) will constitute full and complete compensation for all obligations assumed by Consultant under this Agreement. Where conflicts regarding compensation may occur, the provisions of this section apply.

4. SUBCONSULTANTS

4.1 Consultant may not subcontract any services required under this Agreement without the prior written consent of the City.

4.2 Consultant shall be responsible to City for the performance of any and all subconsultants who perform work under this contract, and any acts of negligence or misconduct on their part. Consultant is solely responsible for all payments due to subconsultants.

4.3 Consultant shall require and verify that all subcontractors maintain insurance meeting all of the requirements stated herein, including naming the City of Campbell, its officers, officials, directors, agents representatives, volunteers, and employees as additional insureds. Any modification to the insurance requirements for subcontractors must be agreed to by the City in writing.

4.4 If at any time, the City determines any subcontractor is incompetent or unqualified, Consultant will be notified and will be expected to immediately cancel the subcontract.

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5. OWNERSHIP OF DOCUMENTS AND MATERIALS

All original drawings, documents, papers, data, materials, photographs, negatives and other work products prepared by the Consultant and/or its subconsultants in the performance of the services encompassed in this Agreement (whether in printed or electronic format) ("project-related documents and materials") shall be the property of the City and may be used on this project without the consent of the Consultant or its subcontractors. City acknowledges that such drawings, documents, and other items are instruments of professional services intended for use only on the subject project. Consultant agrees that all copyrights which arise from creation of the Project-related documents and materials pursuant to this Agreement shall be vested in the City and waives and relinquishes all claims to copyright or other intellectual property rights in favor of the City. Any project-related documents and materials related to this Agreement shall be confidential, not to be used by the Consultant on other projects or disclosed to any third party, except by agreement in writing by the City, or except as otherwise provided herein. Upon the completion or termination of this Agreement for any reason, the City shall be entitled to receive, and Consultant shall promptly provide to the City upon request, all finished and unfinished project-related documents and materials, produced or gathered by or on behalf of Consultant that are in Consultant's possession, custody or control. Consultant may retain copies of said documents and materials for its files. In the event of termination, any dispute regarding compensation or damages shall not hinder, prevent, or otherwise impact the City's right to promptly receive and use such documents and materials which are the sole and exclusive property of the City.

6. TERMINATION

6.1 Notwithstanding any other provision of this Agreement, City may terminate this Agreement at any time, with or without cause, in its sole discretion, by giving notice in writing to Consultant not less than **30** calendar days prior to an effective termination date. In the event of such termination, Consultant shall have the right and obligation to immediately assemble the work then in progress for the purpose of completing the work and turning over all materials and documents to City.

6.2 In the event of such termination, Consultant shall be compensated for all work and services performed to the point of termination in accordance with the payment provisions set forth in Section 3.1, unless the termination is for cause, in which event Consultant need be compensated only to the extent required by law.

6.3 Upon notice of termination by City, the Consultant will immediately act to not incur any additional obligations, costs or expenses, except as may be reasonably necessary to terminate its activities. All finished or unfinished work or documents procured or produced under the Agreement will become property of the City upon the termination date. In the event of Consultant's failure to perform pursuant to the

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Agreement, the City reserves the right to obtain services elsewhere and Consultant will be liable for the difference between the prices set forth in the terminated Agreement and the actual cost to the City. Termination of the Agreement pursuant to this paragraph shall not relieve the Consultant of any liability to City for additional costs, expenses, or damages sustained by City due to failure of the Consultant to perform pursuant to the Agreement. City may withhold any payments to Consultant for the purpose of set off until such time as the exact amount of damages due City from Consultant is determined. After the effective date of termination, Consultant will have no further claims against the City under the Agreement. No other compensation will be payable for anticipated profit on unperformed services.

7. AUDIT AND INSPECTION

Consultant shall permit authorized representatives of City to inspect and audit all data and records relating to its performance under this Agreement for a period of three years following acceptance of the final study.

8. EQUAL EMPLOYMENT OPPORTUNITY

Consultant agrees to refrain from discriminatory employment practices on the basis of race, religious creed, color, sex, national origin, handicap, sexual orientation, marital status, medical condition, disability, ancestry, organizational affiliation, military or veteran status, or any other consideration made unlawful by local, State or Federal law, of any employee of, or applicant for employment with, such Consultant or subcontractor. City requires Consultant to comply with all applicable Federal and State and local equal employment opportunity laws and regulations.

9. INSURANCE AND INDEMNIFICATION

9.1 With respect to any design professional services provided by Consultant, the Consultant agrees to indemnify, and hold harmless the City, its officers, and employees to the fullest extent allowed by law from any and all claims, actions, causes of action, damages, liabilities and losses, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, except for any claims, actions, causes of action, losses, damages or liabilities proximately caused by the sole negligence or willful misconduct of City. City shall not be liable for acts of Consultant in performing services described herein. Notwithstanding anything in this paragraph to the contrary, any defense costs charged to the design professional under this paragraph shall not exceed the design professional's proportionate percentage of fault, except:

a. That in the event one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, the design professional shall meet and confer with the other parties regarding unpaid defense costs in good faith effort to agree on the allocation of those costs amongst the parties; and

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b. Where a project-specific general liability policy insures all project participants for general liability exposures on a primary basis and also covers all design professionals for their legal liability arising out of their professional services on a primary basis, then there shall be no limitation on the design professional's duty to provide a defense and cover the City's cost of defense.

With respect to all matters other than those covered by the foregoing paragraph, Consultant agrees to indemnify, defend (with counsel reasonably satisfactory to the City) and hold harmless the City, its officers, officials, directors, agents representatives, volunteers, and employees to the fullest extent allowed by law from and against any and all claims, actions, causes of action, losses, damages, liabilities and costs of every nature, including attorneys' fees and costs (collectively, "Losses") including but not limited to all claims, actions, causes of action, losses, damages, liabilities for property damage, bodily injury, or death, and all costs of defending any claim, caused by or arising out of, or alleged to have been caused by or arise out of, in whole or in part, Consultant's performance under this Agreement, except for any claims, actions, causes of action, losses, damages, costs or liabilities proximately caused by the sole negligence or willful misconduct of City. City shall not be liable for acts of Consultant in performing services described herein.

In no event shall this section be construed to require indemnification by the Consultant to a greater extent than permitted under the public policy of the State of California; and in the event that this contract is subject to California Civil Code section 2782(b), the foregoing indemnity provisions shall not apply to any liability for the active negligence of the City.

The defense and indemnity provisions obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by the insurance obligations contained in this Agreement. The foregoing indemnity provisions are intended to fully allocate the parties' risk of liability to third-parties; and there shall be no rights to indemnity or contribution, in law or equity or otherwise between the parties that are not set forth in this section. Consultant waives all rights to subrogation for any matters covered by the provisions of this section. Consultant's responsibility for such defense and indemnity obligations as set forth in this section shall survive the termination or completion of this Agreement for the full period of time allowed by law.

9.2 Consultant shall maintain insurance conforming to the following specifications to the fullest amount allowed by law for a minimum of three (3) years following the termination or completion of this Agreement:

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A. **Types of Coverage**

The policies shall afford the following types of coverage:

1. Commercial General Liability;

2. Automotive;

3. Workers' Compensation and Employer Liability; and

4. Professional Liability and/or Errors and Omissions

B. **Minimum Scope of Insurance**

Coverage shall be at least as broad as:

1. For Commercial General Liability: Insurance Services Office (ISO) CGL Form 00 01 11 85; and

2. For Automotive Liability: ISO CA 00 01 06 92 including symbol 1(any auto); and

3. For Workers' Compensation: insurance as required by the Labor Code of the State of California and Employer's Liability insurance; and

4. For Professional Liability and/or Errors and Omissions: insurance covering negligence committed by or on behalf of Consultant in rendering services to City.

C. **Minimum Limits of Insurance**

Consultant shall maintain limits no less than:

1. General Liability: $1,000,000 combined single limit per occurrence for bodily, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

3. Workers' Compensation and Employer's Liability: Workers' Compensation limits as required by the Labor Code of the State of California and Employer's Liability limits of $1,000,000 per accident. The Worker's Compensation policy must be endorsed with a waiver of subrogation in favor of

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the City for all work performed by the Consultant and its employees.

4. Professional Liability and/or Errors and Omissions: $1,000,000 per claim and $2,000,000 in the annual aggregate.

The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City (as agreed to in this Agreement) before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

D. **Deductible and Self-Insured Retention**

Any deductibles or self-insured retention must be declared to and approved by the City, and shall not reduce the limits of liability. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respects the City, its agents, officers, attorneys, employees, officials and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses related to investigations, claim administration, and defense expenses. Policies containing any self-insured retention provision shall provide or be endorsed to provide that the self-insured retention may be satisfied by either the named insured or the City.

E. **Other Insurance Provisions**

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverage:

a. The City, its agents, officers, attorneys, employees, officials and volunteers are to be covered as additional insureds as respects: liability arising out of this Agreement performed by or on behalf of the Consultant, products and completed operations of the Consultant, premises owned, occupied or used by the Consultant, or automobiles owned, leased, hired or borrowed by the Consultant. It is a requirement of this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits set forth in this Agreement shall be available to the City as an additional insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured, whichever is affords greater coverage.

b. The Consultant's insurance coverage shall be primary

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insurance as respects the City, its agents, officers, attorneys, employees, officials and volunteers. Any insurance or self-insurance maintained by the City, its agents, officers, attorneys, employees, officials and volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its agents, officers, attorneys, employees, officials, and volunteers.

d. The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought except with respect to the limits of the insurer's liability.

2. Workers' Compensation and Employer's Liability Coverage: The insurer shall agree to waive all rights of subrogation against the City, its agents, officers, attorneys, employees, officials, and volunteers for losses arising from work performed by the Consultant for the City.

3. All Coverages: Any unintentional failure to comply with reporting provisions of the policies shall not affect coverage provided to the City; and unless otherwise approved by the City, each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice by regular mail has been given to the City, or ten (10) days for cancellation for non-payment of premium.

F. **Suspension or Cancellation**

If any of the coverages required by this Agreement should be suspended, voided, cancelled or reduced in coverage during the term of this Agreement, Consultant shall immediately notify City and replace such coverage with another policy meeting the requirements of this Agreement.

G. **Subcontractors**

Consultant agrees that any and all contracts with subcontractors for performance of any matter under this Agreement shall require the subcontractors to comply with the same indemnity and insurance requirements set forth in this Agreement to the extent that they apply to the scope of the subcontractors' work. Subcontractors are to be bound to contractor and to City in the same manner and to the same extent as the Consultant is bound to City under this Agreement. Subcontractors shall further agree to include these same provisions with any sub-subcontractor. A copy of this Agreement will be furnished to the subcontractor on request. The Consultant shall require all subcontractors to provide a valid certificate of insurance and the required endorsements

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included in the Agreement prior to commencing any work, and will provide proof of compliance to the City.

H. **Acceptability of Insurers**

Without limiting Consultant's indemnification provided hereunder, the policies of insurance listed in Article 9.2 of this Agreement are to be issued by an issuer with a current A.M. Best Rating of A:V and who is authorized to transact business in the State of California, unless otherwise approved by the City.

I. **Verification of Coverage**

Consultant shall furnish the City with endorsements and certificates of insurance evidencing coverage required by this clause. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms acceptable to the City. Where required by statue, forms approved by the Insurance Commissioner are to be submitted. All certificates are to be received and approved by the City before work commences.

J. **Special Risks/Circumstances**

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances and provide notice to Consultant.

10. **MISCELLANEOUS**

10.1 This Agreement shall be binding on the heirs, executors, assigns and successors of Consultant.

10.2 Neither party may assign this Agreement, or any portion hereof, without the prior written consent of the other.

10.3 This Agreement shall not be construed to alter, affect, or waive any lien or stop notice rights, which Consultant may have for the performance of services pursuant to this Agreement.

10.4 Neither party's waiver of any term, condition or covenant, or breach of any term, condition or covenant shall be construed as the waiver of any other term, condition or covenant or waiver of the breach of any other term, condition or covenant.

10.5 This Agreement contains the entire Agreement between City and Consultant relating to the project and the provision of services to the project. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force or effect. Subsequent modifications to this Agreement shall be in writing and signed by both City and Consultant.

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10.6 If any term, condition or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding on City and Consultant.

10.7 This Agreement shall be governed and construed in accordance with the laws of the State of California.

10.8 All changes or amendments to this Agreement must be in writing and approved by all parties.

10.9 The initial contract term shall commence upon execution of the contract by the City and shall be for a **one** year period, unless terminated sooner in accordance with the contract. Any extension of the Agreement shall be mutually agreed upon in writing and shall require an amendment to the Agreement signed by both parties.

10.10 Consultant owes the City a duty of undivided loyalty in performing the work and services under this Agreement, including, but not limited to, the obligation to refrain from having economic interests and/or participating in activities that conflict with the City's interests in respect to the work and/or services and project. The Consultant shall list current clients who may have a financial interest in the outcome of this Agreement. The Consultant hereby certifies that it does not now have, nor shall it acquire any financial or business interest that would conflict with the performance of services under this agreement. Consultant shall not make or participate in making or in any way attempt to use Consultant's position to influence a governmental decision in which Consultant knows or has reason to know Consultant has a direct or indirect financial interest other than the compensation promised by this Agreement. Consultant will immediately advise the City if Consultant learns of a financial interest of Consultant's during the term of this Agreement.

10.11 City is a public agency subject to the disclosure requirements of the California Public Records Act ("CPRA"). If Consultant's proprietary information is contained in documents or information submitted to City, and Consultant claims that such information falls within one or more CPRA exemptions, Consultant must clearly mark such information "Confidential and Proprietary," and identify the specific lines containing the information. In the event of a request for such information, City will make best efforts to provide notice to Consultant prior to such disclosure. If Consultant contends that any documents are exempt from the CPRA and wishes to prevent disclosure, it is required to obtain a protective order, injunctive relief or other appropriate remedy from a court of law in Santa Clara County before the City is required to respond to the CPRA request. If Consultant fails to obtain such remedy within the time the City is required to respond to the CPRA request, City may disclose the requested information without any liability to Consultant. Consultant further agrees that it shall defend, indemnify and hold City harmless against any claim, action or litigation (including but not limited to all judgments, costs, and attorney's fees) that may result from denial by City of a CPRA request for information arising from any representation, or any action (or inaction), by the Consultant.

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10.12 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by an act of God, natural disaster, pandemic, acts of terrorism, war, or other peril, which is beyond the reasonable control of the affected party and without the negligence of the respective Parties. Each party hereto shall give notice promptly to the other of the nature and extent of any Force Majeure claimed to delay, hinder or prevent performance of the services under this Agreement. Each Party will, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and will, upon the cessation of the cause, diligently pursue performance of its obligations in this Agreement. In the event either party is prevented or delayed in the performance of its respective obligation by reason of such Force Majeure, there may be an equitable adjustment of the schedule and Consultant compensation based on City's sole discretion.

10.13 Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

10.14 Consultant warrants that Consultant, its subcontractors and/or agents (if any) has/have complied with any and all federal, state, and local licensing requirements

10.15 Each party acknowledges that it has reviewed this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

10.16 The signatories to this Agreement warrant and represent that each is authorized to execute this Agreement and that their respective signatures serve to legally obligate their respective representatives, agents, successors and assigns to comply with the provisions of this Agreement.

10.17 This Agreement is entered into, and to be performed in Santa Clara County, California, and any action arising out of or related to this Agreement shall be maintained in a court of appropriate jurisdiction in Santa Clara County, California.

10.18 This Agreement may be executed in counterparts which shall, in the aggregate, be deemed an original but all of which, together, shall constitute one and the same instrument. A scanned, electronic, facsimile or other copy of a party's signature shall be accepted and valid as an original.

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11. **NOTICES**

Notices required under this Agreement may be delivered by first class mail addressed to the appropriate party at one of the following addresses:

CITY: City of Campbell
Attention: Natasha Bissell
1 W. Campbell Ave. #C-31
Campbell, CA 95008

CONSULTANT: Studio G Architects, Inc
Attention: Kelly Simcox, Principal Architect
299 Bassett Street, Suite 250
San Jose, CA 95110

[SIGNATURES ON FOLLOWING PAGE]

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Having read and understood the foregoing Agreement, the undersigned parties agree to be bound hereby:

CONSULTANT

By_____

Title____Principal Architect_____

CITY OF CAMPBELL

By_____

Title___City Manager_____

Approved as to Form

_____
City Attorney

Exhibit A - Scope of Services and Fees

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

SCOPE OF SERVICES

STUDIO G ARCHITECTS, INC. shall provide the following professional Architectural Services for the Project:

10 PRE-DESIGN

At the outset we believe it is important to brainstorm the key approaches and concepts together, and to carry out appropriate discovery and data collection activities, establishing clear goals and success criteria for the project.

- Initial project kickoff meeting with City Staff to identify goals, priorities, process, and success criteria for the project.
- Review available information about the client's mission and organization.
- Review and validation of Client provided programing documentation to define program requirements in detail to provide a basis for design.
- Documentation of project goals and success criteria
- Field verification of existing conditions in areas of work including path of travel and parking, to support working base plan and design concepts creation.
- Create base plan per field verification. Note that only the areas within Building E on this campus will be site verified.
- Provide a restroom fixture count based on the size and use to determine the min. number of fixtures needed.
- Meet with City Staff and Adult Center users to gather program information for the upgraded facility and any Milestones or project phasing needed.
- 2 meetings estimated.
- Create meeting notes and distribute.
- Civil consultant to visit site and survey approved areas to create a site plan for use on the project and to identify the existing grades at the location of the planned new building entrance.

20 SCHEMATIC DESIGN

The essence of this phase is the development of new designs for the key elements of the project. These will be documented to support efficient review and decision-making.

- Preparation of up to 3 iterations of the design concepts for key areas in the space, based upon the characteristics of the selected building, the client's standards, desires, and preferences.
- Design in 2D and 3D to facilitate design review and approval. Elements such as the new entrance will be presented in 3D.
- Presentation of design concepts for Client and Adult Center users review (up to 3 presentations / review meetings)
- Final presentation of schematic design content for Client
- Refine concepts and documents based on Client review to create an approved Schematic Design Package document. Assume 2 rounds of minor revisions. Minor is defined as 25% of total square footage.
- Create a project work plan listing the primary members of the delivery team and all sub-consultants with dates and descriptions of tasks.
- 3 meetings estimated.
- Create meeting notes and distribute.

At the end of this design phase, Schematic Design deliverables shall include the following:

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Schematic Design Package illustrating the architectural concept(s) including:

- Floor plans showing the layouts for the Adult Center in Building E.
- A 3d view of the new entrance design.
- A list of items that are to be incorporated into the plans during the Design Development phase.
- Outline Specifications describing the type and quality of Building Systems

30 DESIGN DEVELOPMENT

The essence of this phase is the development of a documentation set that will further define the approved schematic design.

- Coordination of drawings and design issues with Studio G design team consultants.
- Cover sheet identifying project location, zoning, construction type, existing and proposed building area, applicable code, and general notes.
- Partial Site plan showing accessible parking, and required path of travel to the public right of way.
- Plan identifying code compliant path of travel and accessibility.
- Floor plans: demolition and proposed plans.
- Finish material schedule.
- Reflected ceiling plans: demolition and proposed plans.
- Proposed interior elevations.
- Sections and details, as needed to illustrate design concept.
- Create mood boards of the selected and approved finishes
- 2 meetings estimated.
- Create meeting notes and distribute.
- Provide a summary of task including meeting minutes/ROM pricing and project schedule.

At the end of this Design Development phase, Deliverables shall include the following:

1. A Design Development set including:
    - Site Plan showing Path of travel
    - Exterior elevations and 3d rendering of exterior entry
    - Material selections and samples for all exterior finishes
    - Existing & Proposed Floor plans & Reflected Ceiling Plans
2. A Planning Set for city review. Refer to phase: 40 Entitlement/Planning for additional activities
3. A bid set for use in preliminary pricing exercises. Refer to phase: 70 Bidding for additional activities

40 ENTITLEMENT/PLANNING

Upon client's request, design development drawings will be submitted to the city for planning department review. Scope of work for this task includes:

- Administer the planning review process. We assume this will be reviewed at a staff level.
- Prepare a select number of perspective renderings (in house Sketchup generated)
- Prepare material and finish board(s) per city requirements
- Prepare and coordinate necessary paperwork & applications
- Electronically submit a planning set to the city's Planning Department for review
- Revise design accordingly per plan check comments and respond to comments. We assume (1) round of comments
- Re-submit to the Planning Department. We assume (1) resubmission

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50 CONSTRUCTION DOCUMENTS

Upon approval of design development, construction documents will be prepared as required for the city permit and construction. Construction Documents will have progressive submittals at 30%, 60%, 90% and 100% and include:

- Architectural site plan identifying accessible path of travel.
- Exiting Plan, demolition Plans, floor Plans
- Reflected ceiling Plans.
- Enlarged plans as applicable.
- Interior elevations as applicable
- Finish plans and schedules.
- Door and hardware schedule
- Window schedule
- Sections and details as applicable
- Consultant coordination
- CalGreen requirements
- Construction cost estimates
- Specifications
- 1 meeting estimated not inc. weekly project meetings.
- Create meeting notes and distribute.
- Provide a summary of task including meeting minutes/ROM pricing and project schedule.

At the end of this Construction Document phase, deliverables shall include the following:
Construction Document set including architectural and consultant drawings for permit submittal.

Please Note: Rework to drawings due to extensive value engineering changes is not included in this proposal.

60 PERMITS & APPROVALS

Upon client's request, construction drawings will be submitted to the City of Campbell for building department review. Activities for this phase include:

- Schedule and submit a set for all proposed work, to the city's building department for review.
- Respond to plan check comments. We assume (1) round of comments.
- Update drawings to respond to city comments. Coordinate city comment responses with consultants.

70 BIDDING & PRICING

It is our assumption that this project will involve preliminary pricing after Design Development and potentially a traditional bid process upon completion of Construction Drawings. STUDIO G ARCHITECTS, INC., will support the Client in this process as follows:

- Issue pricing set.
- Attend a bid walk.
- Respond to requests for information (RFIs)
- Issue addenda clarifications.

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80 CONSTRUCTION ADMINISTRATION

The goal for this phase is to continue collaborating with the General Contractor and Subcontractors to meet the project goals through the following activities:

Review construction schedule and consult with the project team on goals, milestones and deadlines.
Provide interpretations and clarifications to ensure conformance with the construction documents.
Review submittals, shop drawings, and samples for conformance with construction drawings.
Review of change orders.
Review and certify progress payments.
Participate in a final walkthrough at substantial completion, prepare and issue a punch list.
Attend weekly project meetings, including regular construction observation as needed.
Construction duration of (24) weeks is assumed for this phase

200 CIVIL

STUDIO G ARCHITECTS will retain the services of civil engineer to provide necessary drawings and documents for this this project.

See copy of KIER +WRIGHT_Fee Proposal/ Service Agreement dated 01/09/2025 is attached as **"Exhibit #1"** which details their proposed scope of work and services

202 STRUCTURAL

STUDIO G ARCHITECTS will retain the services of a structural engineer to provide necessary drawings and documents for this this project.

See copy of STRUCTURAL ENGINEERS INC (SEI) dated 12/05/2024 is attached as **"Exhibit #2"** which details their proposed scope of work and services

203 MEP

STUDIO G ARCHITECTS will retain the services of mechanical/electrical/plumbing engineer to provide necessary drawings and documents for this this project.

See copy of ALPHATECH Fee Proposal/ Service Agreement dated 01/09/2025 is attached as **"Exhibit #3"** which details their proposed scope of work and services and is made part of this Agreement.

206 ESTIMATOR

STUDIO G ARCHITECTS will retain the services of an estimator to provide necessary estimates for this project.

See copy of CUMMINGS GROUP_Fee Proposal/ Service Agreement dated 01/07/2025 is attached as **"Exhibit #4"** which details their proposed scope of work and services.

207 SPECIFICATIONS

STUDIO G ARCHITECTS will retain the services of a specifications writer to provide necessary specification documents for this this project.

See copy of BYUN PARTNERS Fee Proposal/ Service Agreement dated 12/05/2024 is attached as **"Exhibit #5"** which details their proposed scope of work and services

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

COMPENSATION

STUDIO G ARCHITECTS, INC. will perform the professional services and provide the defined deliverables associated with the scope of work identified above for the stipulated amounts shown below, to be billed monthly on a percentage complete basis. Reimbursable fees are to be billed in addition to the labor fee. The following represents a breakdown of our proposed fee by phase:

PHASE	BILLING		FEE
10 Pre-Design	Fixed Fee		$7,454
20 Schematic Design	Fixed Fee		$13,316
30 Design Development	Fixed Fee		$19,849
40 Entitlement / Planning	Fixed Fee		$4,606
50 Construction Drawings	Fixed Fee		$34,673
60 Permits & Approvals	Fixed Fee		$7,035
70 Bidding	Fixed Fee		$5,320
80 Construction Administration	Fixed Fee		$27,360
Total Architectural Fee:			**$119,613.00**
Reimbursables	T&M	(Estimate)	$5,980
Consultants			
Civil – Kier + Wright			$34,960
Structural - SEI			$13,800
MEP - Alphatech			$40,193
Estimator – Cummings Group			$31,970
Specifications – Byun Partners			$11,500
Total Consultant Fee:			**$132,423.00**

Reimbursable expenses estimated to 5% of the overall fee.

The standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be the current rate set by the IRS.

Reimbursable expenses include: government agencies plan review fees; express courier service; large format printing; and other direct expenses incurred in performing Work on this project. The fee for these expenses shall be the actual expense +15%.

Consultant Fee includes a 15% markup.

Hourly rates are documented in our standard Terms and Conditions.

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

Our goal in preparing this proposal has been to provide as comprehensive a commitment to the project as possible. We believe this to be a full account of the tasks required to complete the project as currently defined.

However, if STUDIO G ARCHITECTS, INC. is required to perform any services in addition to those described in this Agreement, whether by reason of substantial changes ordered by the Client, or for any reason beyond STUDIO G ARCHITECTS, INC.'S reasonable control, STUDIO G ARCHITECTS, INC. will be entitled to receive payment for such additional services in accordance with rates provided for additional services under the Proposal. STUDIO G ARCHITECTS, INC. will not be obligated to perform these additional services until it receives authorization in writing from the Client.

Please find attached a copy of our standard Terms and Conditions, including our hourly rate schedule. Upon your review and acceptance, please forward a signed copy of this proposal to my attention at my email address: kelly@studiogarchitectsinc.com

Should you have any questions, or if I can be of further assistance, feel free to contact me at any time. STUDIO G ARCHITECTS, INC. is very appreciative of the opportunity to work with you, and as such is open to discussing this proposal and services relative to your needs. This proposal is valid for 30 days. Thank you for the opportunity to provide a proposal for your project.

Sincerely,

Kelly Simcox
Principal Architect
STUDIO G ARCHITECTS, INC.

ACCEPTED BY:

		Studio G Architects, Inc.	
Company Name		**Company Name**	
			01/10/2025
Signature	**Date**	**Signature**	**Date**
		Kelly Simcox	
Name		**Name**	
		Principal Architect	
Title		**Title**	

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

299 Bassett St #250,
San José, CA 95110
408.283.0100

EXCLUSIONS

The following items are not part of Basic Services, but may be provided as an Additional Service if requested and authorized by the Client:

- Acoustical design and vibration analysis
- Alta boundary, topographic and utility survey
- Arborist report
- Archeological site assessment
- Architectural Review Committee submittals
- Audio / visual design
- Commercial kitchen design
- Commissioning
- Construction documents for offsite improvements
- Contamination mitigation
- Contamination or hazardous material location identification
- Dry utility design services
- Energy evaluation and conservation studies
- Environmental impact reports
- Equipment Plans – existing and new
- Existing condition high definition laser scanning
- Fees – city, county, permit regulatory, LEED registration
- Field survey and scanning of the roof
- Fire alarm, telecom / data
- Fire protection engineering
- Fire sprinkler system
- Full boundary and topographic survey
- Furnishings, fixtures and equipment
- Geological survey
- Hazardous material / chemical consultant
- Historic report
- Historic committee submittals
- Landscape Architecture
- Lead and Asbestos survey
- LEED checklist (if required, LEED consultant must be contracted)
- Legal description
- Life Safety design
- Lighting design
- Mapping: Parcel Map, Lot Merger, Plat and Descriptions
- Mold abatement
- Noise report
- Offsite street improvement plan
- Photorealistic renderings
- Planning department submittals or review
- Process engineering
- Record documents
- Regional Health Department permitting of cooking facilities
- Security system design
- Seismic analysis and engineering
- Signage permits and construction documents
- Site lighting
- Site survey
- Soil testing data and foundation recommendations
- Storm water pollution plan
- Telecommunications, telephone, data network design
- Title 24 building envelope energy calculations
- Title report
- Traffic study / report
- Tree removal applications
- Utility extension plans
- Value engineering
- Work due to constructed conditions not in accordance with contract documents
- Work due to existing conditions uncovered during construction

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

CLIENT REQUIREMENTS

1. The Client will provide STUDIO G ARCHITECTS access to the site and existing facilities for field and inventory activities.
2. The Client shall designate a representative authorized to act on the Client's behalf with respect to the Project.
3. The Client or such designated representative shall render decisions in a timely manner pertaining to documents submitted by STUDIO G ARCHITECTS in order to avoid unreasonable delay in the orderly and sequential progress of STUDIO G ARCHITECTS services.
4. The Client shall provide full information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Client's objectives, schedule, constraints and criteria, including space requirements and relationships.
5. The Client shall provide copies of existing construction documents, exhibits, records and data pertinent to the project.
6. The Client will provide sign-offs in accordance with scope of work and schedule requirements.
7. The Client shall furnish the services of consultants when such services are requested by STUDIO G ARCHITECTS, INC. and are reasonably required by the scope of the Project.
8. The services, information, surveys and reports required by the Project will be furnished at the Client's expense, and STUDIO G ARCHITECTS shall be entitled to rely upon the accuracy and completeness thereof.
9. The Client shall furnish structural, mechanical, and chemical tests; tests for air and water pollution; tests for hazardous materials; and other laboratory and environmental tests, inspections and reports required by law or the Contract Documents.
10. The Client shall provide prompt written notice to STUDIO G ARCHITECTS if the Client becomes aware of any fault or defect in the Project, including any errors, omissions or inconsistencies in STUDIO G ARCHITECTS, INC. documentation.
11. The Client will pay for all City and other miscellaneous fees required to submit and complete the Project.

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

ASSUMPTIONS

1. All existing site conditions and accessible parking spaces are assumed to conform with current code compliance, including accessible parking, accessible walkways and accessible public walkways. No modification to any existing accessible parking and Path of Travel is included in our scope of work. If any non-conformities are found, STUDIO G ARCHITECTS shall issue an add service to meet code requirements.

2. We cannot provide the size, location or capacity of any Structural, Mechanical, Plumbing, or Electrical information on the systems of the facility. Upon completion of the Architectural review and inventory of the facility, all disciplines may use the architectural review as a basis for development of their own respective reviews.

3. The architectural site plan will be limited to information required for exiting, path of travel to the public right of way, and accessible parking for pricing and planning purposes.

4. Design and permitting for building addresses, monuments, wayfinding or super graphics are not included in this proposal and must be submitted under a separate permit to the city by others.

5. We assume proposed use is allowed per current zoning and applicable Code and City amendment requirements. If proposed use triggers a 'change in use', additional submittals or documentation required would be considered additional services and are not included in this proposal at this time.

6. Should any construction begin prior to obtaining a Building Permit, the Client acknowledges that the Construction is at risk. The possibility of redesign and modification to the in-place construction is a possibility.

7. Rework to drawings due to extensive value engineering changes is not included in this proposal.

8. Additional meetings beyond those specified, shall be attended per Client's request, and billed on an hourly basis per our Hourly Rate Schedule below.

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

TERMS AND CONDITIONS

Capitalized words are defined in the Definitions section at the end of this Terms and Conditions.

BILLING

Progress invoicing is monthly and payment is expected within 30 days of the date of the invoice. All fees unpaid after 60 days will accrue interest at a rate of 1 1/2% per month (18% per annum). If any amounts due under this contract remain unpaid for a period of 60 days beyond the date of invoice, Architect reserves the right upon 5 days' written notice to cease all work under this Agreement until any and all invoices are paid in full. Additionally, if the client has had, on more than one occasion, invoices that have been in excess of 60 days, the Architect may, with seven days' written notice, terminate this Agreement.

HOURLY RATES (2023)

Principal	$250.00
Director	$215.00
Senior Project Architect	$190.00
Project Architect	$180.00
Senior Project Manager	$190.00
Project Manager	$175.00
Senior Designer	$175.00
Senior Job Captain	$160.00
Job Captain	$145.00
Intermediate Designer	$135.00
Designer	$125.00
Administrative Support	$100.00

ADA COMPLIANCE

The Americans with Disabilities Act (ADA) requires the removal of architectural barriers in existing facilities where removal is readily achievable. The Client acknowledges that the definition of "readily achievable" contained in the ADA is flexible and subject to interpretation on a case-by-case basis. The requirements of the ADA will therefore be subject to various and possible contradictory interpretations. STUDIO G ARCHITECTS, INC. will use its reasonable professional efforts and judgment to interpret applicable ADA requirements and to advise the Client as to the modifications to the Client's facility that may be required to comply with the ADA. STUDIO G ARCHITECTS, INC. cannot and does not warrant or guarantee that the Client's facility will fully comply with interpretations of ADA requirements by regulatory bodies or court decisions.

OWNERSHIP OF DOCUMENTS

The Client acknowledges and agrees that the Documents may be used only for this Project. The parties agree that the Design Team will be the author of the Documents and will retain all common law, statutory and other reserved rights, including copyright. Upon request, the Client will be provided with reproducible copies of the Documents.

The Client will not use or authorize any person to use the Documents for anything other than the Project. The Client will indemnify and hold harmless the Design Team, its officers, directors, employees, agents, contractors, sub-contractors, consultants and sub-consultants against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of the unauthorized use of the Documents.

CONSTRUCTION ADMINISTRATION

The Consultant shall visit the site at intervals appropriate to the stage of construction, or as otherwise agreed in writing by the Client in order to observe the progress and the quality of the Work completed by the Contractor. Such visits are not intended to be an exhaustive check or a detailed inspection of the Contractor's work but

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

rather are to allow the Architect, as an experienced professional, to become generally familiar with the Work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents. STUDIO G ARCHITECTS, INC. understands that the plans will be developed for a knowledgeable contractor. Construction administration by an Architect or an independent inspector is necessary to achieve satisfactory results. If the client chooses not to include Construction Administration as part of STUDIO G ARCHITECTS, INC.'s Scope of Services, the client will defend, indemnify, and hold harmless, STUDIO G ARCHITECTS, INC. from any demand, claim, action or proceeding whatsoever, including but not limited to all payments, expenses, or cost involved, arising from or alleged to have arisen from the contractor's work to conform to the design intent and the contract documents.

ASSIGNMENT

Neither party to this Agreement will transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

WAIVERS

No act, failure, or delay by any party will constitute a waiver of any of its rights and remedies. Each party will retain the right to enforce any provision of this Agreement.

LIMITATION OF LIABILITY

In recognition of the relative risks and benefits of the Project to both the Client and the Design Team, the total aggregate liability of the Design Team to the Client and to all construction contractors and sub-contractors on the Project for any and all claims, losses, costs, expenses or damages of any nature whatsoever arising out of or in any way connected with the performance of this Agreement or the services provided under this Agreement is hereby limited to $100,000 or the amount paid by the Client under this Agreement, whichever is less. This limitation applies to all liability, including, but not limited to, negligence, professional errors or omissions, strict liability, breach of contract or warranty claims.

The Client will, to the fullest extent permitted by law and subject to the limit set for in the previous paragraph, indemnify and hold harmless the Design Team and its officers, directors, employees, agents, contractors, sub-contractors, consultants and sub-consultants from all losses, claims, demands, damages, assessments, reasonable attorney's fees, costs and expenses arising out of or in any way connected with the performance of this Agreement by the Design Team except to the extent such damages, liabilities or costs are caused by the sole negligence or willful misconduct of the Design Team or any of its members.

The Design Team will not be responsible for, have authority over, or be subject to any liability for construction, construction supervision or observation of construction means, methods, techniques, or safety measures.

SEVERABILITY

If any provision of this Agreement is held to be invalid or unenforceable, the remainder of the provisions will remain in full force and effect.

COMPLIANCE WITH LAWS

The Client and STUDIO G ARCHITECTS, INC. shall comply with the provisions of the applicable federal, state, county and local laws, ordinances, regulations and codes.

NOTICES

Any notice, demand or request required or permitted to be given under the provisions of this Agreement must be in writing and will be deemed to have been duly delivered on the date of personal delivery or on the date of mailing if mailed by registered or certified mail, postage prepaid and return receipt requested to the other party

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

at the address set forth in this Agreement, unless either party gives written notice to the other party of a change of address.

FORCE MAJEURE

Neither party will be liable for delays or failure to meet its obligations under this Agreement due to causes beyond the party's reasonable control, provided the non-performing party promptly notifies the other party of the nonperformance and takes all reasonable steps to recommence performance promptly.

SURVIVAL

Notwithstanding anything else in this Agreement, all rights and obligations of the parties, specifically including, but not limited to, those set forth in the Section entitled "Ownership of Documents" and any other terms, which by the specific language or by reasonable implication are to continue beyond the term of this Agreement, will survive the expiration or termination of this Agreement.

APPLICABLE LAW

This Agreement will be governed by and construed in accordance with the laws of the State of California.

HAZARDOUS MATERIALS

It is acknowledged by both parties that the services to be provided by STUDIO G ARCHITECTS, INC. under this Agreement do not include any services related to asbestos or hazardous or toxic materials. In the event STUDIO G ARCHITECTS, INC. or any other party encounters asbestos or hazardous or toxic materials at the Project site, or it becomes known in any way that such materials may be present at the Project site or any adjacent areas that may affect the performance of STUDIO G ARCHITECTS, INC.'s service, STUDIO G ARCHITECTS, INC. may, at its option and without liability for consequential or any other damages, suspend performance of its services on the Project until the Client retains appropriate specialty consultants or contractors to identify, abate and/or remove the asbestos, hazardous, or toxic materials, and such specialty consultants or contractors warrant in writing that the Project site is in full compliance with applicable laws and regulations.

WARRANTY OF CONDITIONS

STUDIO G ARCHITECTS, INC. will not be required to execute any document that would result in the certifying, guaranteeing and warranting of concealed conditions whose existence cannot be ascertained by STUDIO G ARCHITECTS, INC. at the Project site.

CHANGES AND ADDITIONAL SERVICES

If STUDIO G ARCHITECTS, INC. is required to perform any services in addition to those described in this Agreement, whether by reason of substantial changes ordered by the Client, or for any reason beyond STUDIO G ARCHITECTS, INC.'s reasonable control, STUDIO G ARCHITECTS, INC. will be entitled to receive payment for such additional services in accordance with rates provided for additional services under the Proposal. STUDIO G ARCHITECTS, INC. will not be obligated to perform these additional services until it receives authorization in writing from the Client.

CALIFORNIA ARCHITECTURAL REGISTRATION

Pursuant to the California Architectural Practice Act, Business & Professions Code Section 5536.22, any contract for architectural services must contain the name and license number of the architect providing the architectural services.

The following architects, who are licensed in good standing in the State of California, may be providing services on the Project, and may seal and sign any required documentation:

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

Kelly A. Simcox License # C-27062 Expires 01-15-25

Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834.

MEDIATION

The Parties agree to mediate any dispute or claim arising between them out of this Agreement, except for the nonpayment of any invoice by the Client, before resorting to any legal or equitable action or proceeding. The mediation shall be conducted through JAMS at the office closest to the Project site, or if otherwise mutually agreed to by the Parties, through any other mediator or mediation provider or service. Mediation fees shall be divided equally among the Parties involved, and shall be recoverable under the prevailing party attorney fees clause. If, for any dispute or claim to which this paragraph applies, any Party (i) commences an action or proceeding without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that Party shall not be entitled to recover attorney fees, even if they would otherwise be available to that Party in any such action or proceeding.

The Client and STUDIO G ARCHITECTS, INC. further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants to include a similar mediation provision in all agreements with sub-contractors, sub-consultants, suppliers or fabricators so retained.

ATTORNEY'S FEES

For any dispute arising out of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and costs, including its experts fees and costs, if any. For the nonpayment of any invoice, STUDIO G ARCHITECTS, INC. shall be entitled to recover its attorney's fees and costs related to the collection of payment even if no action or proceeding is filed.

TERMINATION

Either party may terminate this Agreement at any time with or without cause upon giving the other party seven calendar days prior written notice. The Client will within 30 calendar days of termination pay STUDIO G ARCHITECTS, INC. for all services rendered and all costs incurred up to the date of termination, in accordance with the Billing provisions of this Agreement.

COMPLETE AGREEMENTS

The Agreement constitutes the entire agreement between the parties pertaining to the subject matter of this Agreement. This Agreement supersedes and cancels all prior oral and written agreements between the parties with respect to this subject matter. This Agreement may not be changed in any way except by an instrument in writing signed by both parties. No representations or statements of any kind made by a representative of either party, which are not stated herein, will be binding on that party.

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

DEFINITIONS

The following terms are defined below and will have that meaning throughout the Agreement:

"Agreement" will mean the Proposal and these Terms and Conditions.
"Architect" means STUDIO G ARCHITECTS, INC.
"Owner"/"Client" means CITY OF CAMPBELL
"Design Team" means STUDIO G ARCHITECTS, INC., and the contractors, sub-contractors, consultants and sub-consultants used on the Project by STUDIO G ARCHITECTS, INC.
"Documents" means all drawings, specifications and other documents prepared by STUDIO G ARCHITECTS, INC. either through its own employees or through contractors or consultants, for the Project.
"Project" means 1W. Campbell Ave., Building E, Campbell CA 95008.
"Proposal" means the attached letter dated January 10, 2025 from STUDIO G ARCHITECTS, INC. to the Client, which describes the specific architectural services for the Project.

WRITTEN CONTRACT

STUDIO G ARCHITECTS, INC. will not perform any services until a signed copy of this Agreement is returned. This offer will remain valid for 90 days from the date first identified in the Proposal.

The Client and STUDIO G ARCHITECTS, INC. acknowledge that they have read this Agreement, including Appendices and Addenda, if any, understand them and agree to be bound by their terms and conditions.

END OF TERMS AND CONDITIONS

Attachment: Agreement - Studio G (Approving and Awarding the Contract to Studio G Architects)

City of Campbell
Request for Budget Adjustments

Department/Program	Division	Date	Request No.
Recreation	25-LL - Relocation of Campbell Adult Center	March 4, 2025	BA-16

Budget to be Reduced

Fund/Program	Account Number	Description	Amount

Budget to be Increased

Fund/Program	Account Number	Description	Amount
REVENUE			
435.990	6999	Capital Transfer In	83,818
EXPENDITURES			
435.25LL	7430	Professional Services - Architectural and Schematic Design	83,818
295.990	9999	Capital Transfer Out	83,818

REASON FOR REQUEST - BE SPECIFIC:

To appropriate an additional $83,818 towards the Relocation of the Campbell Adult Center (25-LL) project. The increase is fully funded by Parkland Dedication Funds.

Will Fuentes	Natasha Bissell	Brian Loventhal
Finance Director	Recreation and Comm Svcs Director	City Manager

Attachment: Budget Adjustment (Approving and Awarding the Contract to Studio G Architects)

City Council Report

Item: 13
Category: NEW BUSINESS
Meeting Date: March 4, 2025

TITLE: 2024 General Plan and Housing Element Annual Progress Reports (APRs) (Resolution/Roll Call Vote)

RECOMMENDED ACTION

Receive public comment, accept the General Plan and Housing Element Annual Progress Reports, and adopt a resolution directing staff to send the Annual Progress Reports to the required State agencies.

BACKGROUND

Pursuant to Government Code Section 65400, the City of Campbell provides an Annual Progress Report (APR) to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) that includes the City's progress in implementing the General Plan and Housing Element, the progress in meeting the City's share of regional housing needs, and the City's efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

This report marks the second year of the RHNA 6 cycle (2023-2031) and summarizes the housing units produced over the past year. The report also summarizes progress toward meeting programs and policies established in Campbell's Plan for Housing (2023-2031 Housing Element) as well as the 2040 General Plan.

DISCUSSION

The following discussion is divided into two parts, serving to provide an overview of the City's Annual Progress Report for programs and actions identified by the 2023-2031 Housing Element, and 2040 General Plan, respectively.

I. 2023-2031 Housing Element Annual Progress Report

The Housing Element APR is prepared on forms adopted by HCD and requires an annual public meeting in which members of the public may provide oral testimony and written comments.

For ease of reference, tables from the Housing Element APR Report have been provided as individual attachments. A summary of the purpose and response for each table has been provided by the Table below. For a user-friendly 'snapshot' of the data

collected by these tables, please refer to **Attachment N** – Summary Table, which includes the following summary table on the city's Regional Housing Needs Allocation (RHNA) progress:

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	752	-	-	-	28	**724**
	Non-Deed Restricted		1	6	21		
Low	Deed Restricted	434	-	-	-	29	**405**
	Non-Deed Restricted		-	8	21		
Moderate	Deed Restricted	499	-	1	-	29	**470**
	Non-Deed Restricted		2	5	21		
Above Moderate		1,292	44	50	27	121	**1,171**
Total RHNA		**2,977**					
Total Units			**47**	**70**	**90**	**207**	**2,770**

Figure 1 - RHNA Progress

Based on a review of the City's progress in meeting its Regional Housing Needs Allocation (RHNA), the City is currently experiencing a shortfall in housing production. At the end of 2024, the City produced 207 units, which represents roughly 7% of its total RHNA target for the eight-year cycle. **If this trend were to continue through the end of the reporting period, the City will have delivered a total of 687 units—falling short of the total RHNA requirement by 2,290 units (accounting for units credited during the projection period).**

As this projected housing production shortfall will not allow the city to meet its Housing goals, staff is planning on returning to the City Council by early Summer to discuss a range of actions the City could consider to accelerate housing production and close the gap.

Table A (**Attachment B**) includes data on all new housing units and developments for which an application[1] was submitted (and deemed complete) between January 1 and December 31, 2024[2]. This table is broken down by address/APN; project number; building/unit category (e.g., single-family, multi-family, etc.); tenure (i.e., renter or owner); date that the application was deemed complete[3]; affordability level of "proposed units"; the number of units in each project; and whether the project was approved or disapproved. This table also highlights whether the number of units proposed by the applicant is the same as the number of units approved by the city. In addition, the table also reports on applicable legislation utilized by the project for streamlining, and Density Bonus Law applications.

[1] An "application" is a formal submittal of a project for approval that is either discretionary or ministerial (e.g., zoned by right).
[2] Table A reporting data for 2024 starts on Row 13.
[3] "Deemed complete" means the date on which a preliminary application was submitted under the provisions of Government Code section 65941.1

Table A2 (**Attachment C**) reports the overall quantity and affordability level[4] of "entitled/approved units[5]" (fields 4 through 6); units that have been "issued a building permit" (fields 7 through 9); units that have been built and received a "certificate of occupancy" (fields 10 through 12); extremely low units (field 13), units that have been approved through SB35 (field 14); infill units (field 15); units that are deed restricted units (field 16); units that have received financial assistance (field 17); units that the city has deemed "affordable" without a deed restriction or financial assistance (field 18); the term of affordability (field 19); and any units that have been demolished (torn down) or destroyed (by natural causes) (field 20)[6]; and provides details on the level of density applied, number and type of concessions/waivers granted, and whether the project was granted a parking reduction (fields 21 to 24).

- *The results of this table are separately discussed and summarized in this report; see discussion on 'Summary Table'.*

Table B (**Attachment D**) reports the city's progress towards meeting its RHNA by income category for each year within the reporting cycle (2023-2031).

- *In the last year, the City issued building permits for 90 units contributing to its goal of 2,977 housing units under the RHNA obligations for the 6th Cycle. Figure 1 provides a table detailing the affordability allocations required for these new units.*

Table C (**Attachment E**) identifies any sites that have been rezoned to accommodate a shortfall in the city's progress towards meeting its RHNA.

- *Sites indicated on this table were assigned a By-Right Housing (BHR) Overlay designation on April 16, 2024, consistent with Housing Element Program H-3e.*

Table D (**Attachment F**) describes the City's progress towards implementing all programs and policies identified in the Housing Element and other local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. Most programs and policies in the Housing Element are routine in nature (e.g., continue to provide information, implement the building code, offer rent mediation) and repeat annually. Unique to 2024, staff highlighted the following accomplishments:

> ***Program H-1a: Inclusionary Housing Ordinance Implementation:*** *On August 20, 2024, the City Council adopted amendments to the Inclusionary Housing Ordinance, supported by an Affordable Housing Nexus Study, which lowered the inclusionary requirement threshold to five units and established new options to*

[4] For the purposes of the APR, affordability level also includes "above moderate" (i.e., market rate) units.
[5] The APR only reports net new units. For example, if one (1) existing unit is demolished on a site to build two (2) new units, the APR summary would reflect only (1) new unit.
[6] Table A2 reporting data for 2024 generally starts on Row 426, but its distributed across the entire sheet for the reporting period.

satisfy any fractional obligations (including through payment of a housing in-lieu fee).

Program H-1b: Commercial Linkage Fee: *On August 20, 2024, the City Council adopted an Affordable Housing Nexus Study and a commercial linkage fee. As established through the associated adoption of Title 19 (Housing) to the Campbell Municipal Code, fees collected through the program will be deposited into a "Commercial Linkage Fee Fund" that will be primarily used to support the production or refurbishment of affordable housing.*

Program H-1c: Affordable Housing Overlay Zone: *On April 16, 2024, the City established three new Housing Overlay districts including the "By-Right Housing" (BHR), "Affordable Housing" (AH), and "Reuse Sites" (RS) overlay zones. The AH Overlay was designed to complement State Density Bonus Law and includes incentives allowing for increases in allowable density, expedited permit processing, reduced development impact fees, priority use of supportive housing funds, reduced development requirements, and extension of permit approval periods, consistent with the objectives of Program H-1c. As the AH Overlay complements state law, as opposed to competes with it, all benefits under state density bonus law pertaining to reductions in parking apply as well.*

Program H-3b: Housing Program Staffing: *The City hired a Housing Manager in January 2024. The Housing Manager position provides important capacity for the City to monitor and implement Housing Element programs.*

Program H-3e: Rezone for Lower Income Shortfall: *On April 16, 2024, the City established a "By-Right Housing" (BHR) overlay which serves to implement this program.*

Program H-5e: Homeless Assistance/Shelter Provisions*: In 2024, the City partnered with Santa Clara County to fund homelessness prevention services for Campbell residents. Additionally, the City engaged Good City Co. to conduct a West Valley Shelter Feasibility Study, aimed at identifying the most effective approach to developing facilities or programs for the unhoused. Last year, the City also contracted with the Silicon Valley Independent Living Center to manage an emergency motel voucher program, providing temporary shelter for unhoused residents in Campbell.*

Additionally, the City hired an Unhoused Specialist in September 2024 (funded by a $450,000 Destination: Home Capacity Building Grant secured in 2023). To enhance safe parking options, the City partnered with Amigos de Guadalupe in 2024 to launch a car repair program supporting participants in the local safe parking program (following the City's 2023 initiative to update its Safe Parking Ordinance to accommodate up to 30 vehicles).

Table E (**Attachment G**) is only completed if the city has approved a commercial development bonus, pursuant to Government Code Section 65915.7(a) which states "*When an applicant for approval of a commercial development has entered into an agreement for partnered housing described in subdivision (c) to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in subdivision (b). Housing shall be constructed on the site of the commercial development or on a site that…"* meets the specified criteria.

- *No such approval has occurred in Campbell during the reporting period.*

Table F (**Attachment H**) is only completed if the city has qualifying units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with specified standards. To count units reported in this table as progress towards RHNA, the City would need to provide specific information to demonstrate that the units meet the standards set forth in Government Code section 65583.1, subdivision (c)(2). While the City has had a substantial number of properties remodeled or reconstructed, those units are not counted on this form. Further, while the City has legalized a great number of unpermitted accessory dwelling in 2023, those units are captured as net new units on Table A2.

- *No such units have been rehabilitated, converted, or preserved in Campbell during the reporting period.*

Table F2 (**Attachment I**) is only completed if the city has had any above moderate-income units converted to moderate income units pursuant to Government Code section 65400.2.

- *No such units were converted during the reporting period.*

Table G (**Attachment J**) is only completed if the housing element sites inventory contains a site which is or was owned by the City of Campbell, and has been sold, leased, or otherwise disposed of during the reporting year.

- *No such properties exist, nor have any such activities occurred, in Campbell during the reporting period.*

Table H (**Attachment K**) requires cities to create an inventory of surplus lands and all lands in excess of its foreseeable needs, if any, in all urbanized areas and urban clusters which the city or any of its departments, agencies, or authorities owns or controls.

- *No such properties were identified by the Public Works Department. An exhibit of all City owned properties has been provided for informational purposes only and will not be included as part of the Annual Progress Report (reference Attachment P – City-owned Properties – Informational Only). Note: While the City*

Corporation Yard was contemplated for housing redevelopment, is not included in the report based on Council direction to not pursue housing development onsite in the near term.

Table J (**Attachment L**) is only completed if the City approved student housing projects with a density bonus approved pursuant to Government Code Section 65915(b)(1)(F).

- *No such projects were approved in Campbell during the reporting period.*

Table K (**Attachment M**) requires cities to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese).

- *No such projects were approved in Campbell during the reporting period.*

Summary Table (**Attachment N**) is a summary of issued building permits by affordability level, applied/proposed versus approved/denied units, and any projects that were submitted, approved, and constructed under SB 423 streamlining legislation.

- *During the reporting period (1/1/2024-12/31/2024), 90 building permits were issued for new market-rate housing units (consisting of 20 single-family dwellings and 70 accessory dwelling units). A total of 39 housing applications were submitted proposing 272 new units of which 131 units were approved. No units were denied.*

LEAP Reporting (**Attachment O**) serves to satisfy the City's obligation to annually report on the status and proposed uses of Local Early Acton Planning (LEAP) funding. The report is also required to address the housing impact within the jurisdiction, including a summary of building permits, certificates of occupancy or other completed entitlements.

The City of Campbell was awarded $150,000 in LEAP funding which was used toward the preparation and adoption of Campbell's Plan for Housing (*2023-2031 Housing Element*) and planning documents and process improvements that accelerate housing production and facilitate compliance in implementing the 6th RHNA cycle. Unique to 2023, the report documents that City's has completed its work and close-out reporting requirements for LEAP.

II. 2040 General Plan Annual Progress Report

In addition to being required to complete and submit an APR on the Housing Element each year, cities are also required to submit an APR documenting implementation of the General Plan. While there is no standardized format or form to complete for the General Plan APR, the Implementation Element of the 2040 General Plan provides a template that was largely used in the preparation of this year's report (reference Attachment P –

2040 General Plan Annual Progress Report). An outline of the detail provided is as follows:

- Actions: This column serves to provide a summary of actions found in the 2040 General Plan. In the table, the following abbreviations serve to indicate the source of the action by the element (or Chapter) of the General Plan:

    - Land Use (LU)
    - Transportation (T)
    - Community Design (CD)
    - Economic Development (ED)
    - Fiscal Sustainability (FS)
    - Conservation and Open Space (COS)
    - Community Services and Facilities (CSF)
    - Safety (SA)
    - Noise (N)
    - Community Health and Wellness (CHW)
    - Implementation Element (I)

    Note: The Sustainability Element is not reported on as it serves as an index to sustainability policies/actions found in other elements of the General Plan.

- Responsible Department: This column identifies the department or departments responsible for carrying out a specified action. Unique to 2024, the table has been updated to better align the assigned department(s) with identified actions.

- Priority/Timing: This column indicates the anticipated or desired timing for implementation. Where indicated, the following terms have the specified meaning:

    - **Ongoing** means that the measure is ongoing and should be implemented for every applicable action.
    - **Annual** means that the measure is an annual measure and should be addressed every year.
    - **Short** means that the measure should be implemented in the near term (most likely, 1 to 5 years).
    - **Medium** means that the measure should be implemented in the midterm (most likely, 6 to 10 years).
    - **Long** means that the measure should be considered and implemented as funding permits.

- Column D (Status): This column serves to indicate the status toward completing a specified action. The status column includes the following options:

- In Progress
- Not Started
- Partially Completed
- Compliant
- See Notes

As the General Plan was recently adopted, many tasks are noted as in progress or having not been started.

- Column E (Notes): The notes column serves to provide enhanced detail on the City's progress toward completing a specified action.

FISCAL IMPACTS

There are no specific fiscal impacts associated with this item.

Larissa Lomen

Prepared by: _____
Larissa Lomen, Assistant Planner

Reviewed by: _____
Rob Eastwood, Community Development Director

Approved by: _____
Brian Loventhal, City Manager

Attachment:

a. Draft Resolution
b. Table A
c. Table A2

d. Table B
e. Table C
f. Table D
g. Table E
h. Table F
i. Table F2
j. Table G
k. Table H
l. Table J
m. Table K
n. Summary Table
o. LEAP Reporting
p. 2040 General Plan - 2024 Progress Report
q. City-owned Properties- Informational Only

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL DIRECTING STAFF TO SEND THE 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS (APRs) TO THE REQUIRED STATE AGENCIES

WHEREAS, pursuant to Government Code Section 65400, the City of Campbell's Planning Division provides Annual Progress Reports (APRs) to the City Council, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD);

WHEREAS, the APRs include the City's progress in implementing the General Plan and Housing Element, the progress in meeting the City's share of regional housing needs, and the City's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;

WHEREAS, the City is required to upload directly into HCD's database or email the APRs to HCD by April 1 of each year using the forms and tables specified by HCD;

WHEREAS, APRs require an annual public meeting in which members of the public may provide oral testimony and written comments; and

WHEREAS, the City Council reviewed and accepted the draft APRs at a public meeting in which members of the public had an opportunity to provide oral testimony and written comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell hereby authorizes staff to send the 2024 General Plan and Housing Element APRs to the required state agencies.

PASSED AND ADOPTED this ____ day of _____, _____, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Sergio Lopez, Mayor

ATTEST: _____
Andrea Sanders, City Clerk

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								74	0	120	0	2	0	76	272	131	0						
40314071	40314071	1430 WESTMONT AVE, CAMPBELL, CA 95008		PLN-2024-1	SFD	O	1/16/2024	0	0	0	0	0	0	1	1	1	0	NONE	No	No	Approved	Discretionary	
27939022	27939022	230 N 3RD ST, CAMPBELL, CA 95008		PLN-2024-2	SFD	O	1/3/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
27939022	27939022	236 N 3RD ST, CAMPBELL, CA 95008		PLN-2024-2	ADU	R	1/3/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
27946021	27946021	68 PAGE ST, CAMPBELL, CA 95008		PLN-2024-3	SFD	O	1/8/2024	0	0	0	0	0	0	1	1	1		NONE	No	N/A	Approved	Discretionary	
30748055	30748055	1280 W LATIMER AVE, CAMPBELL, CA 95008		PLN-2024-6	ADU	R	1/12/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
30748055	30748055	265 MICHELLE DR Parcel B, CAMPBELL 95008		PLN-2024-6	SFD	O	1/12/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
30748055	30748055	265 MICHELLE DR Parcel B, CAMPBELL 95008		PLN-2024-6	ADU	R	1/12/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
40428017	40428017	321 W SUNNYOAKS AVE, CAMPBELL, CA 95008		PLN-2024-10	ADU	R	1/17/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
40428017	40428017	321 W SUNNYOAKS AVE, CAMPBELL, CA 95008		PLN-2024-10	SFD	O	1/17/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
40428017	40428017	331 W SUNNYOAKS AVE, CAMPBELL, CA 95008		PLN-2024-10	ADU	R	1/17/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
40428017	40428017	331 W SUNNYOAKS AVE, CAMPBELL, CA 95008		PLN-2024-10	SFD	O	1/17/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
40426014	40426014	725 KENNETH AVE, CAMPBELL, CA 95008		PLN-2024-12	SFD	O	1/23/2024	0	0	0	0	0	0	1	1	1		NONE	No	N/A	Approved	Discretionary	
40426014	40426014	725 KENNETH AVE, CAMPBELL, CA 95008		PLN-2024-12	ADU	R	1/23/2024	0	0	0	0	0	0	1	1	1		NONE	No	N/A	Approved	Discretionary	
40602030	40602030	734 PECAN WAY, CAMPBELL, CA 95008		PLN-2024-22	SFD	O	2/23/2024	0	0	0	0	0	0	1	1	0	0	NONE	No	N/A	Withdrawn	Discretionary	
40624002	40624002	1001 AUDREY AVE, CAMPBELL, CA 95008		PLN-2024-26	SFD	O	2/12/2024	0	0	0	0	0	0	1	1	1		NONE	No	N/A	Approved	Discretionary	
41202003	41202003	2420 S WINCHESTER BLVD, CAMPBELL, CA 95008		PLN-2024-29	5+	R	2/20/2024	23		66		0		1	90	90		AB 2011 (2022)	Yes	Yes	Approved	Ministerial	
40318102	40318102	1611 VAN DUSEN LN, CAMPBELL, CA 95008		PLN-2024-40	SFD	O	3/14/2024	0	0	0	0	0	0	1	1	1		NONE	No	N/A	Approved	Discretionary	

Attachment: Table A (General Plan and Housing Element APR)

40614056	40614056	1095 W HACIENDA AVE, CAMPBELL, CA 95008		PLN-2024-43	SFA	R	3/20/2024	0	0	0	0	0	0	2	2			SB 9 (2021) - Residential Lot Split, SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	
27940023	27940023	166 N CENTRAL AVE, CAMPBELL, CA 95008		PLN-2024-46	2 to 4	R	3/15/2024	0	0	0	0	0	0	2	2	2		NONE	No	N/A	Approved	Discretionary	
30521003	30521003	60 W HAMILTON AVE, CAMPBELL, CA 95008		PLN-2024-51	5+	R	3/26/2024	51		51				2	104			SB 423 (2023)	Yes	Yes	Pending	Ministerial	
27923014	27923014	779 HARRISON AVE, CAMPBELL, CA 95008		PLN-2024-74	SFD	O	5/14/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
27923014	27923014	779 HARRISON AVE, CAMPBELL, CA 95008		PLN-2024-74	ADU	R	5/14/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
27923014	27923014	775 HARRISON AVE, CAMPBELL, CA 95008		PLN-2024-74	ADU	R	5/14/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
41404019	41404019	1345 OLYMPIA AVE, CAMPBELL, CA 95008		PLN-2024-80	SFD	O	5/17/2024	0	0	0	0	0	0	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
27938017	27938017	90 E LATIMER AVE, CAMPBELL, CA 95008		PLN-2024-92	SFA	O	6/13/2024			2		1		17	20	20		NONE	Yes	Yes	Approved	Discretionary	
40603034	40603034	832 S SAN TOMAS AQUINO RD, CAMPBELL, CA 95008		PLN-2024-101	SFA	O	7/5/2024					1		7	8			NONE	Yes	N/A	Pending	Discretionary	
40603034	40603034	832 S SAN TOMAS AQUINO RD, CAMPBELL, CA 95008		PLN-2024-101	SFD	O	7/5/2024			1				4	5			NONE	Yes	N/A	Pending	Discretionary	
40619021	40619021	810 VIRGINIA CT, CAMPBELL, CA 95008		PLN-2024-104	SFD	O	7/15/2024							1	1			NONE	No	N/A	Pending	Discretionary	
40429003	40429003	774 OLD ORCHARD RD, CAMPBELL, CA 95008		PLN-2024-127	SFD	O	8/26/2024							1	1			NONE	No	N/A	Pending	Discretionary	
41439010	41439010	300 REDDING RD, CAMPBELL, CA 95008		PLN-2024-160	SFA	O	10/31/2024							6	6			NONE	No	N/A	Pending	Ministerial	
	40623041	1520 VALE AVE, CAMPBELL, CA 95008		PLN-2024-167	SFD	O	11/7/2024							2	2			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
	40623041	1520 VALE AVE, CAMPBELL, CA 95008		PLN-2024-167	ADU	R	11/7/2024							2	2			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
41401060	41401060	1082 SHAMROCK DR, CAMPBELL, CA 95008	PLN-2024-177	PLN-2024-177	SFD	O	11/21/2024							1	1			NONE	No	N/A	Pending	Discretionary	
40316017	40316017	1373 JUANITA WAY, CAMPBELL, CA 95008	PLN-2024-178	PLN-2024-178	SFD	O	11/22/2024							1	1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
40316017	40316017	1373 JUANITA WAY, CAMPBELL, CA 95008	PLN-2024-178	PLN-2024-178	ADU	R	11/22/2024							2	2			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
40316017	40316017	1373 JUANITA WAY, CAMPBELL, CA 95008	PLN-2024-178	PLN-2024-178	SFD	O	11/22/2024							1	1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
40424029	40424029	684 BUDDLAWN WAY, CAMPBELL, CA 95008	PLN-2024-182	PLN-2024-182	SFD	O	12/9/2024							1	1			NONE	No	N/A	Pending	Discretionary	
40602030	40602030	734 PECAN WAY, CAMPBELL, CA 95008	PLN-2024-183	PLN-2024-183	SFD	O	12/11/2024							1	1			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	
40602030	40602030	734 PECAN WAY, CAMPBELL, CA 95008	PLN-2024-183	PLN-2024-183	ADU	R	12/11/2024							2	2			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	

Jurisdiction	Campbell
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy									Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below						26	0	77	0	12	0	199		314	0	21	0	21	0	21	27		90	0	4	0	7	0	3	50		64	8						75							
	40612054	705 W HACIENDA AVE	1 of 2 units	BLD2015-00348	SFA	O									0								0							1	4/30/2018	1		NONE	Y												
	40612054	707 W HACIENDA AVE	1 of 2 units	BLD2015-00350	SFA	O									0								0							1	4/30/2018	1		NONE	Y												
	40612054	709 W HACIENDA AVE	1 of 2 units	BLD2015-00349	SFA	O									0								0							1	4/30/2018	1		NONE	Y												
	40612054	711 W HACIENDA AVE	1 of 2 units	BLD2015-00352	SFA	O									0								0							1	4/30/2018	1		NONE	Y												
	41250006	466 SAM CAVA LN	1 SFA	BLD2015-00794	SFA	O									0								0							1	6/29/2018	1		NONE	Y												
	41250006	468 SAM CAVA LN LOT 6	1 SFA	BLD2015-00794	SFA	O									0								0							1	6/29/2018	1		NONE	Y												
	41250006	470 SAM CAVA LN LOT 4	1 SFA	BLD2015-00794	SFA	O									0								0							1	6/29/2018	1		NONE	Y												
	41250006	472 SAM CAVA LN LOT 3	1 SFA	BLD2015-00794	SFA	O									0								0							1	6/29/2018	1		NONE	Y												
	41250006	474 SAM CAVA LN	1 SFA	BLD2015-00794	SFA	O									0								0							1	6/29/2018	1		NONE	Y												
	41250006	476 SAM CAVA LN LOT 1	1 SFA	BLD2015-00794	SFA	O									0								0							1	6/29/2018	1		NONE	Y												
	30534061	2326 S WINCHESTER BL	16 units - R (2 VL)	BLD2015-00478	5+	R									0								0	2						14	5/25/2018	16		NONE	Y		DB		55				0.0%		Other		No	
	41250036	138 - 140 LOTTIE LANE BLDG 5 LOTS 24-29	6 units	BLD2016-00313	SFA	O									0								0							6	7/2/2018	6		NONE	Y												
	41250065	300 RAILWAY AVE	119 units - R (7 VL)	BLD2015-01449	5+	R									0								0	7						112	12/7/2018	119		NONE	Y		DB		55				25.0%		Development Standards Modification		No	
	41250017	511 - 523 WAYFARER WY BLDG 8 LOTS 41-48	7 UNITS	BLD2016-00646	SFA	O									0								0							7	7/11/2018	7		NONE	Y												
	41250040	130 - 134 LOTTIE LANE BLDG 6	4 UNITS (1 MOD)	BLD2016-00822	SFA	O									0								0							3	6/12/2018	4		NONE	Y		INC		45								
	27502050	300 HANDLEY-WAYFARER WY	SFD (vacant lot)	BLD2016-00657	SFD	O									0								0							1	4/26/2018	1		NONE	Y												
	41250063	300 - 310 WAYFARER WY BLDG 9	6 units (1 MOD)	BLD2016-01141	SFA	O									0								0							5	6/12/2018	6		NONE	Y		INC		45								
	41250069	421 - 431 ROBIN RIDGE WY BLDG 11	6 units (1 MOD)	BLD2016-01140	SFA	O									0								0							5	6/13/2018	6		NONE	Y		INC		45								
	41250074	106 - 114 LOTTIE LANE BLDG 13	5 UNITS (1 MOD)	BLD2016-01138	SFA	O									0								0							4	3/7/2018	5		NONE	Y		INC		45								
	41250079	412 - 420 ROBIN RIDGE WY BUILDING 12	5 UNITS	BLD2016-01304	SFA	O									0								0							4	5/1/2018	4		NONE	Y												
	41250085	400 - 410 ROBIN RIDGE WY BLDG 10	6 units (1 MOD)	BLD2016-01307	SFA	O									0								0							5	6/20/2018	6		NONE	Y		INC		45								
	41250088	100 - 104 LOTTIE LANE BUILDING 14	3 UNITS	BLD2016-01305	SFA	O									0								0							3	9/15/2018	3		NONE	Y												
	41250091	300 - 304 HONEYDEW WY BLDG 15	3 UNITS (1 MOD)	BLD2016-01376	SFA	O									0								0							2	7/13/2018	3		NONE	Y		INC		45								
	41250094	HONEYDEW WY BLDG 16 300 - 306	3 UNITS (1 MOD)	BLD2016-01377	SFA	O									0								0							2	8/6/2018	3		NONE	Y		INC		45								
	41250097	SUNSET WY BLDG 17 201 - 205	3 UNITS (1 LOW)	BLD2016-01352	SFA	O									0				1				0							2	9/21/2018	3		NONE	Y		INC		45								
	41250100	SUNKIST WY BLDG 18	3 UNITS (1 MOD)	BLD2016-01394	SFA	O									0								0							2	10/18/2018	3		NONE	Y		INC		45								
	30535003	295 CALIFORNIA AVE	SFD (vacant lot)	BLD2016-01161	SFD	O									0								0							1	2/9/2018	1		NONE	Y												
	41250101	250 DILLON AVE BLDG 9	16 UNITS - R	BLD2016-01495	5+	R									0								0							16	10/4/2018	16		NONE	Y												
	41437008	3 LAND PLACE LOT 2	SFD	BLD2016-01289	SFD	O									0								0							1	5/8/2018	1		NONE	Y												
	41437008	2 LAND PLACE LOT 4	SFD	BLD2016-01287	SFD	O									0								0							1	5/7/2018	1		NONE	Y												
	41437008	4 LAND PLACE LOT 3	SFD	BLD2016-01288	SFD	O									0								0							1	5/8/2018	1		NONE	Y												
	41205077	96 -B E. RINCON AVE	ADU	BLD2017-00947	ADU	O									0								0							1	7/26/2018	1		NONE	Y												
	30742029	1014 SPRINGFIELD DR	SFD (vacant lot)	BLD2017-00430	SFD	O									0								0							1	5/7/2018	1		NONE	Y												
	28810030	1152 # RIDGE DR	ADU	BLD2017-00399	ADU	O									0								0							1	9/26/2018	1		NONE	Y												
	40620009	1225 WALNUT DR	SFD (lot split)	BLD2016-01459	SFD	O									0								0							1	10/31/2018	1		NONE	Y												
	40619045	1347 CAPRI DR	ADU	BLD2017-01328	ADU	O									0								0							1	2/5/2018	1		NONE	Y												
	40314016	1045 S SAN TOMAS AQUINO ROAD		BLD2017-01143	SFD	O									0							1	1/24/2018	1									0		NONE	Y												
	41208061	209 - 229 RAILWAY AVE - BUILDING 3	10 units (1 Low / 1 Mod)	BLD2017-00554	SFA	O					1		1		0							8	2/6/2018	10									0		NONE	Y		INC		45							
	41208061	RAILWAY AVE - BUILDING 1	2 units	BLD2017-00556	SFA	O									0							2	2/6/2018	2									0		NONE	Y												
	41208061	231 - 241 RAILWAY AVE - BUILDING 5	2 units	BLD2017-00556	SFA	O									0							2	2/6/2018	2									0		NONE	Y												
	41208061	241 - 243 RAILWAY AVE - BUILDING 6	2 units (1 Mod)	BLD2017-00558	SFA	O							1		0							1	2/6/2018	2									0		NONE	Y		INC		45							
	41208061	245 - 255 RAILWAY AVE - BUILDING 4	10 units (1 VL / 1 Low)	BLD2017-00557	SFA	O									0	1		1				8	2/6/2018	10									0	0	NONE	Y		DB, INC		45				25.0%		Development Standards Modification		No	
	41208061	200 - 212 MALLEY WY - BUILDING 1	7 units (1 Mod)	BLD2017-00559	SFA	O									0					1		6	2/6/2018	7									0		NONE	Y		INC		45							
	41208061	201 - 209 MALLEY WY - BUILDING 2	5 units (1 VL)	BLD2017-00560	SFA	O									0	1						4	2/6/2018	5									0	0	NONE	Y		DB		0				25.0%		Development Standards Modification		No	
	40315040	1142 MEADOWS CT		BLD2017-01177	SFD	O									0							1	4/16/2018	1									0		NONE	Y												
	40315040	1144 MEADOWS CT		BLD2017-01178	SFD	O									0							1	4/16/2018	1									0		NONE	Y												
	40315040	1146 MEADOWS CT		BLD2017-01179	SFD	O									0							1	4/16/2018	1									0		NONE	Y												
	40315040	1148 MEADOWS CT		BLD2017-01180	SFD	R									0							1	4/16/2018	1									0		NONE	Y												
	40315040	1150 MEADOWS CT		BLD2017-01181	SFD	O									0							1	4/16/2018	1									0		NONE	Y												
	40315040	1152 MEADOWS CT		BLD2017-01182	SFD	O									0							1	4/16/2018	1									0		NONE	Y												
	40310034	997 S SAN TOMAS AQUINO		BLD2017-01544	SFD	R									0							1	5/17/2018	1									0		NONE	Y												
	41237076	734 BRIARWOOD DR		BLD2017-01325	SFD	O									0							1	6/14/2018	1									0		NONE	Y												
	30534041	161 -B E CAMINITO AVE		BLD2018-00257	ADU	O									0							1	6/25/2018	1									0		NONE	Y												
	40430011	927 -B EMORY AV		BLD2018-00524	ADU	O									0							1	7/10/2018	1									0		NONE	Y												
	40603042	1162 -B HAZEL AVE		BLD2017-00541	ADU	O									0							1	7/27/2018	1									0		NONE	Y												
	27944031	578 & 578-B EL PATIO DR		BLD2018-00778	ADU	O									0							1	8/7/2018	1									0		NONE	Y												
	41237075	736 BRIARWOOD WY LOT 1		BLD2017-01324	SFD	O									0							1	9/17/2018	1									0		NONE	Y												
	41434036	1250 -B HOFFMAN LN		BLD2018-00326	ADU	O									0							1	9/18/2018	1									0		NONE	Y												
	40310139	997 S SAN TOMAS AQUINO		BLD2019-00128	SFD	O									0							1	7/12/2019	1							1				NONE	Y												
	30534041	161 -B E CAMINITO AVE		BLD2018-00257	ADU	O									0							1	6/25/2018	1							1	4/25/2019	1		NONE	Y												
	41228053	262 to 278 UNION AVE		BLD2013-00326 to 00329	5+	O									0							5	12/5/2014	5							5	8/12/2019	5		NONE	Y							2	Demolished	O				
	40315040	1144 MEADOWS CT	Abbott Subdivision	BLD2017-01178	SFD	O									0							1	4/16/2018	1							1	8/13/2019	1		NONE	Y												
	30503048	127 N ROSEMARY LN		BLD2016-01485	SFD	O									0							1	12/20/2017	1							1	8/14/2019	1		NONE	Y												
	41237076	734 BRIARWOOD DR LOT 3		BLD2017-01325	SFD	O									0							1	6/14/2018	1							1	9/11/2019	1		NONE	Y												
	40315040	1146 MEADOWS CT	Abbott Subdivision	BLD2017-01179	SFD	O									0							1	4/16/2018	1							1	9/27/2019	1		NONE	Y												
	40430011	927 -B EMORY AV		BLD2018-00524	ADU	O									0							1	7/10/2018	1							1	10/18/2019	1		NONE	Y												
	40310139	997 S SAN TOMAS AQUINO		BLD2019-00128	SFD	O									0							1	1/30/2019	1							1	10/22/2019	1		NONE	Y												
	40315040	1140 MEADOWS CT	Abbott Subdivision	BLD2017-01176	SFD	O									0							1	4/16/2018	1							1	11/13/2019	1		NONE	Y												
	41434036	1250 -B HOFFMAN LN		BLD2018-00326	ADU	O									0							1	9/18/2018	1							1	12/17/2019	1		NONE	Y												
	41440017	50 SHELLEY AV LOT 1		BLD2018-01319 TO 01322	SFD	O									0							4	1/31/2019	4									0		NONE	Y							1	Demolished	O				
	40316110	LOT 4 1317 & 1317 -B MILTON RD		BLD2018-01243 & 01244	SFD	O									0							2	4/16/2019	2							2	1/17/2023	2		NONE	Y												
	40426009	640 -B KENILWORTH AVE		BLD2018-00795	ADU	O									0							1	4/17/2019	1									0		NONE	Y												
	41206045	162 - 172 LOTTIE LANE BLDG 19	Madison	BLD2019-00451	SFA	O									0							6	6/20/2019	6									0		NONE	Y							2	Demolished	O				
	30536016	65 -B S MILTON AVE		BLD2019-00449	ADU	O									0							1	7/12/2019	1									0		NONE	Y												
	40602039	1181 -B HAZELWOOD AVE		BLD2018-01246	ADU	O									0							1	7/12/2019	1									0		NONE	Y												
	40406025	CHRISTOPHER AVE		BLD2018-01388	ADU	O									0							1	7/30/2019	1									0		NONE	Y												
	40310022	940 -B CROCKETT AVE		BLD2019-00168	ADU	O									0							1	7/31/2019	1									0		NONE	Y												
	40625032	1203 -B AUDREY AVE		BLD2019-00207	ADU	O									0							1	8/16/2019	1									0		NONE	Y												
	41440087	1809 WHITE OAKS RD LOT 2		BLD2019-00826	SFD	O									0							1	10/2/2019	1									0		NONE	Y												
	40310052	880 HARriET & 100, 101, 200, 201 300 HAYMARKET	880-890 Harriet Subdivision	BLD2019-00308 to BLD2019-311, and 319, 320	SFD	O									0							6	10/4/2019	6									0		NONE	Y							2	Demolished	O				
	41237016	979 -B CAMBRIAN DR		BLD2019-00717	ADU	O									0							1	10/24/2019	1									0	0	NONE	Y												
	40616007	1206 STERWAY DR		BLD2019-00811	SFD	O									0							1	11/12/2019	1									0		NONE	Y												
	40313004	1631 HACIENDA AVE, 102 to 112 HICKORY CT, & 102-B HICKORY CT	1631 Hacienda Avenue Subdivision	BLD2019-00838	SFD	O									0							7	11/18/2019	7									0		NONE	Y							1	Demolished	O				
	41209027 to 31	540, 550, 560 E CAMPBELL AVE, 1875 CAMPBELL AVE	Cresleigh / Parkview Condominiums	PLN2016-378	5+	O			9				50	12/2/2019	59									0									0		NONE	Y		Other		45	2	Demolished	O				
	40313004	1631 HACIENDA AVE	1631 Hacienda Avenue Subdivision	PLN2018-00156	SFD	O							6	5/21/2019	6									0									0		NONE	Y							1	Demolished	O				
	41440087	1809 WHITE OAKS RD		PLN2018-218/219/220	SFD	O							2	4/2/2019	2									0									0		NONE	Y							1	Demolished	O				
	40616007	1206 STERWAY DR		PLN2019-004	SFD	O							1	5/28/2019	1									0									0		NONE	Y												
	41204028	189 RIVERSIDE AVE		PLN2019-352	SFD	O							1	7/23/2019	1							1	6/8/2022	1									0		NONE	Y												
	40310117 & 40310118	1429 & 1446 WESTMONT AVE		PLN2019-215	SFD	O							6	5/28/2019	6									0									0		NONE	Y							2	Demolished	O				
	41401047	1123 Elm Way, Campbell 95008		BLD-2020-406	ADU	O									0							1	6/9/2020	1							1	7/22/2020	1		NONE	Y												
	41430046	1430 DIANNO AVE, CAMPBELL		BLD-2020-431	ADU	O									0							1	6/11/2020	1									0		NONE	Y												
	30753001	132 Walnut Ave, Campbell 95008		BLD-2020-520	ADU	O									0							1	9/21/2020	1									0		NONE	Y												

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2022-01/30/2023**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	752	-	-	-	-	-	-	-	-	-	-	28	**724**
	Non-Deed Restricted		1	6	21	-	-	-	-	-	-	-		
Low	Deed Restricted	434	-	-	-	-	-	-	-	-	-	-	29	**405**
	Non-Deed Restricted		-	8	21	-	-	-	-	-	-	-		
Moderate	Deed Restricted	499	-	1	-	-	-	-	-	-	-	-	29	**470**
	Non-Deed Restricted		2	5	21	-	-	-	-	-	-	-		
Above Moderate		1,292	44	50	27	-	-	-	-	-	-	-	121	**1,171**
Total RHNA		**2,977**												
Total Units			**47**	**70**	**90**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**207**	**2,770**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	376		-	-	-	-	-	-	-	-	-	-	**376**

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted
LI Deed Restricted
LI Non Deed Restricted
MI Deed Restricted
MI Non Deed Restricted
Above Mod Income

Attachment: Table B (General Plan and Housing Element APR)

Jurisdiction		
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					677	395	159	303							1534		
27931006	525 E Hamilton Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2309	4/16/2024	46		4		Shortfall of Sites	5.72	High Density Mixed Use	HD-MU	34	45	50	Non-Vacant	COM,RETAIL NOT IN SHOPPING CENTER
27932012	600 E Hamilton Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2310	4/16/2024	31			164	Shortfall of Sites	3.41	Transit-Oriented Mixed Use	TO-MU	57	75	195	Non-Vacant	COM,RETAIL NOT IN SHOPPING CENTER
28225001	971 E Hamilton Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2311	4/16/2024	15	50			Shortfall of Sites	1.14	Transit-Oriented Mixed Use	TO-MU	57	75	65	Non-Vacant	PRO,OFFICES,BANKS AND CLINICS
28225002	877 E Hamilton Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2312	4/16/2024	53	16			Shortfall of Sites	1.2	Transit-Oriented Mixed Use	TO-MU	57	75	69	Non-Vacant	COM,RETAIL NOT IN SHOPPING CENTER
28813095	1500 E Hamilton Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2313	4/16/2024	25	45	2		Shortfall of Sites	2.76	Medium-High Density Mixed Use	MHD-MU	26	30	72	Non-Vacant	PRO,OFFICES,BANKS AND CLINICS
28824059	1980 Hamilton Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2314	4/16/2024	26				Shortfall of Sites	1.22	Medium-High Density Mixed Use	MHD-MU	26	33	26	Non-Vacant	SOC,CHURCHES
30517017	251 Llewellyn Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2315	4/16/2024	26	26	52		Shortfall of Sites	5.54	Medium Density Residential	MDR	18.75	25	104	Non-Vacant	INS,CHILDCARE,PRESCHL,ADULT DAYCARE
30521003	60 W Hamilton Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2316	4/16/2024	51		4		Shortfall of Sites	1.21	Commercial-Corridor Mixed Use	CC-MU	45	60	55	Non-Vacant	PRO,OFFICES,BANKS AND CLINICS
30521012	1769 S Winchester Bl	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2317	4/16/2024	45	23			Shortfall of Sites	1.95	Commercial-Corridor Mixed Use	CC-MU	45	60	68	Non-Vacant	COM,RETAIL NOT IN SHOPPING CENTER
30521022	1763 S Winchester Bl	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2318	4/16/2024	45	23			Shortfall of Sites	3.49	Commercial-Corridor Mixed Use	CC-MU	45	60	68	Non-Vacant	SOC,CHURCHES
30529007	318 W Rincon Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2319	4/16/2024		4	7	13	Shortfall of Sites	0.91	Medium-High Density Mixed Use	MHD-MU	26	33	24	Non-Vacant	RES,SINGLE FAMILY RESIDENCE
30530009	400 W Campbell Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2320	4/16/2024		49	7		Shortfall of Sites	2.94	Neighborhood Commercial Mixed-Use	NC-MU	18.75	25	56	Non-Vacant	SOC,CHURCHES
30536004	2507 S Winchester Bl	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2321	4/16/2024	10	8		71	Shortfall of Sites	1.56	Transit-Oriented Mixed Use	TO-MU	57	75	89	Non-Vacant	COM,SHOPPING CENTERS,NEIGHBORHOOD
40310070	1440 Elam Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2322	4/16/2024	3	9		28	Shortfall of Sites	2.15	Neighborhood Commercial Mixed-Use	NC-MU	18.75	25	40	Non-Vacant	VACANT,URBAN
40407033	320 Virginia Av	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2323	4/16/2024	3	9		27	Shortfall of Sites	2.17	Medium Density Residential	MDR	18.75	25	39	Non-Vacant	TRA,UTILITIES AND COMMUNICATIONS
41208072	290 Dillon Ave	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2323	4/16/2024	100	12	46		Shortfall of Sites	2.76	Transit-Oriented Mixed Use	TO-MU	57	75	158	Non-Vacant	IND,CORPORATION YARD
41229011	675 Campbell Technology Park Py	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2323	4/16/2024	75	44	11		Shortfall of Sites	4.98	High Density Mixed Use	HD-MU	34	45	130	Non-Vacant	IND,MFG,RESEARCH AND DEVELOPMENT
41229012	655 Campbell Technology Park Py	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2323	4/16/2024	110		18		Shortfall of Sites	4.9	High Density Mixed Use	HD-MU	34	45	128	Non-Vacant	IND,MFG,RESEARCH AND DEVELOPMENT
41229015	635 Campbell Technology Park Py	Establishing New Zoning Map	PLN-2022-155; CC Ord. No. 2323	4/16/2024	13	77	8		Shortfall of Sites	3.75	High Density Mixed Use	HD-MU	34	45	98	Non-Vacant	IND,MFG,RESEARCH AND DEVELOPMENT

Attachment: Table C (General Plan and Housing Element APR)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program H-1a: Inclusionary Housing Ordinance Implementation: Amend the Inclusionary Housing Ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (i.e., moderate-, low-, very low-, and extremely low- income). These amendments could also include: • Initiating a nexus study to reevaluate increasing the affordable housing in-lieu fee. • Updating the inclusionary ordinance to require for-sale projects to provide the same allocation of units available to lower-income and very low-income units that is required for rental projects. Modifying the In-Lieu Fee threshold to apply only to developments of 5-9 units. Housing developments of 10 or more units would not be allowed to substitute affordable units with in-lieu fees.	The City shall update inclusionary housing ordinance to allow for development flexibility for affordable housing. City staff will conduct workshops to obtain comments and suggestions for this revision to the inclusionary ordinance.	Nexus study to be completed by end of December 2023. Consequent amendments to the Ordinance and establishment of affordable housing in-lieu fees to be adopted by June 2024.	Completed. On April 18, 2023, the City updated the inclusionary ordinance to require for-sale projects to provide the same allocation of units available to lower-income and very low-income units that is required for rental projects. A consultant was selected to prepare an Affordable Housing Nexus Study to reevaluate the housing in-lieu fee and consider the establishment of a commercial linkage fee. On August 20, 2024, the City Council adopted amendments to the Inclusionary Housing Ordinance, supported by an Affordable Housing Nexus Study, which lowered the inclusionary requirement threshold to five units and established new options to satisfy any fractional obligations (including through payment of a housing in-lieu fee).

Attachment: Table D (General Plan and Housing Element APR)

Program H-1b: Commercial Linkage Fee: Establish an affordable housing impact fee that will apply to non-residential development to provide an additional local source of revenue to support production of affordable housing.	Amend the Municipal Code to include a commercial linkage fee. A nexus study will be required to determine the fee schedule.	Nexus study to be completed by end of December 2023. Amend Municipal Code by end of 2024 to incorporate impact fees on non-residential development.	Completed. In 2023, a consultant (BAE Urban Economics Inc.) was hired to prepare an Affordable Housing Nexus Study to support the establishment of a commercial linkage fee. On August 20, 2024, the City Council adopted an Affordable Housing Nexus Study and a commercial linkage fee. As established through the associated adoption of Title 19 (Housing) to the Campbell Municipal Code, fees collected through the program will be deposited into a “Commercial Linkage Fee Fund” that will be primarily used to support the production or refurbishment of affordable housing.
Program H-1c: Affordable Housing Overlay Zone (AHOZ): Establish an Affordable Housing Overlay Zone to incentivize the development of housing meeting priorities. Incentives to be incorporated into the AHOZ may include: □ Allowing an increase in density over that otherwise allowed under State Density Bonus Law. □ Allowing a reduction in parking standards consistent with those provided under State Density Bonus Law. □ Providing for Ministerial Review. Other incentives to be evaluated in developing the AHOZ include: Providing for a) building, planning, and/or impact fee reductions or waivers; and b) City funding support for frontage improvements.	Establish new AHOZ in Zoning Ordinance	Research other AHOZs in the BayArea and conductdeveloperinterviews onmeaningful incentives (mid 2023); Develop draft AHOZ andconduct publichearings (fall2023); Adopt AHOZ(Spring 2024)	Completed. On April 16, 2024, the City established three new Housing Overlay districts including the "By-Right Housing" (BHR), "Affordable Housing" (AH), and "Reuse Sites" (RS) overlay zones. The AH Overlay was designed to complement State Density Bonus Law and includes incentives allowing for increases in allowable density, expedited permit processing, reduced development impact fees, priority use of supportive housing funds, reduced development requirements, and extension of permit approval periods, consistent with the objectives of Program H-1c. As the AH Overlay complements state law, as opposed to competes with it, all benefits under state density bonus law pertaining to reductions in parking apply as well.
Program H-1d: Maximum Average Unit Size: Establish an average maximum unit size of 1,250 square feet for projects with a density over 45 dwelling units per acre.	Modify Zoning Ordinance to include maximum unit size/FAR for buildings over a certain density or height.	Adopt by June 2023	Completed. On April 18, 2023, the City established an average maximum unit size of 1,250 sq. ft. as part of the Multi-Family Development and Design Standards update for projects with a density over 45 dwelling units per gross acre.
Program H-1e: Promote Accessory Dwelling Units: Initiate a marketing program for homeowners on the benefits of ADUs and the availability of resources (templates, cost calculators, technical support) to support development. Collaborate with countywide efforts to develop pre- approved ADU plans suitable for Campbell, including designs that are ADA accessible. Amend the ADU ordinance to address non-compliance issues identified by the State Department of Housing and Community Development (HCD),	Streamline the review and permitting of ADUs by publishing pre-approved plans including plans that are ADA-compliant, which shall be posted on the City’s website.	Amend the ADU ordinance consistent with recent state law (2023). Initiate marketing program and coordinate with countywide efforts on pre-approved ADU plans (2023). Select at least 3 plans and conduct media campaign to promote (December 2024)	Partially complete. On April 18, 2023, the City's Accessory Dwelling Unit Ordinance was updated to comply with state law. Following adoption of the Accessory Dwelling Unit Ordinance, the City received a letter from the California Department of Housing and Community Development (HCD) providing written findings identifying certain portions of the ADU Ordinance out of compliance with state law. On November 7, 2023, the City adopted an Interim Ordinance responding to the findings of HCD. At the time of the preparation of this document, the City was scheduled to hold a meeting with the City Council on February 18, 2025, to consider the adoption of a new interim ADU ordinance, taking into account feedback from HCD. Separately, the City has worked through the Santa Clara County Planning Collaborative to prepare a Countywide website providing detailed overview of planning for an ADU - including steps related to getting started, learning the rules, preparing a budget, designing, permitting, building, and renting units. A link to this website is as follows: https://aduscc.org/ Further, the City has established an "expedited" permit center for ADUs which is available online as follows: https://www.campbellca.gov/1470/Express-Plan-Check

Attachment: Table D (General Plan and Housing Element APR)

Program H-1f: Objective Multi-Family Development and Design Standards: Adopt residential objective standards, which will be applied to all residential and residential mixed-use projects that are eligible for ministerial review, with the goal of streamlining the approval process and accelerating housing production.	Establish objective development and design standards for small-lot single- family, multi-family and mixed use residential projects, and test standards to ensure the full range of densities can be achieved. If the current development standards prevent the maximum planned for densities from being achieved, the City will revise those development standards to ensure that maximum densities can be achieved Revise corresponding approval findings in zoning ordinance to reduce subjectivity.	Adopt in Spring 2023 in conjunction with Housing Element	Completed. On April 18, 2023, the City of Campbell adopted Multi-Family Development Design Standards and an associated updates to the Campbell Municipal Code which faciliate ministerial review of projects qualifying for review under SB 35, AB 2162 and AB 101, SB 6, and AB 2011.
Program H-1g: SB 10 Ordinance: Adopt a SB 10 Ordinance that would establish an overlay zone where SB 10 could be implemented on smaller residential lots throughout the City, particularly close to transit stations. Parcels within the overlay zone would be permitted to develop up to 10 units per parcel. This ordinance would include standards to determine the maximum number of units per lot when meeting specific locational requirements and objective standards within the overlay zone.	Encourage increased housing production on smaller residential lots within the overlay zone.	By end of December 2024	Pending. This item was postponed to focus on implementation of new state housing laws (see Program H-1h) and updates to the City's accessory dwelling unit ordinance (see Program H-1-e). The City anticipates starting development of the SB 10 Ordinance in Summer 2025, following the adoption of the comprehensive code update described in Program H-1h (Periodic Ordinance Amendments), with public outreach tentatively starting in Fall/Winter 2025, and adoption occuring in Spring/Summer 2026.
Program H-1h: Periodic Ordinance Amendments: Update the Municipal Code as needed to comply with changes to State Law and local conditions/needs.	Initiate and complete the amendment process to comply with the new requirements within 12 months of being notified of the requirement.	Within 12 months of changes to State Law	In Progress / Ongoing. The City is working on an update to the Campbell Municipal Code and associated policy documents to respond to changes in state law, with an anticipated City Council meeting held by June 2025. The pending update intends to respond to over 40 changes in laws including, but not limited to, the following: SB 4, SB 450, AB 2553, AB 3177, SB 937, AB 1317, AB 98, AB 2632, AB 2243, AB 1218, AB 2533, AB 1801, AB 894, AB 2904, AB 2117 (2024); SB 684, AB 1572, AB 1287, SB 423, AB 1490 (2023); SB 6, AB 2011 (2022); AB 2234, AB 2339 (2022); AB 1174, AB 970 (2021); SB 330, AB 101 (2019); SB 721, SB 946 (2018); SB 35, AB 2162 (2017); SB 1383 (2016); AB 1236 (2015); SB 745 (2013); SB 1098 (2001); FCC 18-133.

Program H-1i: Housing Opportunity Site Inventory: In conjunction with the update of the Housing Element, Campbell is preparing an update to the Land Use Element which significantly expands opportunities for higher density residential and mixed-use development in the community. As part of the update to the Housing Element, a parcel- specific analysis of vacant and underutilized sites was conducted to identify Opportunity Sites for development within the 2023-2031 planning period. In order to specifically encourage and facilitate development on these Opportunity Sites, Campbell will undertake the following actions: □ Conduct annual outreach to developers • Publish the City's Housing Opportunity Sites on website • Inform potential developers of Housing Opportunity Sites • Update the list of potential/remaining Housing Opportunity Sites on an annual basis in conjunction with the Annual Progress Report • Housing Opportunity Site Developer Support: Support potential developers of Housing Opportunity Sites by: • Providing technical assistance to property owners and developers, including assessor parcel data and information on density and design incentives • Assisting developers in completing funding applications in support of development, and as appropriate, provide local funds and/or land as leverage if available.	Publish and distribute to market rate and affordable housing developers the site inventory	Annually / Ongoing	In Progress / Ongoing. Consistent with Program H-1j, the City conducted extensive outreach to developers in 2023 to solicit feedback on implementation of the Housing Element, including releasing a survey soliciting feedback on development of the City's Affordable Housing (AH) overlay zoning district and meeting to discuss potential changes to fees that may result from the Nexus Study. The City's Housing Opportunity Sites inventory has been posted on the City website as follows: Landing Page: https://www.campbellca.gov/166/Zoning-and-Land-Use Direct Link: https://www.campbellca.gov/DocumentCenter/View/20693/Housing-Opportunity-Map-2023-2031---6th-Cycle The City maintains a virtual counter service with dedicated support and scheduling for developers interested in developing housing in the City providing technical assistance and support as follows: Landing Page: https://www.campbellca.gov/981/Planning-Counter-Service Direct Link: https://outlook.office365.com/book/HousingDevelopmentProjectCourtesyReview@campbellca.gov/ The City has hired a Housing Manager that will be available to assist developers complete funding applications in support of development, and separately seeks to adopt an AH Overlay which would provide for priority use of funds available to support affordable housing development in the City. In addition, the West Valley cities, including the City of Campbell are collaborating with SV@Home on affordable housing developer roundtable to discuss housing opportunities and programs in each City on February 27, 2025.

Program H-1j: Mixed-Use Development: The maximization of residential uses in new mixed-use developments will be encouraged through the use of incentives including reduced parking requirements and allowing shared parking between commercial and residential uses. The City will ensure that residential development is included in mixed-use projects on Housing Opportunity Sites in order to address the City's Regional Housing Needs Allocation (RHNA) requirements. Objective Multi-Family Development and Design Standards (Program H-1f) will support this maximization while considering open space, landscaping, and other requirements. The Objective Development Standards will also allow the residential component of mixed-use projects to not count against the allowable FAR.	Modify Zoning Ordinance to incentivize residential development on parcels with mixed-use land use designations as part of the Objective Design Standards update.	Spring 2023	Completed. On April 18, 2023, the City established new streamlined permit review processes and objective development standards to faciliate the development and review of new mixed-use housing projects. Separately, part of the 2040 General Plan update (adopted the same date) the definition of FAR added an exclusion to the residential component of mixed-use development projects to help support and facilitate the production of new housing units.
Program H-1k: Achieve Target Densities: As part of the creation of objective development standards, conduct density testing to ensure standards facilitate achievement of maximum allowable densities.	Modify Zoning Ordinance to maximize density per land use designation as part of the Objective Design Standards update.	Spring of 2023 in conjunction with Housing Element adoption.	Completed. In developing the Multi-Family Development and Design Standards adopted on April 18, 2023, test fits were used to demonstrate planned-for densities could be achieved and help illustrate the size and scale of new development projects which may occur as part of the update process.
Program H-1l: Strategically Interface with the State Legislature: The City will review and comment on key state housing legislation in an effort to achieve City goals and Regional Housing Needs Allocation.	Contact elected representatives about housing legislation as appropriate.	Annually / Ongoing	In Progress / Ongoing. The City reviewed and commented on the City's Regional Housing Needs Allocation as part of the RHNA 6 cycle. The City will continue to engage with representatives on housing legislation as needed.
Program H-1m: Establish a program that allows for increases in residential densities for projects that include smaller unit sizes as a means of providing for lower-cost housing choices in Campbell.	Modify Zoning Ordinance to allow for single room occupancy units (SROs) up to 400 sq ft in gross floor area, and studios and one-bedroom units up to 625 sq ft in gross floor area to count as one-half unit for density calculation purposes.	Adopt by June 2024	Pending. This program is to be implemented as part of the comprehensive code update described in Program H-1h (Periodic Ordinance Amendments).

Program H-1n: Housing on Publicly Owned Land: The Housing Element identifies two key opportunities for development of affordable housing on publicly owned property: a) the 1.6-acre Valley Transportation Authority (VTA) Winchester Site; and b) the 2.6-acre City-owned Corporation Yard. Both properties are proposed for upzoning to 75 units/acre under Campbell's General Plan update. Key milestones are identified for each of these public/private partnerships in the adjacent column.	**VTA Site:** Enter into ENA with development partner (mid 2022) (VTA) Negotiate long-term ground lease (mid 2023) (VTA) Development entitlement (mid 2024) (Developer / Campbell) Complete construction of 90- 100 lower income (60% AMI), with min. 25% supportive housing units (end of 2025) (Developer / Campbell) **City Corporation Yard:** Execute contract for development feasibility study (March 2023) Issue RFP for affordable housing development (pending outcome of feasibility analysis), and prioritize projects with include ELI units (mid 2024) Execute contract with affordable developer (fall 2024) Development entitlement (mid 2025) Complete construction of 150- 200 affordable housing units (2028)	As indicated under Actions	In Progress. VTA Site In 2023, the City participated in public meetings and outreach in support of VTA pre-planning efforts and activities for the VTA Site. In 2023, the City also adopted an update to the Zoning Code (Chapter 21.39 - Ministerial Approvals) which implements review and approval requirements related to the State Streamlined Ministerial Approval process which the VTA project is anticipated to take advantage. The VTA site obatined ministerial approvals through AB 2011 on August 15, 2024 and is currently applying for affordable housing funding to be able to begin construction. City Corporation Yard In 2023, the City of Campbell obtained an initial feasibility study for affordable housing from Alta Housing an affordable housing developer. The study determined that the site was attractive for affordable housing, and could be developed based on certain financial assumptions. The study was independently peer reviewed by the Santa Clara County Housing Authority (SCCHA) who provided a memo with additional comments and feedback. The City separately contracted with Silicon Valley Synergy to support identifying a replacement site for the existing corporation yard. This project is currently on hold pending further feasibility of the corporation yard relocation.
Program H-2a: Below-Market Rate Housing Rent Control Ordinance: Establish a limited Rent Control Ordinance to cap the yearly rent increases to units in the City's Below Market Rate (BMR) housing unit program to 5% plus the percent change in the Consumer Price Index (CPI) or 10%, whichever is lower.	Pass rent control ordinance to establish protections for units in the City's Below-Market Rate (BMR) housing	End of December 2023	Completed. The City Council adopted Title 19 (Housing) in the Campbell Muncipal Code, which includes the establishment of rent control for BMR housing on August 20, 2024. https://www.campbellca.gov/AgendaCenter/ViewFile/Agenda/_08202024-2956
Program H-2b: Preservation of Mobile Home Park Units: Develop General Plan policy to preserve mobile home parks, outright, and to prohibit their conversion.	Develop a General Plan policy that preserves mobile home parks, outright, and prohibits their conversion. Any rent control measures can be achieved by AB 1482 until it sunsets on January 1, 2030.	Concurrent with Housing Element Adoption	Completed. As part of the 2040 General Plan and associated Zoning Map update, the City established a new Mobile Home Park zoning designation which prohibits the use of properties with this zoning designation to any use other than a mobile home park.
Program H-2c: Short-Term Vacation Rental Ordinance: Conduct a study on the budget implications of taxing short- term rentals and enforcing a short-term vacation rental ordinance. If determined to be cost effective, pass an ordinance to manage the appropriate levels of short-term vacation rentals in the City.	Study relationship of short- term rentals and housing stock to determine if enhanced code enforcement and/or a permitting program is appropriate.	Complete study by end of December 2026. Adopt Ordinance in 2027 as deemed appropriate.	Pending. This item is scheduled to begin in 2026.
Program H-2d: Workforce Housing: Evaluate adoption of a resolution to authorize Workforce Housing opportunities within Campbell. Through this resolution, organizations will be allowed to use tax-exempt bonds to acquire market-rate apartment buildings and convert them to affordable housing projects for workforce housing.	Increase number of workforce housing units.	Evaluate financing options for conversion of market-rate rentals to workforce housing (2023). Present Resolutions for consideration by City Council (end of January 2024).	Inactive. In the years leading up to the adoption of the 2023-2031 Housing Element, the City had expressed interest by developers in pursuing a local Workforce Housing program. Since adoption of the Housing Element, there has been no expressed interest in this program. Accordingly, the City has shifted its focus toward completion of other Housing Element programs which are anticipated to result in the production or preservation of housing units.

Attachment: Table D (General Plan and Housing Element APR)

Program H-2e: Housing Rehabilitation Loan Program: Work with Santa Clara County and regional non-profits to ensure that Campbell residents have access to countywide housing rehabilitation programs, including continuing to refer eligible households to Rebuilding Together Silicon Valley's free home repair program, the majority of whose participants are elderly seniors and/or persons with disabilities. Pursue new Senior Home Rehabilitation program (see Program H-2k).	The City will maintain programs to inform residents about Countywide housing programs available, including the County's Housing Rehabilitation Loan Program. This will include publishing information on the City's website, developing informational brochures, and conducting outreach at community events at least once a year.	Ongoing	In Progress / Ongoing. The City continues to maintain programs to inform residents about Countywide housing programs available.
Program H-2f: Code Enforcement: Continue to administer the Code Enforcement Program to identify housing units in need of rehabilitation and repair, providing referrals to Housing Division. Through this program, connect property owners to rehabilitation assistance programs offered by the County or non-profit partners, if applicable.	Respond to code complaints and citations in a prompt manner	Ongoing	In Progress / Ongoing. The City continues to administer the Code Enforcement program.
Program H-2g: Preservation of Assisted Housing: The City will take the following actions to facilitate long-term preservation of the 73 affordable housing units that are at-risk of converting to market-rate in 2026: a. Monitor the at-risk units by continuing to maintain close contact with property owners regarding their long-term plans for their properties. b. Participate in the preservation of at-risk units by providing financial and/or technical assistance (as may be available) to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.	□ Initiate discussions with property owners at least 3 years prior to expiration to monitor adherence to tenant noticing requirements (2026) □ Identify funding sources for preservation - Housing Trust of Silicon Valley, HCD Affordable Housing and Sustainable Communities Program, HCD Portfolio Reinvestment Program, Inclusionary in-lieu fees, future Commercial Linkage fees, etc. (2024) □ Present preservation options and incentives to owners e.g. additional density on project site, rehabilitation assistance and/or mortgage refinance in exchange for long- term use restrictions (2024) □ Work with priority purchasers and qualified entities as deemed necessary (2025) □ Coordinate technical assistance and education to affected tenants (2025)	As indicated under Actions	Pending. The City has engaged the property owner of Avalon Apartments and they sent a 3 year notice to the affected tenants in December 2024. The affordability term expires in December 2027. The City has engaged with County staff as Housing Authority staff on a path forward, but discussions are ongoing.
Program H-2h: Monitor Lower Income Household Displacement: Consider the impacts of new housing development on the existing supply of affordable housing during the development review process.	Monitor housing affordability by considering the impacts of new housing development on the existing supply of affordable housing during the development review process and developing strategies to address local displacement issues as they are identified.	Ongoing during the development review process	In Progress / Ongoing. The City continues to monitor displacement of lower income households.

Attachment: Table D (General Plan and Housing Element APR)

Program H-2i: Tenant Notification: Educate tenants of affordable housing units at risk of converting to market-rate of their rights and other assistance.	Notify tenants at least one year prior to potential conversion to market-rate housing. As part of this notification process: A) Provide information regarding tenant rights and conversion procedures should an owner decide to convert their property to non-low- income use. B) Offer tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations.	Yearly	In Progress / Ongoing. Tenants in a project at risk of conversion in 2027 received a three year notice of conversion. The City will continue to monitor units at risk of conversion and will provide tenant notifications as needed.
Program H-2j: Weatherization and Retrofitting: Inform residential property owners and renters of funding programs at the state and federal level for weatherization and other retrofitting actions that can save on monthly housing costs. If necessary, provide funding matches to incentivize use of these programs.	Conduct internal study of existing weatherization and retrofitting programs and how matching funds might be implemented. Publicize programs once study is complete.	Study complete by end of December 2028	Pending. To be completed by December 2028.
Program H-2k: Senior Home Rehabilitation: Establish a fund to support the repair and upkeep for homes owned or rented by seniors. This could be done as part of the Home Loan Rehabilitation Program. Conduct Outreach through the Campbell Adult Center.	Identify funding sources and develop outreach methods for senior home rehabilitation program.	Establish program by end of December 2025	Pending. The City is part of the Community Development Block Grant urban county consortium, which provides funding for a Housing Rehabilitation program. Although this program is not limited to seniors, many of the program participants are seniors and Campbell residents are eligible for this program.
Program H-2l: Replacement Unit Program: Campbell will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low or very low-income households.	In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, and local policy shall be adopted by the end of December 2023.	Completed / Ongoing. On September 3, 2024, the City Council adopted an update to its Inclusionary Housing Ordinance (Ordinance No. 2318), introducing a preference for eligible lower-income households displaced by demolition when renting or purchasing affordable housing units. This preference applies specifically to required replacement units, as outlined in Section 66300.6 of the California Government Code. Additionally, on the same date, the City Council established Title 19 (Housing) through Ordinance No. 2319, which separately introduced Tenant Protections (Chapter 19.06). These protections are designed to safeguard income-eligible lower-income households residing in protected units. Furthermore, as part of the comprehensive code update described in Program H-1h (Periodic Ordinance Amendments), the City will consider adopting a "demolition" ordinance. If enacted, this ordinance will mandate the replacement of housing units in alignment with this program.

Attachment: Table D (General Plan and Housing Element APR)

Program H-3a: Update the Municipal Code to reduce parking requirements consistent with the standards presented in Table II-33. The following parking reduction strategies in areas adjacent to light rail, and other parts of the City which will not present impacts to residential neighborhoods, are being proposed: • Reducing the parking requirements for smaller units as a means of facilitating lower cost housing, and for sites located within walkable areas. • Provide incentives for reduced parking in the Affordable Housing Overlay Zone (Program H-1c) • Allow parking to be unbundled from residential units • Allowing a combination of unbundled and assigned parking in housing developments • Pursuant to AB 2097, the City will also eliminate parking minimums on sites	Update the Municipal Code to revise parking standards to better align with State density bonus standards and best practices in current approaches to parking	Spring of 2023 in conjunction with Housing Element adoption.	Partially Completed / In Progress. As part of the Zoning Code updates on April 18, 2023, the City reduced parking standards, including general reductions mandated by AB 2097 and targeted reductions in walkable areas, as shown on the City's adopted form-based zone map. Since the City's existing Parking Ordinance does not prohibit the unbundling of parking from residential units, no changes were made in response to that specific aspect of the program. On April 16, 2024, the City established three new Housing Overlay districts: "By-Right Housing" (BHR), "Affordable Housing" (AH), and "Reuse Sites" (RS). The AH Overlay was designed to align with state law rather than compete with it, ensuring that all parking reductions allowed under state density bonus law apply. Additionally, the AH Overlay provides incentives for affordable housing projects, including increased density, reduced park fees, and relief from certain development standards.
Program H-3b: Housing Program Staffing: Identify funding sources to support expanding housing staff capacity and hire a Housing Program Manager to monitor and implement housing	Hire a Housing Program Manager to expand staff capacity for implementing the Housing Element.	Acquire funding sources by the start of 2024; Hire a Housing Program Manager by mid-2024	Completed / Ongoing. The City hired a Housing Manager in January 2024. The Housing Manager position provides important capacity for the City to monitor and implement Housing Element programs.
Program H-3c: Affordable Housing Partnerships: Look for opportunities to partner with Santa Clara County, other cities, non-profit organizations, and for-profit housing providers to preserve, rehabilitate, and construct affordable housing units in and around Campbell.	The City will continue to explore and evaluate opportunities to partner with non- profit organizations to rehabilitate, preserve or create affordable housing. The City will also monitor and evaluate opportunities to apply for affordable housing grants in conjunction with its non-profit partners.	Monitor and evaluate opportunities every two years starting by the end of 2023	Completed / Ongoing. City staff continue to monitor and participate in Community Development Block Grant (CDBG) meetings hosted with Santa Clara County and with the Planning Collaborative to explore and strategize on opportunities related to this program.
Program H-3d: 100 Percent Affordable Housing: Following the adoption of objective design standards, 100 percent affordable housing developments will be eligible for ministerial review, in accordance with State law.	Adopt Municipal Code amendments to incentivize the development of 100 percent affordable housing.	By end of December 2024	Completed. On April 16, 2024, the City established the "Affordable Housing" (AH) overlay which allows for the ministerial review of 100% affordable housing development projects.

Attachment: Table D (General Plan and Housing Element APR)

Program H-3e: Rezone for Lower Income Shortfall: Pursuant to State statutes (Gov Code 65583.2(h) and 65583.2(i),), sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements: □ Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the units are affordable to lower income households □ Permit a minimum density of 20 units per acre □ Allow a minimum of 16 units per site □ Accommodate at least 50 percent of the lower income need on sites designated for residential use only, otherwise allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.	The City of Campbell will assign a "By-Right Housing" overlay/combining district to sites serving to meet the housing shortfall in accordance with the Adequate Sites Program requirements of Government Code section 65583.2(h) and 65583.2(i). The combining district will include appropriate development standards to encourage achieving maximum densities.	Adopt General Plan and rezoning in April 2023. Adopt "By-Right Housing" overlay/combining district by end of December 2023	Completed. On April 16, 2024, the City established a "By-Right Housing" (BHR) overlay which serves to implement this program.
Program H-3f: Reuse Sites: In accordance with State law, Modify the Zoning Ordinance so that parcels in the Site Inventory identified in previous Housing Elements ("Reuse Sites") as noted in Table A of the Site Inventory with at least 20 percent of the units affordable to lower-income households are eligible for by-right processing with ministerial review.	Modify Zoning Ordinance to promote redevelopment of reuse sites according to HCD ministerial review standards.	2023	Completed. On April 16, 2024, the City established a "Reuse Sites" (RS) overlay which serves to implement this program.
Program H-3g: Affordable Housing Rental Portal: Financially support the efforts of state, county, or regional organizations to establish an application portal for below-market rate housing units.	The City will evaluate and contribute funding as appropriate to a housing application portal for below- market rate housing units administered at a state, county, or regional scale.	Annual evaluation of potential below-market rate housing application portals, funding when appropriate	In Progress/Ongoing. The City continues to evaluate potential below-market rate housing application portals for viability.

Program H-3h: Zoning amendments for Special Needs Housing: As presented under the Governmental Constraints analysis and pursuant to state law, the City will undertake the following revisions to the Municipal Code: • Amend the Code to explicitly allow supportive housing by- right in all zones where multi- family and mixed uses are permitted • Amend parking standards for emergency shelters to be a number only sufficient to accommodate staff and not exceeding the standards for other uses in the underlying zone. • Revise maximum bed limit to 50 beds per shelter. • Amend the Emergency Shelter Area to include the Commercial/Light Industrial parcels along Camden and Dell Avenues east of Winchester Boulevard and north of San Tomas Expressway (see Figure II- 63) • Amend the Code to allow group homes (licensed and unlicensed) for more than six persons in all residential zone districts similar to other residential uses of the same form in the same zone, subject to only those limitations authorized by and consistent with state law and fair housing requirements • Amend the definition of SROs to be more inclusive, identify Zoning Districts where SROs will be permitted (HDR, MHDR-MU, GC-MU, HD-MU, CC-MU, TO-MU), and establish a parking standard of 0.5 spaces per unit □ Amend the Code to define and provide for Low Barrier Navigation Centers (refer to Program H-5r)	Facilitate the provision of a variety of housing types and for persons with special needs.	By end of December 2023	Completed. Emergency shelter and SRO provisions were addressed as part of April 18, 2023, Zoning Code updates. Links to relevant code sections are as follows: Chapter 21.08 - Residential Districts (supportive/transitional housing as a permitted use, SROs as conditional): https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.08REDI Chapter 21.28 - Parking and Loading (amended parkign standards consistent with this program): https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.28PALO Chapter 21.36.085 - Emergency Shelters (updated to address related policies) https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.36PRAPSPUS_21.36.085EMSH Chapter 21.39 - Ministerial Approvals (defines and provides for Low Barrier Navigation Centers): https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.39MIAP
Program H-3i: Redevelopment Agency Agreements: Review and renegotiate existing development agreements to promote the production of affordable housing.	Acting as the successor agency to the former Redevelopment Agency (RDA), the City of Campbell will review existing development agreements to identify areas that may be renegotiated to promote the production of affordable housing. Under this program, the city will engage in conversations with the property ownership of the Campbell Technology Park to facilitate affordable housing and housing production, such as through the relocation of the corporation yard to allow housing to be developed on both sites.	December 2024	Completed. On September 3, 2024, the City acting as successor agency to the former RDA amended the Disposition and Development Agreement for the Campbell Technology Park to allow a residential development of approximately 290 units, of which 58 would be affordable to low-income households. In addition, the Tech Park would pay $2,500,000 to the City's Housing Assistance Fund. https://www.campbellca.gov/AgendaCenter/ViewFile/Agenda/_09032024-2967

Program H-4a: Resilient Objective Design Standards: Address resilient design, including but not limited to sustainable building materials and siting buildings to optimize passive heating and cooling in the City's Objective Design Standards.	Adopt Objective Design Standards that include standards to ensure sustainable building design	By end of December 2023	Completed. On April 18, 2023, the City Council adopted Resolution No. 12966 establishing new objective development standards for multi-family development projects (Multi-Family Development and Design Standards), which included building material standards. Separatley, the City will continue to evaluate opportunities to use sustainable building materials as part of updates to its local Reach Code, and optimize site placement when reviewing development projects and updating the City's Multi-Family Development and Design Standards.
Program H-4b: Green Buildings: Continue to implement the City's Reach Codes and review development projects for compliance with the CalGreen building code.	Implement the State's CalGreen building codes to promote climate protection strategies. Promote green building and energy conservation on City website and through brochures. Campbell will update its Reach Codes in concordance with the next updates to the State Building Codes.	Ongoing	Ongoing. The City continues to promote green building and energy conservation on its website and explore opportunities to expand its reach code to promote green building and energy conservation with each update to the City's local Reach Code.
Program H-4c: Promote Energy Efficiency: Promote programs and activities that reduce residential energy usage in existing and new buildings by updating and maintaining the City's website with information on Pacific Gas and Electric and Silicon Valley Clean Energy's utility assistance programs, Silicon Valley Clean Energy's renewable energy program and rebates, and other available energy efficiency programs and rebates.	Inform households of utility assistance programs and other energy efficiency programs.	By end of December 2025	Completed / Ongoing. The City continues to promote green building and energy conservation on its website and explore opportunities to expand its reach code to promote green building and energy conservation with each update to the City's local Reach Code.
Program H-4d: Climate Action Plan: Adopt a Climate Action Plan that addresses and promotes energy efficient and renewable energy programs for residential development, including alternatives to conventional heating and air conditioning.	Adopt a Climate Action Plan	By end of December 2025	Pending. To be completed by December 2025.
Program H-5a: Education on Fair Housing Laws: Ensure landlords and renters understand their rights and responsibilities under fair housing law.	Educate landlords and renters on their rights and responsibilities under fair housing law by posting information on the City's website; distributing information through business licensing recertification process for landlords; posting fair housing posters in City Hall, the community center, and the library.	Resources to be posted by the end of December 2023. Resources shall be updated within 3 months of any changes to state law. Mailers will be sent annually as part of business licensing recertification process to indicate changes.	Completed. Project Sentinel, the City's fair housing service provider, created an educational flyer which is also posted on the City's website.
Program H-5b: Equity Trainings: Integrate racial equity in structural planning processes.	The City shall coordinate biannual staff discussions on historical injustices and how those injustices have affected society today in order to increase education and awareness about the future of the City. Invite local non-profit organizations to host workshops and discussions on the topics of housing equity, diversity, and inclusion.	By end of December 2028, then every 2 years	Pending. To be completed by end of December 2028, then every 2 years.

Attachment: Table D (General Plan and Housing Element APR)

Program H-5c: Multilingual Housing Information: Update and maintain the City's website to include multilingual information on housing resources and programs offered through the City and Santa Clara County. At a minimum, languages shall include English and Spanish. The website shall include direct links to County, City, or non-profit agencies that administer the housing programs. This information shall also be posted and made available at City Hall, the community center, and the library. Information should include, but is not limited to the following: A. Fair Housing Laws B. Rehabilitation loan programs C. Santa Clara County Housing Authority D. Rental assistance programs, such as Section 8 and the Rent Mediation Program E. Code enforcement F. Homebuyer assistance G. Foreclosure assistance H. Information about affordable housing I. Information about shelters, navigation centers, and other supportive programs for people experiencing homelessness J. Special needs housing programs and services The city shall also conduct a rental survey that includes changes to tenancies, change in rents, etc.	Update City's website with information on equitable access to housing resources. Further specific translation of City documents and actions will be prioritized and implemented at update of website.	Website shall be updated by June 2024 and updated annually thereafter.	Pending. The website update was delayed and is currently underway. It is anticipated that the website shall be updated by June 2025 and updated annually thereafter with materials available in both English and Spanish.
Program H-5d: Shared Housing Program: The City will facilitate the provision of shared housing opportunities in Campbell by posting resources on the City's website. Under a shared housing program, a home provider, a person who has a home to share, is matched with a home seeker, a person in search of a home to share.	Conduct outreach to homeowners in the community and through the Campbell Adult Center regarding interest in renting out rooms in their home. Establish a homeshare exchange through the Housing Division to match home providers with home seekers. Provide shared housing services to single- parent households, and extremely low-, very low-, and low- income populations.	Establish program in 2024	Pending. Program to be established in 2025 in coordination with other West Valley cities for greater economies of scale. The case manager at the Campbell Senior center does assist clients with finding home sharing opportunities by checking room rental listings and referring homeseekers to the listings.

Attachment: Table D (General Plan and Housing Element APR)

Program H-5e: Homeless Assistance/Shelter Provisions: Increase housing options and services for persons experiencing homelessness in the community. The City will Continue to support non-profit agencies that serve people experiencing homelessness and those at risk of becoming homeless. These agencies offer emergency shelters, transitional housing facilities, housing assistance, food, clothing, and job referrals to persons in need.	Expand City staffing capacity by pursuing funding to create a new Unhoused Specialist position to implement homeless programs and develop a plan to target creation of ELI units. The Specialist will administer the Vulnerability Index-Service Prioritization Decision Assessment Tool (VI-SPDAT) to a minimum of 100 homeless as a means of prioritizing resource allocation. Identify available motels or other non-residential buildings suitable for a permanent supportive housing conversion. Contact property owners to gauge interest in a sale / conversion to a permanent supportive housing project. Partner with Destination Home, the County, and / or Housing Authority to apply for State Project Homekey Funds. Seek to achieve 100 units of permanent supportive housing (PSH), addressing approximately half the need identified in the City's 2022 Point-in-Time (PIT) Count.(Note: the city may update this goal based on updated PIT counts). Update the City's Safe Parking Ordinance to accommodate up to 30 vehicles. Initiate discussions with the County, faith based and community based organizations to develop a safe parking program plan and seek City Council approval for local housing funds to support program case management and other services; pursue contract with community based organization (CBO) to operationalize. Contribute funds to Santa Clara County's Rapid Rehousing Program to provide emergency rental assistance support to a minimum of 75 Campbell households at risk of homelessness. Work with Campbell's Parks and Recreation Department (Community Center) or faith- based organizations to establish a 30 bed inclement cold weather shelter program in coordination with the County Office of Emergency Services (OES). Coordinate with the County of Santa Clara Office of Supportive Housing, adjacent West Valley Cities and CBOs to develop a regional Homeless Shelter Program consisting of 40- 50 beds.	Apply to the County for a Destination: Home Capacity Building Grant for $450,000 in Spring 2023. Pending award of funds, fill the position by the end of 2023 and beginning in 2024 annually report progress via a Homeless Program update to the City Council. Identify suitable properties and contact property owners in Spring 2023. Apply for Project Homekey funding by the end of 2023. Pending award of funds, issue RFP in 2024, and complete one project and/or 50 PSH units by 2026. Complete an additional 50 PSH units by the end of the planning period. Update Safe Parking Ordinance (March 2023). Seek Council approval for program funding, and pending allocation of funds, contract with CBO to operationalize (2024). Allocate budget and seek City Council's approval for annual funding allocation (2023). Upon approval, contract with the County to administer the program on behalf of Campbell. Meet with the County, faith- and community-based organizations to develop a cold weather shelter plan (2024). Seek City Council's approval of the plan and request local housing funds and identify other funding sources and/or partners as needed. Contract with a CBO to operationalize the program (2024/2025).	In Progress / Ongoing. In 2023, the City secured Destination: Home Capacity Building Grant in the amount of $450,000 to hire an Unhoused Specialist. The position was filled in September 2024. City is working with the County to identify a suitable site for PSH project. In 2023, the City started work on an update to its Safe Parking Ordinance to allow for 30 vehicles and started conversations with the indicated organizations. In 2024, the City entered into an agreement with Amigos de Guadalupe to administer a car repair program for residents of the local safe parking program. In 2024, the City partnered with Santa Clara County to fund homelessness prevention services for Campbell residents. Additionally, the City engaged Good City Co. to conduct a West Valley Shelter Feasibility Study, aimed at identifying the most effective approach to developing facilities or programs for the unhoused. Last year, the City also contracted with the Silicon Valley Independent Living Center to manage an emergency motel voucher program, providing temporary shelter for unhoused residents in Campbell.

Attachment: Table D (General Plan and Housing Element APR)

Program H-5f: Persons with Disabilities: Coordinate with other agencies and organizations, such as San Andreas Regional Center (SARC), Housing Choices Coalition, and Bay Area Housing Coalition, in meeting the needs of persons with disabilities including through the following actions: • Work with agencies and organizations r to increase the availability of information on programs to assistance persons with disabilities. • Continue to provide support to area homeless shelters and service providers to serve extremely low- and very low-income populations (as resources are available). • Explore opportunities to assist in the provision of supportive housing opportunities for persons with disabilities.	Refer individuals to housing and services for disabled persons.	Update the City's website with resources for people with disabilities on a yearly basis	In Progress/Ongoing. The City will update its website with resources for people with disabilities with the Housing Division's website update which is scheduled to be completed by June 2025..
Program H-5g: Reasonable Accommodation: Ensure that the reasonable accommodation procedures and associated fees do not act as a constraint on housing for persons with disabilities. Update the City's procedures for consistency with the following guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ): □ For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden, or fundamentally alter the nature of the provider's operations	Amend the City's Reasonable Accommodation Procedures consistent with state and Federal guidance	Amend the Code by December 2024	Completed. On May 2, 2024, the City Council adopted Ordinance No. 2293, which updated Chapter 21.50 (Reasonable Accomodations) of the Campbell Municipal Code to update the grounds for an accomodation to be granted consistent with this action. City Council Ordinance No. 2293: https://library.municode.com/ca/campbell/ordinances/code_of_ordinances?nodeId=1222250 Chapter 21.50.050 - Grounds for accomodation: https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.50REAC_21.50.050GRAC
Program H-5h: Fair Housing Program: Continue to allocate a portion of the City's Business License Fees to fund Project Sentinel or a similar non-profit organization that offers fair housing investigative and enforcement services in northern California, including Santa Clara County.	Provide resources to ensure fair housing practices.	Yearly	In Progress/Ongoing. The City continues to allocate a portion of the City's Business License fees to fund Project Sentinel for fair housing services.
Program H-5i: Rental Dispute Mediation Program: Provide mediation assistance for tenant/landlord disputes.	Continue to promote and enforce the Rental Increase Dispute Resolution Ordinance and offer a Rent Mediation Program. Provide information on the program at City Hall and other public locations. Mail information regarding the City's Rent Mediation Program as well as contact information for tenant/landlord and fair housing services to new rental property owners.	Yearly	In Progres/Ongoing. The City continues to promote and enforce the Rental Increase Dispute Resolution Ordinance and offer a Rent Mediation Program.

Attachment: Table D (General Plan and Housing Element APR)

Program H-5j: Section 8 Rental Assistance: Continue to work with the County Housing Authority to provide Section 8 rental assistance to extremely low to very low-income residents. Encourage landlords to register units with the Housing Authority.	Conduct outreach to landlords once a year to encourage them to register their units with the Housing Authority.	Yearly	In Progress/Ongoing. The City conducted annual outreach to owners and property managers of multifamily rental properties through the business licensing process.
Program H-5k: Mortgage Credit Certificate: Expand opportunities for home ownership through Mortgage Credit Certificates.	Provide information on the federal Mortgage Credit Certificate (MCC) program, which allows qualified first- time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage, on the City's website.	End of December 2028	Pending. To be completed by end of December 2028.
Program H-5l: Foreclosure Prevention: Promote the services of agencies that provide foreclosure intervention counseling services, including Neighborhood Housing Services Silicon Valley and Project Sentinel to provide residents with the education and resources to help reduce foreclosures.	Provide direct links to relevant agencies that provide foreclosure intervention services on the City's website.	Website shall be updated by the end of December 2023 and updated annually thereafter	In Progress/Ongoing. Website was updated by December 2023 and will be updated annually thereafter. The website is undergoing a re-design that is scheduled to be completed in Spring 2025 and will include updated foreclosure prevention information.
Program H-5m: Coordination with Affordable Housing Providers: The City of Campbell shall work with lower income housing providers and funders to discuss lower income housing opportunities for people with disabilities and developmental disabilities.	Planning Staff shall hold a yearly meeting with all relevant housing service providers to discuss lower income housing opportunities.	Yearly	Pending. The City is working with SV@Home and the other West Valley cities on a meeting with affordable housing developers to discuss housing opportunities, including for those with disabilities in February 2025 and expects to hold a similar meeting annually thereafter. The meeting will agendize discussion of Site Inventory, funding opportunities, and other sites.
Program H-5n: Physically Accessible Housing: Require developers to integrate physically accessible units in new developments in accordance with State and Federal Law.	Ensure compliance with American with Disabilities Act (ADA) standards.	Ongoing	In Progress/Ongoing. The City continues to ensure compliance with American with Disabilities Act (ADA) standards.
Program H-5o: Extremely Low-Income Units: The City of Campbell shall support the construction of Extremely Low-Income housing units for people with disabilities, including developmental disabilities needing coordinated services to live inclusively in affordable housing.	At least 25 (3%) of City's Very Low RHNA shall be built in the planning period for Extremely Low-Income people with developmental disabilities. The City shall partner with Affordable housing developers using available City funds (in- lieu fees / linkage fees), City owned lands or other resources to support development of these units. Implement programs that incentivize/prioritize ELI housing (refer to Programs H- 1n, H-5e, H-5s, H-5y).	By end of December 2029	Pending. To be completed by end of December 2029.

Program H-5p: Housing Proposal Selection Process: In publishing requests for competitive proposals for any City-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or City housing funds. The City of Campbell shall grant additional points to proposals that address the City's most difficult to achieve housing priorities including providing a greater number of extremely low- or acutely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services for people with disabilities and developmental disabilities.	The City shall develop RFP requirements that support housing for people at low- income levels with special needs.	By end of December 2025	Pending. To be completed by end of December 2025.
Program H-5q: Affirmative Marketing: As a condition of the disposition of any City-owned land, land dedicated to affordable housing under the City's inclusionary ordinance, the award of City financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City of Campbell shall require that a housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.	The City shall develop affirmative marketing plan requirements for this program.	By end of December 2025	Pending. To be completed by end of December 2025.
Program H-5r: Low Barrier Navigation Centers: Amend Zoning Code Chapter 21.72 Definitions to include the definition for "Low Barrier Navigation Center" consistent with State law. Allow in at least two mixed-use zoning districts to permit low barrier navigation centers as a by-right use.	Provide a pathway to permanent housing for people experiencing homelessness as per AB 101 (2019)	By end of December 2023	Completed. On April 18, 2023, the City amended the Campbell Municipal Code establishing new definitions and processes for Low Barrier Navigation Centers as part of Chapter 21.39 (Ministerial Approvals).
Program H-5s: Density Bonus Incentives for ELI Units: In addition to density bonus incentives available under state law, Citywide, the City will provide an additional density bonus in exchange for housing developers including at least 5 percent of units available at an extremely low-, or even lower, income level.	The City shall update the Municipal Code to reflect current state density bonus law, along with an additional density bonus for projects that allocate at least 5% of the units for extremely low income households.	By end of December 2024	Completed. On May 2, 2024, the City Council adopted Ordinance No. 2293, which updated Chapter 21.20 (Density Bonuses and Other Housing Incentives) of the Campbell Municipal Code to provide an additional density bonus in exchange for including 5% of units at an extremely low-, or lower, income level, consistent with this program. Section 21.20.060.B. Local incentives. https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.20DEBOOTHOIN_21.20.060IN

Program H-5t: Employee Housing: Update the Municipal Code to allow a density bonus for projects which include employee housing onsite when providing services for a special needs population (i.e., assisted living facilities).	Provide employee housing for workers in housing developments with on-site services.	By end of December 2024	Pending. Code amendments to allow a density bonus for projects which include employee housing onsite will be included as part of pending update to the Campbell Municipal Code described under Program H-1h. Once implemented, all associated actions related to this Program will be completed.
Program H-5u: Renter Support: Establish a renter survey and develop identifiable actions to support renters. This could include programs such as protections or support for on-site renters during redevelopment, summarizing the types of code complaints received for multi-family residential sites, or other actions as appropriate.	Establish a renter survey and study the results of the survey to consider renter support programs at a subsequent sequence of public meetings.	Survey should be complete by end of December 2026. Study by end of July 2028.	Pending. To be completed by timeframe established in Housing Element.
Program H-5v: Community Outreach for Implementing Housing Element Programs: Coordinate with local businesses, housing advocacy groups, neighborhood groups and others in building public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed- use, and pedestrian-oriented development. The city will notify a broad representation of the community, including people with disabilities and developmental disabilities, to solicit ideas for housing strategies when they are discussed at City Commissions or City Council meetings. Incorporate equity into all community outreach, including but not limited to the following strategies: A. Post notices at City Hall, the library, and other public locations. B. Post information on the City's website. C. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. D. Ensure that Planning Commission meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole.	Coordinate citywide Housing Element meetings annually with publication of Annual Progress Report.	By end of December 2023, then yearly	In Progress. This program was delayed due to the focus on other outreach activities, including the update to the inclusionary housing ordinance and establishment of commercial linkage fees. The Housing Manager will work with the City Communication Team to develop an outreach strategy by June 2025.

Program H-5w: Know Your Rights Flyers: Publish informational fliers on renter's rights, pointing to state and local laws and providing information on renter-focused services. Fliers shall be provided in Spanish and English and available online as well as at community events.	Publish "Know Your Rights" fliers that inform tenants of their rights and local service providers.	By end of 2023, and updated years	Completed. Flyers were completed in 2024 providing information on the services offered by the City. Updates will be provided to the materials on an ongoing and as-needed basis.
Program H-5x: Veterans' Needs: Work with veterans' groups, such as American Legion, Veterans Affairs, and the Veterans Memorial & Support Foundation of Los Gatos to identify veterans' housing needs and programs to support veterans housing.	Perform outreach with veterans' groups to identify housing needs of veterans in the Campbell community.	Conduct first meeting by end of 2023, one meeting per year thereafter	In Progress. This task was delayed because the Housing Manager was hired in January 2024. The Housing Manager will work with the City Communication Team to develop an outreach strategy by June 2024.
Program H-5y: Units for Special Needs: Include households with special needs, including Seniors, People with Disabilities including Developmental Disabilities, People Experiencing Homelessness, Large Families Female-Headed Households, Veterans and extremely low-income households, on the City's preference criteria for below market rate units.	Update BMR Preference Criteria to include special needs groups in priority rankings.	By end of December, 2023	In Progress. This task was delayed because the Housing Manager was hired in January 2024. The Housing Manager will work with the City Communication Team to develop an outreach strategy by June 2024.
Program H-5z: Housing Commission: Establish a Housing Commission, which includes members representing the diverse housing needs and populations of the City (including underrepresented groups, those with special needs, and non city residents who commute into Campbell for work) to advise the City on implementation of housing programs and policies to meet the needs of the community: Focus areas could include (a) development of housing related policies and programs, including those that address special needs, (b) identification of funding strategies and sources for affordable housing development, (c) increased outreach and stakeholder engagement regarding housing challenges, including housing rights.	-Adopt an Ordinance establishing a Housing Commission; potentially consolidating functions with another Commission or Committee (i.e., Rental Fact- Finding Committee or Civic Improvement Commission). - Advertise availability of seats and positions and fill the Commission. - Modify city rules to allow non-city residents who work in Campbell to sit on the Commission	- Adopt Ordinance establishing Housing Commission by Spring 2025. - Advertise Commission seats by Summer 2025. - Fully seat Housing Commission by end of 2025.	Pending. To be completed by December 2025.

Attachment: Table D (General Plan and Housing Element APR)

Jurisdiction		
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Attachment: Table E (General Plan and Housing Element APR)

Jurisdiction		
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Attachment: Table F (General Plan and Housing Element APR)

Jurisdiction	0	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information t ble, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Attachment: Table F2 (General Plan and Housing Element APR)

Jurisdiction	0	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period		

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Attachment: Table G (General Plan and Housing Element APR)

Jurisdiction	0	**NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

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Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction		
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period		

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Attachment: Table J (General Plan and Housing Element APR)

Jurisdiction	0	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period		

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese) ...tive January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://www.campbellca.gov/635/Below-Market-Rate-Program
Notes	Consistent with SB 549 (2022, Cortese), the City of Campbell is required to create, and maintain, a webpage providing a copy of the Ordinance, and supporting materials, serving to establish local ...t preference criteria, no later than 90 days after the Ordinance becomes operational. The City of Campbell's Tenant Preference criteria were established on September 3, 2024, by City Council Ordinance No. 2318 (CMC Section 21.24.040.F.) and on May 2, 2023, by City Council Ord... No. 2293 (CMC Section 21.20.110). A summary of the tenant preference criteria is as follows: Priority 1: Income eligible lower income households of protected units displaced by demolition for any required replacement units as provided for by Section 66300.6 of the California Governmen... then Priority 2: Income eligible employees of the City of Campbell (for up to ten percent of all affordable units); then Priority 3: Income eligible existing Campbell residents; then Priority 4: Income eligible persons employed within the city limits of the City of Campbell. The City's Tenant Preference criteria are codified within Chapter 21.24.040 (General requirements) of the Campbell Municipal Code.

Attachment: Table K (General Plan and Housing Element APR)

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	21
Low	Deed Restricted	0
	Non-Deed Restricted	21
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		27
Total Units		**90**

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	65	0	0
Single-family Detached	38	20	20
2 to 4 units per structure	2	0	0
5+ units per structure	188	0	0
Accessory Dwelling Unit	21	70	44
Mobile/Manufactured Home	0	0	0
Total	**314**	**90**	**64**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	88	90
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	39
Number of Proposed Units in All Applications Received:	272
Total Housing Units Approved:	131
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	1
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	2	4
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	24	226
Discretionary	15	46

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	5
Number of Units in Applications Submitted Requesting a Density Bonus	227
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	65
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Campbell	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable

Total Award Amount	$ 150,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
RFP/Consultant Interview/Selection/Contract	$150,000.00	$150,000.00	Completed	REAP	The City has completed its close out reportin requirements for LEAP. The funding was usec support of the development of the City's 202 Housing Element.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	26
	Non-Deed Restricted	0
Low	Deed Restricted	77
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	0
Above Moderate		199
Total Units		**314**

Building Permits Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	21
Low	Deed Restricted	0
	Non-Deed Restricted	21
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		27
Total Units		**90**

Certificate of Occupancy Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		50
Total Units		**64**

Attachment: LEAP Reporting (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
LU-1.c Enact zoning amendments that reduce the City's reliance on the P-D (Planned Development) and C-PD (Condominium Planned Development) zoning designation.	Community Development	short	Completed	On April 18, 2023, the City adopted a new Zoning Code removing the P-D and C-PD zoning districts.
LU-1.d Establish objective standards for residential and mixed-use land uses.	Community Development	short	Completed	On April 18, 2023, the City adopted a new Multi-Family Development and Design Standards for mixed-use and multi-family development. The City is working toward establishing objective standards for single-family devleopment and an update to the Multi-Family Development Design Standards.
LU-1.e Review the standards provided in the Campbell Municipal Code and Zoning Code (Title 21) and amend as necessary to ensure consistency with the General Plan.	Community Development	short	Completed	On April 18, 2023, the City adoped updates to the Campbell Zoning Code to ensure consistency with the 2040 General Plan.
LU-1.f Periodically update area plans, master plans, special project areas, policy documents, application forms and handouts to ensure consistency with the General Plan.	Community Development	medium	Partially Completed	On April 18, 2023, the City added cross references to "old" zoning districts where noted in existing area plans with the Zoning Code updates. If/when Area Plans are updated, corrections to older zoning districts and land use designations will need to be performed.
LU-1.g Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density range stipulated on the Land Use Map.	Community Development	Ongoing	Compliant	All projects approved in the calendar year, excepting those utilizing state laws which allow for an increase in allowable density, were developed within the minimum and maximum density range.

Action	Responsible Department	Priority/ Timing	Status	Notes
LU-1.h Consider the development of general performance and locational standards for conditional uses (i.e., drive-thru establishments).	Community Development	medium	Partially Completed	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 In 2024, the City Council adopted Ordinance No. 2306 which broadly served to streamline permitting proceedures. The City continues to evaluate new opportunities to streamline permit processes, and intends to hire an Economic Development Manager in 2025
LU-1i Periodically review and update development standards to ensure they are achieving desired outcomes.	Community Development	Ongoing	Compliant	In 2024, the City reviewed and approved several new Housing Development Projects through the recently adopted Multi-Family Development and Design Standards (MFDDS). When adopting the MFDDS, staff conveyed an intention to return with updates to the standards in light of observations applying the standards, and accounting for changes to state law and legislative updates.
LU-1.j Amend the Zoning Ordinance to provide appropriate amenities for employees in industrial areas, such as outdoor eating areas and walkways.	Community Development	short	Not Started	
LU-2.a Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
LU-2.b Through the development review and permit process, ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limits impacts to adjacent uses.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
LU-2.c Through the development review and permit process, require adequate buffers and/or architectural consideration to protect residential areas, developed or undeveloped, from intrusion of private nonresidential development activities that may degrade the quality of life in such residential areas.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
LU-2.d Establish an incentive program to encourage non-conforming properties and uses to redevelop as conforming uses.	Community Development	long	Not Started	
LU-2.e Update the city's non-conforming provisions to more clearly identify the limitations on non-conforming properties	Community Development	medium	In Progress	In 2023, the City started on an update to the non-conforming ordinance. The City anticipates adopting the Ordinance in 2025.
LU-2.f Recodify the amortization requirement for legal non-conforming "late-night activities" to obtain a discretionary land use entitlement.	Community Development	medium	Completed	On April 18, 2023, the City adoped updates to the Campbell Zoning Code which fulfilled this action.
LU-3.a Implement the programs in the Housing Element in order to achieve the city's housing goals.	Community Development	Ongoing	Compliant	See separate Annual Progress Report (APR) on Housing Element Programs.
LU-3.b Explore opportunities to relocate the Campbell Corporation Yard to the Campbell Technology Park or other feasible locations.	Community Development	Ongoing	See Notes	See separate Annual Progress Report (APR) on Housing Element Programs.
LU-4.a Update the Downtown Development Plan to retain and emphasize an intensification of pedestrian-oriented uses in the Downtown. Encourage office, civic, and cultural uses to locate Downtown and emphasize the integration of these high-activity uses.	Community Development	medium	Not Started	
LU-4.b Concentrate intensive and large-scale office uses within areas designated Research & Development on the Land Use Map and within the Pruneyard/Creekside District.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
LU-4.c Develop guidelines for Industrial designated land uses, including a provision that allows higher FARs for larger parcels that encourage research and development uses in the Dell and McGlincy neighborhoods.	Community Development	medium	Not Started	
LU-5.a Periodically review and maintain Campbell's Downtown Development Plan to ensure the Downtown area remains the city's vibrant retail, cultural, and entertainment hub.	Community Development	long	Not Started	
LU-5.b Maintain the city's parklet program and consider the establishment of a parking in-lieu fee, wayfinding, and art program in the Downtown.	Community Development	medium	Partially Completed	In 2024, the City worked with developers to complete four semi-permanent parklets in the Downtown. Updates to establish a wayfinding and art programs have not been started.
LU-5.c Integrate the operational provisions of the Downtown Alcohol Beverage Policy into the Zoning Code as performance requirements.	Community Development	short	In Progress	In 2023 the City started work to "streamline the permissibility" of various uses, which includes the development of new performance and locational standards for some uses. The Ordinance included updates to alcohol activities, but stopped short of intergrating the operatinoal provisions directly into the Code. Instead, the City requires a finding of consistency with the Downtown Alcohol Beverage Policy.
LU-5.d Periodically review and maintain the goals, policies and development standards included within the Downtown Development Plan and Central Business District zoning designation to affirm the unique character and development vision for Downtown.	Community Development	long	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
LU-6.a Pursue a cooperative collaborative relationship during development of long-range plans and review of development proposals that may impact the City of Campbell. Coordinate with the cities of San Jose, Saratoga, and Los Gatos to establish mutually-agreed upon principles related to traffic generation, growth, infrastructure, sustainability, and other relevant topics in order to ensure that planning and development decisions in adjacent jurisdictions do not result in adverse impacts to Campbell. Consider the establishment of Memorandums of Understanding (MOUs) with these cities to provide a formal structure and criteria for collaboration on the review of future projects and plans.	Community Development	Ongoing	Compliant	In 2023, the City continued to participate in the Planning Collaborative as well as other meetings and groups intended to serving to coordinate with other cities, including San Jose, Saratoga, and Los Gatos.
LU-6.b Coordinate with LAFCO and the City of San Jose to pursue the de-annexation of the residential area of Campbell located north of Palmar Avenue and east of Highway 17, as this area is physically separated from the rest of Campbell, and would be better served by the City of San Jose for infrastructure and public safety needs.	Community Development	long	Not Started	
LU-6c Continue to monitor San Jose's efforts to establish and implement Urban Village Plans in areas immediately adjacent to Campbell. Encourage San Jose to incorporate measures into these plans that reduce cut-through traffic into Campbell and establish phased residential densities and development standards so that future development adjacent to Campbell is compatible with the desired density and urban form of Campbell.	Community Development	Ongoing	Compliant	The City continues to monitor and appropriately respond to San Jose planning activities.

Action	Responsible Department	Priority/ Timing	Status	Notes
LU-7.a Following adoption of the General Plan, the City shall review the adopted area plans and master plans for consistency with the General Plan. If inconsistencies are found, the City shall update the area and/or master plans to achieve General Plan consistency.	Community Development	medium	See Notes	On April 18, 2023, the City added cross references to "old" zoning districts where noted in existing area plans with the Zoning Code updates. If/when Area Plans are updated, corrections to older zoning districts and land use designations will be performed.
LU-7.b All development and infrastructure projects proposed within a Special Planning Area, as depicted on Figure LU-2, shall be reviewed for consistency with the relevant area or master plan.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
LU-8.a Continue to implement and review projects under the Pruneyard Master Use Permit (MUP). The Pruneyard MUP is considered the long-term master plan for The Pruneyard district.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
LU-8.b Require new residential projects throughout this District to demonstrate high quality building and site designs through the implementation of the city's Multi-Family Development and Design Standards, all other applicable design requirements and applicable development standards.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
LU-9a Prepare and adopt a Precise Plan for the Hamilton Avenue area shown on Figure LU-2.	Community Development	short	In Progress	In 2023 the City secured grant funding for the preparation of the Hamilton Avenue Precise Plan and continues to work toward its completion. IN 2024, the City released an RFP for consultant services. The City anticipates awarding the consultant contract in early 2025 for the development of the "Hamilton Avenue Public Improvement Plan" serving to address the key aims of the precise plan.

Action	Responsible Department	Priority/ Timing	Status	Notes
LU-9.b Discourage the development of nonresidential uses within the Hamilton Avenue Precise Plan area until the plan is adopted, or two years from the adoption of the General Plan, whichever is less.	Community Development	medium	Compliant	The City continues to review projects in compliance with this action.
T-1.a Create a complete streets implementation guide to reflect General Plan complete street policies, including sidewalk standards, bike facility standards, Americans with Disabilities Act (ADA) requirements, lighting standards, and landscaping requirements. The guide shall include updated streetscape standards for the city's image streets: Hamilton Avenue, Bascom Avenue, Winchester Boulevard, and parts of West Campbell Avenue.	Public Works	medium	Compliant	The City continues to review projects in compliance with this action.
T-1.b Design roadway space and intersections for a variety of users, including motor vehicles, transit vehicles, bicycles, pedestrians, and future travel modes, when constructing or modifying these facilities.	Public Works	Ongoing	Compliant	In 2023, the City worked to establish an AH which will provide additional incentives for housing projects, including high-density transit-oriented developments near light rail stations.
T-1.c Prepare a Bicycle Master Plan to achieve a bike network that eliminates gaps where possible and creates a safe, convenient, low-stress system that connects bicyclists of all levels and abilities to destinations throughout the city.	Public Works	medium	Compliant	The City continues to review projects in compliance with this action.
T-1.d Construct improvement projects identified in the Bicycle Master Plan.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-1.e Provide adequate public bike parking facilities throughout the city, including all public facilities and trail heads.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
T-1.f Develop and implement a Pedestrian Master Plan to provide a safe and convenient pedestrian network connecting neighborhoods with destinations throughout the city and that is consistent with the city's ADA Implementation Plan. The Pedestrian Master Plan should include Safe Routes to School policies and procedures and	Public Works	medium	Compliant	In 2023, the City adopted new development standards for Multi-Family and Mixed-Use Projects consistent with this action. The City continues to review projects in compliance with this action.
T-1.g Support community efforts to develop and fund a shuttle system to serve transit needs within the city limits that is linked to and coordinated with other transit services, without the commitment of city funds.	Public Works	long	Compliant	In 2023, the City adopted new development standards for Multi-Family and Mixed-Use Projects consistent with this action. The City continues to review projects in compliance with this action.
T-1.h Improve pedestrian and bicycle access to bus and light rail stations when evaluating opportunities with new development proposals and capital improvement projects. In cooperation with VTA, evaluate transit-waiting environments to improve convenience and comfort.	Public Works	Ongoing	Compliant	In 2023, the City adopted new development standards for Multi-Family and Mixed-Use Projects consistent with this action. The City continues to review projects in compliance with this action.
T-1.i Prepare a multimodal improvement plan to support buildout of the General Plan, update the city's Capital Improvement Plan (CIP) to include, as appropriate, the identified improvements, and create and adopt a multimodal transportation impact fee (TIF) program to provide funding for the remaining improvements.	Public Works	short	Compliant	The City continues to review projects in compliance with this action.
T-1.j Seek opportunities to utilize light rail transit and railroad rights-of-way for enhanced bicycle and pedestrian connectivity.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-1.k Provide continuing education to members of the city's Bicycle and Pedestrian Advisory Committee (BPAC) on Complete Streets best practices and policies.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
T-2.a Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance the city's interests.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-2.b Support the efforts of the Santa Clara Valley Transportation Authority (VTA), the Metropolitan Transportation Commission, and other agencies to coordinate transit planning and transit services in the South Bay and the entire Bay Area.	Public Works	Ongoing	Not Started	
T-2.c Cooperate with the VTA, surrounding communities, and other agencies to establish and maintain regional bicycle and pedestrian facilities including off-road paths and trails utilizing creek, utility, and railroad rights-of-way that are safe and convenient for commuting and recreational use.	Public Works	Ongoing	Not Started	
T-2.d Participate in regional initiatives to reduce traffic demand and construct infrastructure improvements to manage regional traffic (for example High Occupancy Vehicle "HOV" lanes and express lanes and freeway information systems) to reduce congestion on Campbell roadways.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-3.a Maintain and implement vehicle miles traveled (VMT) metrics, evaluation methods, and significance thresholds consistent with the requirements of state law, such as SB 743. Apply these VMT standards during the CEQA review of future development projects in Campbell.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-3.b Incentivize high-density transit-oriented developments, consistent with the Land Use Map, near light rail stations.	Community Development	Ongoing	Compliant	In 2023, the City worked to establish an AH which will provide additional incentives for housing projects, including high-density transit-oriented developments near light rail stations.

Action	Responsible Department	Priority/ Timing	Status	Notes
T-3.c Work with neighboring communities to coordinate traffic signals on arterials to maintain the movement of people, goods, and services and discourage cut-through traffic in residential neighborhoods.	Public Works	Ongoing	Completed	In 2023, the City adopted new development standards for Mixed-Use Projects consistent with this action.
T-3.d Identify and properly sign truck routes on arterials to regulate truck movements.	Public Works	Ongoing	Partially Completed	In 2023, the City adopted new development standards for Mixed-Use Projects consistent with this action. Design guidelines for non-residential projects have not been started.
T-3.e Consider implementation of traffic calming measures, including traffic calming design elements and devices, to ensure safe and reasonable speeds in residential neighborhoods, consistent with the city's adopted Neighborhood Traffic Management Program (NTCP), as long as the measures do not impede emergency response, bicycle travel, or hinder the complete streets functionality of the roadway. Methods such as radar speed signs may	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-3.f Facilitate between and within neighborhoods the construction of connected pedestrian and bicycle facilities (e.g. bridges, pathways, sidewalks, and bike lanes) that enhance community livability especially within one-half mile of major activity centers, schools, and parks.	Public Works	Ongoing	Compliant	The City continues to periodically review existing and pending design requirements in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
T-3.g Support and encourage effective programmatic Transportation Demand Management (TDM) measures for private developments consistent with proposed uses. These could include, but are not limited to, measures such as alternative work schedules, subsidized transit passes, and future measures as programs and technologies evolve. Encourage major employers (employers with over 100 employees) to develop shuttle services to transport employees to and from the worksite. Entities may form transportation management associations (TMAs) to pool resources to fund TDM measures.	Public Works	Ongoing	Compliant	The City continues to maintain a publically available application which helps promote public awareness of historic preservation.
T-3.h Update Chapter 10.42 of the Campbell Municipal Code (TDM Ordinance) to include specific thresholds and trigger points for when traffic analyses and TDM measures are required for	Public Works	short	Compliant	The City continues to review projects in compliance with this action.
T-3.i Advertise ways to travel to and within Campbell via transit, biking, walking, and other modes that reduce traffic. Potential methods of advertisement may include, but are not limited to: •Information and links on the city's website; • Wayfinding signs indicating routes and trav times by mode of transit; • Postings and flyers at public buildings, park facilities, and transit stops; and • Other methods and strategies that the cit determines will be successful and cost effective.	Public Works	medium	Completed	In 2023, the City adopted new development standards for Mixed-Use Projects consistent with this action.

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
T-3.j Create and adopt a VMT reduction program and consider adoption of a VMT mitigation fee program to provide funding for the improvements identified in the VMT reduction program. The VMT reduction program should include strategies targeting VMT reductions at the site level, community level, and regional level; should be	Public Works	medium	Not Started	
T-4.a Require developers to make public improvements related to their project to improve and enhance bicycle, pedestrian, and transit opportunities along the site's frontage consistent with city policy.	Public Works	Ongoing	Not Started	
T-4.b Address the needs of people with disabilities and comply with the requirements of the ADA during the planning and implementation of new developments.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-4.c Orient new development building entrances toward sidewalks and transit stops.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-4.d Where applicable, provide passenger loading zones and areas for quick deliveries near building entrances.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-4.e Incorporate pedestrian amenities such as plazas, landscaped areas with seating, and pedestrian walkways into new developments.	Community Development	Ongoing	Compliant	In 2023, the City adopted new development standards for Multi-Family and Mixed-Use Projects consistent with this action. The City continues to review projects in compliance with this action.
T-4.f Require new or redevelopment projects to provide logical, safe, and well-designed bicycle and pedestrian connections, with wayfinding signage, onsite between building entrances, parking areas, and walkways, and to existing or planned public right-of-way facilities that minimize public nuisance concerns as part of the Objective Standards	Community Development	Ongoing	Compliant	In 2023, the City adopted new development standards for Multi-Family and Mixed-Use Projects consistent with this action. The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
T-4.g Require new or redevelopment projects to work with adjacent neighborhoods and jurisdictions to provide logical, safe, and well-designed bicycle and pedestrian connections that minimize public nuisance concerns.	Community Development	Ongoing	Compliant	In 2023, the City adopted new development standards for Multi-Family and Mixed-Use Projects consistent with this action. The City continues to review projects in compliance with this action.
T-4.h Maintain short-term and long-term bicycle parking standards over and above State minimum standards to provide ample bicycle parking in new developments as part of the city's efforts to facilitate multimodal transportation options and reduce vehicle miles traveled.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-4.i Design parking lots to minimize impacts on the street system by providing adequately sized driveways, sufficient queuing, and efficient circulation.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-4.j For new businesses with 50 or more full-time employees, require Transportation Demand Management (TDM) related site design measures such as showers and changing facilities, designated carpool and van pool parking, and on-site amenities (e.g. food service, fitness center, ATM). Require TDM reports per the Campbell Municipal Code.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-4.k Require all new developments to provide adequate emergency access.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
T-4.l As part of the development review process, the Community Development Department and the Public Works Department shall require developers to complete and fund the following. a. A Local Transportation Analysis (LTA) to ensure that the site plan incorporates city transportation goals, policies, and standards, that identifies the effects of the project on the local transportation system, and identifies improvements to maintain LOS D operations at signalized city-controlled intersections and adopted LOS standards on CMP intersections whenever: 1) the project generates 100 or more net peak hour trips, or 2) generates 50 to 99 net peak hour trips and the affected intersection is experiencing LOS D or worse; b. The project's proportional share of the effects o the city's circulation network through payment of fees to be identified through a nexus study; c. For local project-related transportation network deficiencies requiring improvements that are not included in an adopted fee program, either complete the necessary improvements or pay a proportional-share of the construction and project costs as estimated by the city engineer.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
T-5.a Review off-street parking supply standards for all land use types and make changes based on recent parking demand surveys, and data on shared parking reductions in mixed-use developments, including the need for additional ADA spaces.	Community Development	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
T-5.b Encourage the joint use of parking in mixed-use developments and between neighboring properties where uses have complementary peak parking demands that occur at different hours.	Community Development	Ongoing	Not Started	
T-5.c Implement parking management techniques, including modifying time limits and potentially charging for parking, in the Downtown area to address long-term (employee) and short-term (customer) parking and maximize the efficient use of parking.	Community Development	medium	Not Started	
T-5.d Create a curbside management plan for the Downtown area to accommodate passenger loading areas and commercial loading zones to minimize double parking.	Public Works	medium	Not Started	
T-5.f Allow parking facilities to be used for uses other than parking on a temporary basis, subject to city approval.	Community Development	Ongoing	Compliant	In 2021, the City adopted Chapter 21.45 - Temporary Uses, which faciliates the temporary use of parking facilities in the Downtown and elsewhere in the community.
T-5.g Limit the creation of residential permit parking programs in the community, particularly in areas around the Downtown or within ½ mile of a light rail station.	Public Works	Ongoing	Compliant	Public Works continues to limit the creation of residential permit parking programs in compliance with this action.
T-6.a Develop and implement a traffic safety plan aimed at reducing roadway collisions to the greatest extent feasible. The traffic safety plan may include, but is not limited to, the use of radar speed signs, more aggressive road safety and speed enforcement, and other measures deemed effective by the city. The traffic safety plan should be coordinated with and consistent with the Neighborhood Traffic Calming Program (NT CP) to the greatest extent feasible, and may be integrated into other city plans and programs, as deemed appropriate.	Public Works	medium	In Progress	Public Works staff participated in VTA's effort to prepare a Countywide Local Roadway Safety Plan (LRSP) that addresses several member agencies including Campbell.

Action	Responsible Department	Priority/ Timing	Status	Notes
T-6.b Promote and support Safe Routes to School policies and programs for all schools serving Campbell, including safe and convenient walking and bicycle connections.	Public Works	Ongoing	Compliant	The City continues to promote and support Safe Routes to School policies in compliance with this action. City has begun preparing Safe Routes to School maps for Campbell schools.
T-6.c Assess street conditions and prioritize repairs while balancing the needs of the community using input from the city's Pavement Management System.	Public Works	Ongoing	Compliant	The City continues to assess street conditions and prioirtize repairs using input from the City's Pavement Management system in compliance with this action.
T-6.d Maintain a Pavement Condition Index (PCI) of 70 or better for all streets under Campbell's jurisdiction.	Public Works	Ongoing	Compliant	The City strives to achieve a Pavement Condition Index (PCI) of 70 or better in compliance with this action.
T-6.e Where feasible, coordinate pedestrian and bicycle facility improvements and "road diet" reconfigurations with roadway maintenance activities so that they can be implemented in a cost-effective manner.	Public Works	Ongoing	Compliant	The City continues to coordinate pedestrian and bicycle facility improvements with roadway maintenance in compliance with this action.
T-6.f Limit unnecessary utility cuts and trenching in the public right of way and promote coordinated installation between multiple utility providers.	Public Works	Ongoing	Compliant	The City continues to coordinate with utility providers with installation of utilities in the right of way in compliance with this action.
T-6.g Install, maintain, and repair city-wide street lighting as needed to provide a safe environment, without negatively impacting neighborhood character.	Public Works	Ongoing	Compliant	The City continues to install, maintain, and repair street lighting as needed in compliance with this action.
T-6.h Street maintenance should include upkeep and regular cleaning of bicycle facilities to remove debris and repair poor pavement conditions that discourage bicycle riding.	Public Works	Ongoing	Compliant	The City continues to implement programs in compliance with this action.
T-6.i Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit by the Public Works Department of a wide range of grant sources overseen by MTC and other agencies.	Public Works	Ongoing	Compliant	This is an ongoing effort.

Action	Responsible Department	Priority/ Timing	Status	Notes
CD-1.a Continue to review projects utilizing the Campbell Municipal Code Chapter 21.42 (Site and Architectural Review) standards and procedures.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CD-1.b Adopt and apply objective standards for all residential projects that respect and build upon Campbell's unique character and distinctive neighborhoods.	Community Development	short	Completed	In 2023, the City adopted new development standards for Mixed-Use Projects consistent with this action.
CD-1.c Adopt and apply design guidelines for non-residential and mixed-use development. The guidelines should address architecture, size and scale of structures, the vertical and horizontal mixing of uses, building materials and colors, landscaping, site planning, and similar development subjects.	Community Development	medium	Partially Completed	In 2023, the City adopted new development standards for Mixed-Use Projects consistent with this action. Design guidelines for non-residential projects have not been started.
CD-1.d Implement the Historical Design Guidelines for Residential Buildings to ensure that improvements and additions to historic buildings are compatible with existing historic architecture and conform to historically established building forms, character and setbacks of the neighborhood.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CD-1.e Periodically review the city's various existing and pending design requirement and standards, and update as necessary, to maintain consistency with the General Plan, the city's Municipal Code, and current best practice design solutions.	Community Development	medium	Compliant	The City continues to periodically review existing and pending design requirements in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
CD-1.f Promote public awareness of historic preservation through informational publications and programs.	Community Development	medium	Compliant	The City continues to maintain a publically available application which helps promote public awareness of historic preservation; including through the publication of a dedicated webpage: https://www.campbellca.gov/164/Historic-Preservation In 2024, the City recorded notices on the deeds of historic properties to raise awareness of local requirements upon transfer of properties.
CD-2.a As part of the development review process, ensure that projects incorporate sustainable design elements, such as passive solar design, energy-efficient features, water conservation measures, street trees, electric vehicle charging stations, green stormwater infrastructure (GSI), and low impact development (LID) stormwater features to the greatest extent feasible.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CD-2.b Prepare a "Low Impact Development Design Manual" that provides best practices for carefully and artfully integrating LID facilities in new developments.	Public Works	medium	Not Started	

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
CD-2.c When developing or updating design guidelines and standards for residential and non-residential projects, identify opportunities to incorporate standards that promote bird-safe design features. These may include, but are not limited to: • Requiring bird safety treatments, such as exteric screens, louvers, grilles, shutters, or bird-safe patterns as recommended by the American Bird Conservancy, to any glazed, reflective, and/or transparent building element that is more than 10% of the surface area. • Prohibiting uplighting, spotlights, floodlights, an rotating, blinking, or flashing lights. • Avoiding funneling of flight paths along building or trees towards a glazed building façade.	Community Development	medium	Completed	In 2023, the City adopted new development standards for Mixed-Use Projects consistent with this action. In 2025, the City will explore adding these requirements directly into the Municipal Code.
CD-3.a Develop a City Gateways Policy or Ordinance that: a. Establishes development guidelines, standards, and related actions and requirements to ensure property development supports the city Gateway polices. b. Narrows the range of allowable land uses on gateway properties to those that achieve the vision of the Gateway policies and this General Plan.	Community Development	long	Not Started	
CD-3.c Work with Caltrans to include gateway features in the future design of the designated arterial street and highway interchanges, including allowing a “Downtown Campbell” sign on the Campbell Avenue SR 17 overpass.	Community Development	long	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
CD-3.d Update the city's Gateways Map (Figure CD-1) to include the former Cambrian No. 36 unincorporated County pocket, correct the city limit, and identify specific properties subject to the Gateway Policy or Ordinance.	Community Development	medium	Not Started	
CD-3.e Adopt a citywide wayfinding program.	Community Development	medium	Not Started	
CD-3.f Discourage development of nonresidential uses at Gateway locations until the City Gateway Policy or Ordinance is adopted, or two years from the adoption of the General Plan, whichever is less.	Community Development	medium	Compliant	The City continues to review projects in compliance with this action.
CD-4.b Consider adopting an "Art in Public Places" program to provide local artists opportunities to showcase their work in public places, with an emphasis on work that showcases and celebrates Campbell's cultural heritage and history.	City Manager	long	Not Started	
CD-4.c Consider implementing an "Art in Private Development" program to provide for the visual arts within commercial, industrial, mixed-use and multi-family residential projects.	City Manager	long	Not Started	
CD-4.d Design public improvements to meet safety, accessibility and aesthetic guidelines.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CD-4.e Continue implementing a range of local improvement programs, including, but not limited to, street tree planting, annual clean-up days, sidewalk installation and repair, and similar local activities, to enhance the visual quality of the city.	Public Works	Ongoing	Compliant	The City continues to implement programs in compliance with this action.
CD-4.f Update the Zoning Code to incorporate enhanced landscaping requirements.	Community Development	medium	Completed	In 2023, the City updated the Campbell Municipal Code in furtherance of this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
CD-4.g Update the City's Undergrounding Ordinance to require transformers to be installed underground with new development to the extent feasible and to more clearly identify where existing overhead transmission lines should be removed.	Public Works	short	Not Started	
ED-1.a Review and update the City's Economic Development Plan every five years or as needed to address current economic trends, impacts and opportunities that include a range of employment opportunities and business sectors that are	City Manager	medium	Completed	Economic Development Plan was adopted in 2024.
ED-1.b Ensure that economic development goals help maintain a balanced jobs-housing balance.	City Manager	Ongoing	In Progress	Dell Ave was highlighted in the Economic Development Plan as a priority area for jobs. The City is looking at programs and investment to support the Dell Ave industrial district.
ED-1.c Ensure that community and business stakeholders are engaged and provide feedback in City policy development and decision-making processes, including coordination with local organizations, such as the Chamber of Commerce and the Downtown Campbell Business Association.	City Manager	Ongoing	Compliant	The Ciyt provides regular updates to the Chamber and DCBA about policy development.
ED-1.d Ensure there are sufficient City resources to implement economic development efforts that can strengthen the local economy.	City Manager & Finance	Ongoing	In Progress	The City continues to evaluate and provide budget to implement economic development efforts where strategically appropriate in compliance with this action.
ED-1.e Allocate City resources and funding for opportunities for key City leaders and key staff to participate in annual trainings and briefings on economic development best practices and tools, including methods to retain key businesses, support emerging sectors, revitalize economic corridors, and capitalize on local business development opportunities that spur economic growth and development.	City Manager	Ongoing	Compliant	Campbell continues to be a member of the Silicon Valley Economic Development Alliance which provides ongoing education and trainings regarding economic development best practices.

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-1.f Ensure that the City's economic development and land use policies are aligned with State and regional agency policies.	City Manager	Ongoing	Compliant	The City continues to ensure that its policies are aligned with State and regional agency policies where strategically appropriate in compliance with this action.
ED-1.g Develop a distinct image and brand for Campbell that reflects its unique identity and sets it apart within the larger region.	City Manager	Ongoing	In Progress	The City is working with stakeholders, including the Chamber, DCBA and individual businesses to promote Campbell in the larger region
ED-1.h Work with regional economic and workforce development organizations and surrounding cities on job creation programs of mutual interest and benefit.	City Manager	Ongoing	Not Started	
ED-1i Develop and maintain a distinct image and brand for Campbell that reflects its unique identity and sets it apart within the larger region.	City Manager	Ongoing	In Progress	The City is working with stakeholders, including the Chamber, DCBA and individual businesses to promote Campbell in the larger region
ED-1j Partner with and support local businesses and business organizations to promote a strong business base through joint business attraction and retention efforts that include marketing, outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.	City Manager	Ongoing	Compliant	The City continues to provide technical assistance to local businesses, trainings, and education to support local businesses.
ED-1k Continue to align and partner with the Chamber of Commerce, the Downtown Campbell Business Association, and other local economic development organizations with efforts to promote and market Campbell as a location for business development that is consistent with the goals of the General Plan.	City Manager	Ongoing	In Progress	The City is working with stakeholders, including the Chamber, DCBA and individual businesses to promote Campbell in the larger region

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-2.a Review, and update as necessary, zoning and other development regulations and application review and permitting process in order to ensure consistency with land use policies in this General Plan aimed at spurring job growth and economic development. Revisions may include increased flexibility regarding use types, business operations, site development standards, reduced parking standards near transit stations, or other changes intended to reduce impediments to development consistent with the goals of this General Plan.	Community Development	short	Partially Completed	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 In 2024, the City Council adopted Ordinance No. 2306 which broadly served to streamline permitting proceedures. The City continues to evaluate new opportunities to streamline permit processes, and intends to hire an Economic Development Manager in 2025.
ED-2.b As part of the implementation of the Economic Development Plan, maintain a staff liaison with existing industries and businesses to provide effective responses to concerns of the business community, develop programs to bolster the success of existing businesses and provide consistent information to relevant departments.	City Manager	Ongoing	In Progress	The City has ongoing outreach efforts to maintain relationships with businesses and provides regular policy updates and city information through the Business First Newsletter
ED-2.c Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services.	City Manager	Ongoing	Compliant	The City works with partners to provide ongoing in-person and virtual small business educational workshops and services.

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-2.d Consider a package of development incentives, which may include tools such as development fee deferrals, expedited permit review and approval, and floor area bonuses, for appropriate industries and high employment generating businesses, to facilitate retention and expansion of existing businesses and support of new business clusters. Ensure that the long-term benefits accrued to the City ultimately exceed the value of the incentive package provided.	City Manager	medium	Not Started	
ED-2.e Consider a local procurement program that provides preference points or establishes goals for local businesses.	City Manager	medium	Not Started	
ED-2.f Coordinate with the Campbell Chamber of Commerce and other local business development organizations to promote "buy local" campaigns designed to support small businesses in the city.	City Manager	long	Not Started	
ED-3.a In planning efforts and development agreements, work directly with the businesses and the development community to strategically develop or redevelop new employment-generating sites.	Community Development	Ongoing	Partially Completed	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 In 2024, the City Council adopted Ordinance No. 2306 which broadly served to streamline permitting proceedures. The City continues to evaluate new opportunities to streamline permit processes, and intends to hire an Economic Development Manager in 2025.

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-3.b Ensure that zoning and other development regulations do not include internal conflicts or other unintended development impediments that would limit full and complete utilization of sites zoned for commercial and light industrial activities, consistent with the maximum densities and development intensities allowed by the zoning code	Community Development	Ongoing	Compliant	The City continues to develop codes and standards in compliance with this action.
ED-3.c Promote the establishment of workplace alternatives, including home occupations, shared workspaces, and telecommuting, to reduce peak hour congestion. Continue to allow home occupations in all residential districts, per the provisions of Chapter 21.44 of the Campbell Zoning Code.	Community Development	Ongoing	Partially Completed	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 In 2024, the City Council adopted Ordinance No. 2306 which broadly served to streamline permitting proceedures. The City continues to evaluate new opportunities to streamline permit processes, and intends to hire an Economic Development Manager in 2025. Separately, the City continues to allow home occupation permits in all residential districts in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-3.d Periodically evaluate which retail categories that are experiencing leakage and implement actions that encourage expansion or relocation to Campbell.	Community Development	medium	Partially Completed	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 The plan identifies retail categories that are experiencing leakage. The City intends to hire an Economic Development Manager in 2025, which will oversee implementation of the Economic Development Plan and periodic updates to its content.
ED-3.e Periodically evaluate and target underutilized or older centers and partner with the owners and tenants to develop revitalization solutions.	Community Development	Ongoing	Partially Completed	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 The plan identifies retail categories that are experiencing leakage. The City intends to hire an Economic Development Manager in 2025, which will oversee implementation of the Economic Development Plan and periodic updates to its content.
ED-3.f Strengthen the City's code enforcement program to proactively uphold standards in commercial areas to maintain a healthy and safe environment and attract new businesses.	City Manager	Ongoing	See Notes	The City continues to balance the budgetary demands of expanding the City's code enforcement program to comply with this action with other priorities established by the General Plan and City Council.

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-4.a Consider creating financing mechanisms for short and long-term improvements (including ADA provisions) to streetscapes, sidewalks, and public open spaces to help catalyze development of commercial corridors.	City Manager	medium	Not Started	The City continues to balance the budgetary demands of this action with other priorities established by the General Plan and City Council.
ED-4.b Identify opportunities to establish new funding and financing mechanisms for infrastructure and public improvements, including commercial parking, streetscape improvements, and signage, benefitting merchants and property owners in Campbell's commercial areas, such as business improvement districts, assessment districts, or community facilities districts.	City Manager	Ongoing	See Notes	The City is looking into engaging property owners and business in the a Downtown BID Feasability Study
ED-4.c Ensure the City's public works, public utilities, and transit capital improvement plans are aligned to support the economic development objectives in the General Plan.	Public Works	Ongoing	Compliant	The City continues to align its public works, public utilities, and transit capital improvement plans with the economic development objectives of the General Plan.
ED-4.d Use the City's Capital Improvement Program to ensure that road improvement programs provide for adequate, convenient access to commercial, industrial, and service areas.	Public Works	Ongoing	Compliant	The City continues to implement programs in compliance with this action.
ED-4.e Seek innovative ways to reduce the cost burden of infrastructure provision on new industrial and commercial development, without transferring the burden to the residential sector.	City Manager & Public Works	Ongoing	Not Started	
ED-4.f Work with local and regional transportation agencies to ensure that local employees and residents have a robust set of transportation options to respond to changing workforce demographics and preferences, reduce roadway congestion, and improve local quality of life.	Community Development	Ongoing	Compliant	The City continues to work with local and regional transportation agencies when opportunities arise in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-4.g Enhance the appearance of declining retail space in Campbell by providing zoning flexibility and technical assistance to property owners and businesses wishing to upgrade their exterior facades.	Community Development	long	Not Started	
ED-5.a Review zoning policies and, where appropriate and supported by the market, include provisions to allow stand-alone retail and services establishments that provide amenities for primary office and industrial tenants and their employees.	Community Development	short	Compliant	The City of Campbell is in the process of updating its Economic Development Plan ("Plan") which was last adopted in 2017. The Plan is being prepared in compliance with this action.
ED-5.b Identify potential sites to develop new hotels, especially at sites near the freeway corridors and major local arterial roadways.	Community Development	medium	Not Started	
ED-5.c Facilitate advancement of entitlements for proposed projects in Key Corridor Areas that do not currently have Master or Area Plans through preparation of precise plans, area plans or other planning efforts, engineering analyses, or other technical analyses to potentially reduce development review processing time and costs.	Community Development	medium	In Progress	In 2023 the City secured grant funding for the preparation of the Hamilton Avenue Precise Plan and continues to work toward its completion. IN 2024, the City released an RFP for consultant services. The City anticipates awarding the consultant contract in early 2025 for the development of the "Hamilton Avenue Public Improvement Plan" serving to address the key aims of the precise plan. The City continues to evaluate ways to streamline its permit review process and level of technical analysis required
ED-5.d Regularly review and evaluate the effectiveness of the City's business incentives programs.	Community Development	Ongoing	Compliant	The City of Campbell is in the process of updating its Economic Development Plan ("Plan") which was last adopted in 2017. The Plan is being prepared in compliance with this action.
ED-5.e As conditions change, examine the potential to rezone land to handle projected market demand for all types of economic activity.	Community Development	long	In Progress	The City of Campbell is in the process of updating its Economic Development Plan ("Plan") which was last adopted in 2017. The Plan is being prepared in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-5.f Map locations within the City and ensure the Zoning Code accommodates mixed-use zoning in order to transform, where appropriate and feasible, outdated single-use commercial centers into walkable mixed-use neighborhood centers.	Community Development	short	Completed	On April 18, 2023, the City Council adopted the 2040 General Plan and 2023-2031 Housing Element, and associated Land Use Map, in compliance with this action.
ED-6.a Encourage development projects and activities in the Downtown that are distinctive, are designed to reflect Campbell's history, and include components that promote a sense of place, either through providing public spaces, venues for community activities, or community art and culture.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
ED-6.b Support Downtown community events such as farmer's markets, food and music festivals, and street fairs.	City Manager	Ongoing	Compliant	The City continues to support events in the Downtown in compliance with this action.
ED-6.c Promote diverse community uses, including but not limited to, distinctive outdoor dining areas, public art, and social gathering areas in mixed-use and commercial areas of Downtown.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
ED-6.d Implement lighting, streetscape, and public art improvements to make Downtown a safer, more pedestrian-friendly place.	City Manager & Public Works	medium	Not Started	
ED-6.e Downtown Parking. Implement parking management strategies that ensure that convenient parking is available for shoppers and restaurant patrons in Downtown Campbell.	Public Works	medium	Not Started	Public Works is researching parking guidance systems for the downtwon area.
ED-6.f Work with the Downtown Campbell Business Association (DCBA) and the Chamber of Commerce to promote the Downtown as a family-friendly destination.	City Manager	Ongoing	Compliant	The City is in regular communication with the Chamber of Commerce and DCBA to promote downtown

Action	Responsible Department	Priority/ Timing	Status	Notes
ED-6.g Continue to implement the Downtown Development Plan and perform periodic modifications reflective of current land use trends.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action. Separately, the City of Campbell is in the process of updating its Economic Development Plan ("Plan") which was last adopted in 2017. The Plan is being prepared in compliance with this action.
FS-1.a Evaluate revenues and expenditures on an annual basis in order to advise the City Council on actions aimed at achieving a balanced budget.	Finance	Annual	Compliant	This is done annually via the budget process and well as analysis over the course of a fiscal year.
FS-1.b Adopt an operating budget that balances current year expenditures with current year revenues. Surplus fund balances may be used to increase reserves, fund Capital Improvement Projects, or be carried forward to fund future years' Operating Budgets when necessary to stabilize services and fund capital outlay.	Finance	Annual	Compliant	
FS-1.c Continue to deliver services in the most efficient and cost-effective manner.	Finance	Ongoing	Compliant	Continues to be a work in progress to be more efficient can cost effective in delivery of services.
FS-1.d Review methods to address unfunded liabilities, including those associated with City employees and retirees.	Finance	medium	In Progress	Held first study session with Council in November 2023 and will continue discussions as part of FY 2026 budget process and beyond. Partnering with an outside consultant to analyze unfunded pension liabilities and develop options for addressing.
FS-1.e Identify strategies to mitigate future increases in employee retirement obligations and reduce the City's pension liability.	Finance	medium	In Progress	Held first study session with Council in November 2023 and will continue discussions as part of FY 2026 budget process and beyond. Partnering with an outside consultant to analyze unfunded pension liabilities and develop options for addressing.

Action	Responsible Department	Priority/ Timing	Status	Notes
FS-1.f Establish budget objectives for each operating department which identify the services and resources being provided to accomplish the specified objectives. However, departments should not seek to overly monetize or fiscalize their decision-making process.	Finance	short	Compliant	
FS-1.g Fully account for and apportion all costs, fees, and General Fund transfers associated with user fees.	Finance	Ongoing	Compliant	A full user fee analysis was last performed for FY 2024 fees and will be performed again in 3 to 5 years. In the time period in between, fees will be adjusted by CPI in most cases and as is allowed and best practice.
FS-1.h Prepare periodic financial reports of actual revenues and expenditures, for review by the City Council, to provide information on the status of the City's financial condition.	Finance	Annual	Compliant	Prepare at least a mid-year update as well as a year-end update in addition to any other fiscal updates provided as part of the annual budget process.
FS-1.i Periodically evaluate financial policies which define a practical level of reserves for future unexpected expenses and/ or revenue declines.	Finance	Ongoing	In Progress	Continue to have discussions with Finance Sub-Committee and City Council as to what are appropriate reserves and reserve levels to meet Campbell's needs and ensure fiscal stability.
FS-1.j Maintain reserves for cash flow purposes, for the replacement of equipment and anticipated long-term obligations.	Finance	Ongoing	In Progress	Reserve policies are met, but staff is also looking to enhance reserves for equipment and long-term needs. Recently completed facilities conditions assessment will help to inform what those needs are as well.
FS-1.k Continue to prepare a five-year plan for capital improvements to be updated and approved by the City Council annually.	Finance	Annual	Compliant	
FS-1.l Coordinate preparation of the Capital Improvement Budget with preparation of the Operating Budget and this General Plan. Future operating costs associated with new capital improvements should be estimated and included in Operating Budget projections.	Finance	Annual	In Progress	Compliant on incorporating operating costs of capital projects, but working to better intergrate General Plan with overall operating and CIP process.

Action	Responsible Department	Priority/ Timing	Status	Notes
FS-1.m Identify the estimated costs and potential funding sources for each proposed capital project.	Finance	Ongoing	Compliant	
FS-1.n Perform a financial analysis of various financing methods for new capital projects. Allow limited use of long-term borrowing for capital improvements or projects that cannot be financed from current revenues.	Finance	Ongoing	Compliant	Compliant though analysis can be improved.
FS-1.o When capital projects are financed, amortize the debt within a period not to exceed the expected useful life of the project.	Finance	Ongoing	Compliant	
FS-1.p Investigate the use of special assessment revenue, or other self-supporting bonds to limit the General Fund obligation for debt service payments whenever possible.	Finance	medium	Compliant	
FS-1.q Strive to maintain or improve the City's bond rating.	Finance	Ongoing	Compliant	We are AAA rated and work to continue to be by S&P and the equivalent ratings from Moody's on General Obligation Bond debt.
FS-1.r Maintain strong communications with bond rating agencies about the City's financial condition, and provide ongoing disclosures on all outstanding debt issues.	Finance	Ongoing	Compliant	Have communicated to them well on issuances such as 2020 and 2022 Measure O bonds.
FS-1.s Utilize short-term inter-fund loans when possible and appropriate to reduce the cost of financing capital improvements.	Finance	Ongoing	Not Started	More analysis is needed before this is considered a viable funding option.
FS-1.t Maintain sound financial practices in accordance with Federal and State law, and direct the City's financial resources toward meeting the City's long-term goals.	Finance	Ongoing	Compliant	
FS-1.u Maintain accounting systems in conformity with established standards for financial reporting as promulgated by the Governmental Accounting Standards Board (GASB).	Finance	Ongoing	Compliant	Compliant though financial system is in need of an upgrade; having last been signficantly upgraded in 2005. HR/Payroll system, a part of financial system, is currently being upgraded with estimated completion Spring 2025.

Action	Responsible Department	Priority/ Timing	Status	Notes
FS-1.v Maintain investment policies in accordance with State laws that stress safety and liquidity over yield.	Finance	Ongoing	Compliant	
FS-1.w Utilize "pay-as-you-go" financing of capital improvements, whenever possible and financially prudent.	Finance	Ongoing	Compliant	All funding mechanisms are evaluated.
FS-2.a Focus business attraction and expansion efforts on uses that generate revenue for the City, including sales tax-generating uses and transit occupancy tax (TOT) generating uses.	Finance	Ongoing	Compliant	All funding mechanisms are evaluated.
FS-2.b Maintain zoning for a diverse mix of land uses to ensure a broad revenue base through proactive land use planning and zoning, and evaluate the fiscal effects of different land uses on City revenues and services.	Community Development	Ongoing	Compliant	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 The City intends to hire an Economic Development Manager in 2025, which will oversee implementation of the Economic Development Plan and may advise on changes to market conditions and the fiscal efects of dfferent land uses on City revenues.
FS-2.c Continue to investigate and utilize potential new revenue sources, such as State/ Federal funding programs, and focus especially on those sources which will not add to the tax burden of residents or local businesses.	Finance	Ongoing	In Progress	Continuing effort as part of annual budget process.
FS-2d Explore and pursue additional municipal revenue sources in order to maintain and increase City service levels. Examples include, but are not limited to business improvement districts, lighting and landscaping districts, community facilities districts, paid parking, etc.	Finance	Ongoing	In Progress	New sales tax add on measue passed on November 2024 ballot. Will start to be implemented April 1, 2025, with first revenue to be remitted to City around July 2025. However, sales tax measure is also currently facing litigation from a taxpayer advocacy group and thus uncertain.
FS-2e Continue efforts to enhance the accuracy of revenue forecasts.	Finance	Ongoing	Compliant	Ongoing effort.

Action	Responsible Department	Priority/ Timing	Status	Notes
FS-2f Work with other affected organizations to monitor legislation that may affect the ability for the City to collect sales and use tax from emerging or non-traditional outlets such as internet retailers.	Finance	Ongoing	Compliant	Contract with an outside sales tax consultant that monitors legislation and meets with City at least quarterly to discuss.
FS-2g Work proactively with other local communities and affected agencies to monitor legislation that may impact the City financially, and lobby for funding of Federal, State, and County-mandated programs and projects that have the potential to benefit the City.	Finance	Ongoing	Compliant	City attends professional finance events with other cities and has a strong network of colleagues to discuss financial issues affecting all public agencies.
FS-2h Perform periodic audits of existing businesses to determine that they have business licenses and are paying sales tax.	Finance	Ongoing	Not Started	This will be started in future once more staffing is available to assist and also in coordination with Planning to ensure that there isn't an overload of new permit applications to review.
FS-2i Adopt fees to offset the cost to implement new State laws.	Finance	short	Compliant	Fees, where applicable are set to recover costs associated with State laws and other factors.
FS-3.a Regularly review, and adjust, if necessary, the City's various fee programs to ensure that they reflect the full cost (or the percentage of full cost as approved by the City Council) of delivering infrastructure and ongoing service levels to new development.	Finance	short	Compliant	A full user fee analysis was last performed for FY 2024 fees and will be performed again in 3 to 5 years. In the time period in between, fees will be adjusted by CPI in most cases and as is allowed and best practice.

Action	Responsible Department	Priority/ Timing	Status	Notes
FS-3.b When the City determines that there is potential for significant negative fiscal impacts resulting from a proposed change in land use designation, developers shall be required to prepare a fiscal analysis of potential effects on the City's revenue generation and cost of services, and to ascertain the opportunity cost of the proposal (comparing against other economically viable uses of the property). Based on the results of the fiscal analysis, the City shall decide if a Community Facilities District or other revenue source should be established to help the development cover its ongoing cost to the City, or if the proposal should be denied.	Finance	Ongoing	See Notes	Uncertain and this will have to be verfied by Planning.
FS-3c Regularly review established City level of service standards and performance measures, identifying potential methods for streamlining services and reducing costs while maintaining desired levels of service.	Finance	medium	Compliant	This is done annually via the budget process, but can be improved. Executive Team is currently looking at how to improve performance measures and make them more meaningful.
FS-3d Conduct an evaluation of City programs and identify instances where the efficiencies of service provision have potential for improvement. This should include identification of which City services are not "core services" and may be more economically provided by private vendors.	Finance	medium	Compliant	This is done annually via the budget process, but can be improved.
FS-3e Evaluate the cost recovery of certain programs and services (such as recreation, building department, public safety), and identify goals for increased cost recovery where appropriate.	Finance	short	Compliant	A full user fee analysis was last performed for FY 2024 fees and will be performed again in 3 to 5 years. In the time period in between, fees will be adjusted by CPI in most cases and as is allowed and best practice.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-1.a Prepare and adopt a Parks and Recreation Facilities Master Plan to evaluate and address the following: • Conduct a needs assessment through communit outreach; • Routinely evaluate the benefit and use of existin facilities, amenities, and programs against other priorities; • Identify potential sites for new parks, includin pocket-parks, community gardens, neighborhood playgrounds, and other alternative opportunities; • Assess demand for park land based on approve development and future land use patterns; •Guide operations; • Develop an implementation strategy for potenti park site acquisitions, leases, other public access arrangements, expansions, improvements, and ongoing maintenance; • Identify priority projects for use of existing an future Park Impact Fee funds; • Identify opportunities to establish joint us agreements with other municipal agencies, including but not limited to, school districts, the County, neighboring cities, and the Santa Clara Valley Water District to expand Campbell residents' access to parks, open spaces, and other recreational facilities and amenities; and •Establish a financial plan and funding sources.	Recreation and Community Services	medium	In Progress	Parks & Recreation Master Plan is currently underway with final adoption of the plan scheduled for July 2025.
COS-1.b Update the Master Plan periodically and coordinate the implementation strategies with the City's Operating Budget and Capital Improvement Plan.	Recreation and Community Services	medium	Not Started	Parks & Recreation Master Plan is currently underway with final adoption of the plan scheduled for July 2025. Following its adoption, the plan will be reviewed periodically consistent with this action of the General Plan.

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Action	Responsible Department	Priority/ Timing	Status	Notes
COS-1.c Evaluate open space, park, and recreation facility acquisition opportunities (including surplus public agency land) as they become available using available funding, size of parcel and geographic location. Sites located in neighborhoods without adequate open space (where open space is more than one-half mile away), parks or recreation facilities are highly desirable. This criterion should be updated as necessary. Additional criteria may include the following: •Visibility to the public; •Access; •Site security; •Optimization of existing resources; •Maintenance costs; •Availability for purchase, lease, or development; •Service to Campbell residents; •Financial feasibility; •Proximity to open space in adjacent communities; •Support for existing youth sports groups; and • Partnership opportunities with other agencies o organizations.	Recreation and Community Services	medium	In Progress	Parks & Recreation Master Plan is still being developed and will consider topics covered by this action.
COS-1.d Pursue all forms of possible funding, including Federal, State, County, and Santa Clara Open Space Authority funding, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development, and programming of park and recreation facilities.	Finance	Ongoing	Compliant	Compliant, but could be improved.
COS-1.e Develop and implement a plan for the systematic completion of Americans with Disabilities Act (ADA) compliance upgrades for all City parks.	Public Works	medium	In Progress	The City programs parks improvements in compliance with ADA.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-1.f Continue to implement the City's Public Art Policy (Council Policy 1.30) for municipal construction projects.	City Manager	Ongoing	Compliant	
COS-1.g Enter into facilities improvement, maintenance, and use agreements with the County of Santa Clara, the Santa Clara Valley Water District, local school districts, and neighboring cities to improve, maintain, and increase access to these open space, park lands, and facilities.	Public Works	long	In Progress	Some agreements are already in plce, e.g Los Gatos Creek Trail, County dog park. Other sites may be idenfied through the master plan effort.
COS-1.h Work with Santa Clara Valley Water District to explore funding and coordination options to develop the San Tomas Aquino Creek Trail.	Public Works	long	Not Started	Master Plan for trail is complete. Construction for project on hold, pending future Council direction.
COS-1.i Advocate that the Santa Clara County Open Space Authority include potential Campbell sites into its Acquisition Plan.	Recreation and Community Services	Ongoing	Not Started	
COS-1.j Consider creation of an ordinance requiring significant private development projects to incorporate publicly accessible art installations.	Community Development	medium	Not Started	
COS-1.k Explore and consider the preparation of a Transfer of Development Rights (TDR) program in Campbell aimed at increasing the amount of publicly-accessible open space in Campbell, including parks, orchards, and other undeveloped green space and naturalized habitat and preservation of historic resources.	Community Development & Recreation and Community Services	medium	Not Started	
COS-2.a Expand and diversify the number of recreational programs to address the needs of the community, including physically challenged people. The results of the Parks and Recreation Master Plan may influence this Action.	Recreation and Community Services	medium	Compliant	Adaptive recreational programming has been implemented and is currently being offered.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-2.b Continue to provide specialized programs, services, and resources to Campbell's mature population at the Campbell Adult Center, such as computer training, social activities, senior nutrition, and health and wellness.	Recreation and Community Services	Ongoing	Compliant	
COS-2.c Continue to offer priority enrollment and reservations for Campbell residents and employees for impacted Campbell Recreation and Community Services classes, programs, and recreational facilities.	Recreation and Community Services	Ongoing	Compliant	
COS-2.d Provide opportunities for community involvement in evaluating and programming recreational programs and services.	Recreation and Community Services	Ongoing	Compliant	
COS-2.e Continue to develop free online access to historical resources and new technologies to enhance research, historic interpretation, and community awareness.	Recreation and Community Services	Ongoing	Compliant	
COS-3.a Utilize park impact fees for the acquisition and development of parks and recreation facilities in accordance with the findings and recommendations of the Parkland Dedication Policy, Parks and Recreation Facilities Master Plan, Council Strategic Plan, Capital Improvement Plan, and/or City Operating Budget.	Recreation and Community Services	Ongoing	Compliant	
COS-3.b Update the City's Park Impact Fees to: • Keep pace with park and recreation facilit acquisition, lease, and development costs; and • Consider the establishment of park impact fees fo non-residential development projects.	Public Works & Recreation and Community Services	medium	In Progress	Park Fee Study last completed in 2019. Further update needed.
COS-3.c Review and update the Zoning Code to establish specific open space standards for new residential and mixed-use developments in all zoning districts.	Community Development	short	Completed	In 2023, the City adopted updates to the Zoning Code and Multi-Family Development and Design Guidelines in furtherance of this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-3.d Pursue opportunities for Joint-Use Agreements and MOUs with private parties to provide public use of existing open space, park, or recreational facilities.	Recreation and Community Services	medium	Not Started	
COS-4.a Prepare an Urban Forest Management Plan (UFMP) to: develop an Urban Forest vision for Campbell; inventory and assess existing resources; analyze data and identify issues and trends over time; prioritize needs and opportunities; identify goals, objectives, and actions; and create a monitoring plan. The UFMP should be updated every five years.	Public Works	medium	Not Started	
COS-4.b Update Campbell's Tree Protection Regulations (Municipal Code Chapter 21.32) to: • Provide more detailed tree replacement criteria t address the aesthetic loss, habitat value, the economic value of the tree being removed, and to prioritize the planting of native trees; • Enhance the penalties for unpermitted tre removals; • Consider adding additional tree species to the lis of locally protected tree species (particularly native species); and • Establish criteria for construction practices t protect existing high value trees to the greatest extent feasible. Criteria may include requirements for the installation of barrier fencing around the drip line, limitations to the area of ground disturbance around protected trees, and other measures deemed appropriate and feasible.	Community Development	medium	In Progress	In 2024, the City started to prepare updates to the Tree Preservation Ordinance to clarify existing standards and penalty proceedures. This is intended to be adopted in 2025. Future code updates will need to account for policy actions called for by this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-4.c Update and revise the Campbell's Street Trees and Parking Strip regulations (Municipal Code Chapter 11.08) and Streetscape Standards to: • Require drought-tolerant plantings, consister with the requirements of California's Water Efficient Landscape Ordinance (WELO); • Establish avoidance criteria to require site desig to retain and protect existing trees to the greatest extent feasible; and • Establish criteria for construction practices t protect existing high value trees to the greatest extent feasible. Criteria may include requirements for the installation of barrier fencing around the drip line, limitations to the area of ground disturbance around protected trees, and other measures deemed appropriate and feasible.	Public Works	medium	Not Started	
COS-4.d Update the City's Streetscape Standards to: • Incorporate Green Stormwater Infrastructur elements, where appropriate, consistent with the Green Stormwater Infrastructure (GSI) Plan. • Require drought-tolerant plantings, consister with the requirements of California's Water Efficient Landscape Ordinance (WELO); and • Add additional key arterial and boulevard street that are subject to the requirements of these standards.	Public Works	medium	Not Started	With the adoption of MRP 3.0 upcoming projects will need to use these landscape strips to treat off-site run-off. The Hamilton Precise Plan / Public Improvement Plan will be used to develop new standards that can be used for all Image Streets.
COS-4.e Establish and maintain agreements with civic and community groups to plant and maintain street trees.	Public Works	Ongoing	Not Started	Currently being done on a limited basis

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-4.f Seek grant funding ("greening" grants) to help offset the cost of landscape improvements along special corridors and public rights-of-way.	Public Works	Ongoing	In Progress	
COS-4.g Identify high priority areas for civic tree planting activities that provide the greatest benefits to the community and provides urban canopy coverage in areas of the city that are currently underserved by street trees.	Public Works	Ongoing	In Progress	Currently being done on a limited basis
COS-4.h Allocate sufficient funds in the annual budget to maintain the City's trees and to replace trees that are diseased or dying. Prioritize the removal and replacement of non-native trees and trees that have the potential to result in infrastructure and property damage.	Public Works	Annual	Compliant	Currently being done as part of operations
COS-4.j Continue to implement the City's Tree Protection Ordinance and observe and proclaim an annual Arbor Day Celebration in order to remain a designated "Tree City USA". Consider a tree giveaway and other community activities to observe Arbor Day.	Public Works	Ongoing	Compliant	The City annually recertifies its Tree USA status and continues to review projects in compliance with this action.
COS-5.a Periodically update the City's Historic Resources Inventory with new sites or buildings that are of local, State, or federal significance.	Community Development	medium	Not Started	
COS-5.b Adopt Historic Overlay Districts in order to preserve the historic character of distinct areas and neighborhoods that are considered important to Campbell's history.	Community Development	medium	Not Started	
COS-5.c Require recordation of the designation of a Campbell Historic Resources Inventory property on the property title, as a condition of any discretionary land use approval.	Community Development	Ongoing	Completed	In 2024, the City recorded the designation of Historic Resources Inventory on the property titles.
COS-5.d Update the Department of Parks and Recreation (DPR) forms for all designed historic properties.	Community Development	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-5.e Expand and retitle the City's Historic Design Guidelines for Residential Buildings to include standards and requirements for the protection of historic commercial and other non-residential buildings.	Community Development	medium	Not Started	
COS-5.f Create incentives to promote historic preservation, maintenance, and adaptive reuse by property owners, such as, expedited permits, lower permit fees, Mills Act Contracts for tax benefits, tax credits, and zero or low-interest loans for income-qualified residents.	Community Development	long	Not Started	
COS-5.g Continue to implement the City's Historic Preservation Ordinance and periodically review and modify the Ordinance as necessary in order to ensure that it continues to meet the City's historic preservation goals, including creation of a penalty provision to discourage the unlawful alteration or demolition of designated properties.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-5.h Create an annual work plan in coordination with the City Council, Historic Preservation Board, and Historic Museum to further preservation goals.	Community Development	Annual	Compliant	The City continues to prepare an annual work plan in complaince with this action.

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Action	Responsible Department	Priority/ Timing	Status	Notes
COS-5.i Continue to provide educational resources and public outreach efforts that inform citizens of ways to become involved with local historical preservation efforts including. • School age programs, adult lectures, on-lin exhibits; • Partnerships with other cultural and historica institutions to promote local awareness and appreciation of Campbell's rich history; and • Collaboration among community group educational institutions, the Campbell Library, and the Campbell Historical Museum and Ainsley House	Community Development	Ongoing	Compliant	The City continues to maintain a publically available application which helps promote public awareness of historic preservation.
COS-5.j Use amenities such as signs and historical lighting in key public access areas. Consider incorporating public art to reflect historical elements.	Community Development & Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-5.k Leverage public and private resources to further preservation goals.	Community Development & Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-5.l Continue to fund the Campbell Museum and ensure that it meets the future needs of the community.	Recreation and Community Services	Ongoing	Compliant	
COS-6.a Consider preparing a cultural and archaeological survey of the community to determine which sites will require a study for cultural or archaeological resources prior to excavation. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource. Adopt an ordinance codifying these requirements into the Campbell Municipal Code.	Community Development	long	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-6.b Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains: • If construction or grading activities result in th discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning Division shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning Division. • If human remains are discovered during an ground disturbing activity, work shall stop until the Planning Division and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Division. Adopt an ordinance codifying these requirements into the Campbell Municipal Code	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

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Action	Responsible Department	Priority/ Timing	Status	Notes
COS-7.a Cooperate with State, federal, and local agencies to ensure that development does not cause significant adverse impacts to existing riparian corridors; this includes continued compliance with the "Guidelines and Standards for Land Use Near Streams" from Valley Water (Santa Clara Valley Water District).	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-7.b Continue to require new development and infrastructure projects to incorporate the standards and requirements contained in the Santa Clara Valley Urban Runoff Pollution Prevention Program's current C.3 Stormwater Handbook to ensure that Low Impact Development (LID) measures are incorporated into site designs to reduce stormwater pollutants, incorporate Green Stormwater Infrastructure, and encourage greater use of permeable paving surfaces	Public Works	Ongoing	Compliant	Has been incorporated into City standards.

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Action	Responsible Department	Priority/ Timing	Status	Notes
COS-7.c Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following: • Pre-construction surveys for species listed unde the State or Federal Endangered Species Acts, Migratory Bird Treaty Act, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist; • Provision of temporary or permanent buffers o adequate size (based on the specifics of the protected species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities; • Construction barrier fencing shall be installe around sensitive resources and areas identified for avoidance or protection, and to reduce potential soil compaction in sensitive areas; and • Pre-Construction training of contractors and sub contractors shall be conducted by a qualified biologist to identify and avoid protected species and habitat.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-7.d Work with Valley Water (Santa Clara Valley Water District) to restrict future fencing, piping, and channelization of creeks when flood control and public safety can be achieved through measures that preserve the natural environmental and habitat of riparian corridors; in addition, evaluate opportunities to revert some existing concrete-lined channels to more natural alternatives such as levees.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-7.e Encourage the Santa Clara Valley Water District, County Parks Department, developers, and private property owners to plant and maintain native trees and plants and replace invasive, non-native species with native ones along creek corridors.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-7.f Continue to work collaboratively with the Santa Clara Valley Water District to institute on-going programs to remove invasive plant species and harmful insects from ecologically sensitive areas, primarily by means other than application of herbicides and pesticides.	Public Works	Ongoing	Compliant	
COS-7.g Develop and implement a Grading Ordinance that requires the use of erosion and sediment control measures and minimizes grading and vegetation removal near creeks to ensure that the creeks are protected from reduction in bank stability, erosion, downstream sedimentation, and flooding.	Public Works	short	Compliant	Erosion and Sedimant Control measures are already a requirement of the MRP. Grading in and near creeks is already highly regulated by multiple agencies.
COS-7.h Coordinate with the California Department of Fish and Wildlife, Santa Clara County, the Santa Clara Valley Water District, and local watershed protection groups to identify potentially impacted aquatic habitat within Campbell and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways. Efforts should result in standards to reduce impacts between urban development and riparian corridors, including lighting restrictions, pollution controls, noise reduction, and other measures deemed appropriate to preserve and enhance the biological function of habitat.	Community Development	long	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-7.i Adopt an ordinance incorporating the Guidelines and Standards for Land Use Near Streams into the Zoning Code.	Community Development	medium	Completed	In 2023, the City adopted updates to the Zoning Code in furtherance of this action.
COS-7.j Update Section 21.18.110 (Refuse and recycling storage areas) of the Municipal Code to require new and existing (subject to specified thresholds) refuse enclosures to incorporate appropriate stormwater protection measures consistent with the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook.	Public Works	medium	In Progress	The Public Works Department coordinated with the Community Development Department to update the City's trash enclosure interpretation/guidelines. Additionally, the Public Works Department is coordinating with surrounding jurisdictions and other agencies to update the City's trash enclosure guidelines and developed a waste generation calculator for new construction and development.
COS-7.k Consider the preparation of local CEQA thresholds for significant impacts to biological resources.	Community Development	medium	In Progress	In 2024, the City engaged in talks with an environmental firm to prepare streamlining checklist and advise on thresholds of significance. In 2025, the City executed a contract and is working toward completion of this task.
COS-7.l Consider the preparation and adoption of an ordinance that establishes regulations to reduce bird mortality from windows, other specific glass features, and certain lighting elements that are known to increase the risk of bird collisions.	Community Development	medium	Partially Completed	In 2023, the City adopted Multi-Family Development and Design Standards which included bird safe policies in furtherance of this action. In 2024, the City started to work on a code update that would clarify these standards, and apply them more appropriately to areas of special concern.
COS-8.a Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 standards as well as the energy efficiency standards established by the General Plan and the Campbell Municipal Code.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-8.b Participate in regional energy management and conservation efforts and encourage the expanded use of energy efficient and alternative fuels, buses with bike racks, and other system improvements including infrastructure for alternative energy vehicles that enhance overall energy efficiency and conservation.	Community Development	Ongoing	Compliant	Estimated CAAP completion: October 2025
COS-8.c Continue to offer reduced permit fees and expedited permit applications on solar installation projects and promote State, federal, and private rebate programs.	Community Development	Ongoing	Completed	The City now offers reduced permit fees for Solar, EVCS, ESS and Panel Upsizing, through an on-line automated permit application process.
COS-8.d Consider use of alternative fuel vehicles or electric vehicles for City use. If deemed appropriate, identify vehicle purchase needs in the City's Fleet Replacement Plan.	Finance & Public Works	long	In Progress	The City's fleet is gradually taking on more hybrid and all electric vehicles as part of a lease purchase program.
COS-8.e Encourage a reduction in residential water usage through plumbing retrofits with ultralow-flush toilets, leak detection and repair, and other programs offered through the City's water service providers.	Community Development	Ongoing	Compliant	The City continues to encourage a reduction in residential water usage in compliance with this action.
COS-8.f Establish standards for onsite rainwater capture and storage. Standards should include size and placement requirements for above ground storage tanks, and requirements for underground water tank storage.	Public Works	medium	Not Started	
COS-8.g Consider appropriate incentives for new developments incorporating rainwater capture, and grey water re-use systems. Incentives may include: •Permit fee reductions •Reduced setback requirements	Community Development	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-8.h Provide public information and school education programs including "water-wise" demonstration gardens, seasonal reminders in utility bills and free literature regarding water conservation.	Community Development	medium	Not Started	
COS-8.i Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.	Public Works	medium	In Progress	The Public Works Department has updated excisiting website pages and is restructuring pages as the City commences its website redesign.
COS-8.j Work with the City's water service providers to advertise water conservation and recycling programs for residential, commercial, industrial, and institutional users.	Public Works	Ongoing	In Progress	The Public Works Department continues to work with San Jose Water Company to publicize water conservation efforts and opportunities offered to account holders
COS-8.k Encourage efforts to reduce landscape water usage through landscape irrigation audits, water-efficient landscape awards programs, and landscape conservation programs offered through the City's water service providers.	Community Development	Ongoing	Compliant	The City continues to encourage efforts to reduce water usage in compliance with this action.
COS-8.l Continue to require new development and remodels to follow the City's Water Efficient Landscaping Guidelines and Landscape Requirements as defined in Chapter 21.26 of the Municipal Code.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-8.m Update Chapter 21.26 of to fully integrate and simplify the provisions of the California Model Water Efficient Ordnance (MWELO) and consider lower thresholds for compliance.	Community Development	medium	Not Started	
COS-8.n Work with the City's water service providers to encourage the construction of additional infrastructure in the City for the use of reclaimed water for non-potable uses.	Public Works	long	Not Started	
COS-8.o Coordinate with and support the Santa Clara Valley Water District's groundwater recharge projects, and pursue mutually beneficial agreements that identify and implement groundwater recharge projects within Campbell.	Public Works	long	Not Started	
COS-9.a Continue existing, and develop new, diversion strategies (including source reduction, recycling, and organics programs) to reduce solid waste disposal volume to meet the State-mandated level.	Public Works	Ongoing	Compliant	The City continues to implement existing diversion strategies and consider the development of new diversion strategies.
COS-9.b Pursue public funding sources, such as grants, to reduce fiscal impacts of continued implementation of recycling programs.	Finance	Ongoing	In Progress	Grants have already been sectured for some recycling programs and Public Works actively pursues others.
COS-9.c In cooperation with the City's solid waste collection service provider, assist in the development and distribution of educational materials describing options for disposal of construction and demolition debris, home composting, residential organics collection, and source reduction and recycling for schools.	Public Works	short	Compliant	The Public Works Department worked with the West Valley Solid Waste JPA to implement the new hauler contract, which includes rebranding the hauler website, educational materials for distribution, as well as hands-on technical assistant visits to provide education to business employees. The JPA and Public Works Department consistently seek new opportunities to reach out to the public either through print media or via events.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-9.d Continue to implement, and update as necessary, the City's Municipal Code to regulate issues related to solid waste, including but not limited to Chapter 6.04, Discarded Materials and Excluded Waste Management, Chapter 6.12, Recycling and Salvaging of Construction and Demolition Debris, Chapter 6.19, Single-Use Foodware Accessories and Standard Condiments, Chapter 6.20, Reusable Bags, and Chapter 6.30, Expanded Polystyrene.	Public Works	Ongoing	Compliant	The Public Works Department is actively taking Ordinacnes to Council to ensure compliance with all State bills and new program processes.
COS-9e Complete a solid waste master plan addressing the following items: user fee structures, educational materials on organics and recycling programs, and City policy requiring the purchase of materials made from organics and recyclables when feasible.	Public Works	long	Not Started	The Public Works Department has not started a Solid Waste Master Plan. However, the City and Solid Waste JPA do have user fee structures, and educational materials on organics and recycling programs, and the City has a policy requiring the purchase of materials made from organics and recyclables when feasible.
COS-9.f Continue to promote citywide reuse events such as the Community Garage Sale, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill.	Public Works	Ongoing	Compliant	The Public Works Department continues to host an annual garage sale to promote reuse. The City website continues to provide resale/reuse resources for the public.
COS-10.a Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. The City shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants. Adopt an ordinance codifying these requirements into the Campbell Municipal Code.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-10.b Review development, infrastructure, and planning projects for consistency with BAAQMD requirements during the application review and/or CEQA review process. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which includes analysis and identification of: • Air pollutant emissions associated with the projec during construction, project operation, and cumulative conditions; • Potential exposure of sensitive receptors to tox air contaminants; • Significant air quality impacts associated with th project for construction, project operation, and cumulative conditions; and • Mitigation measures to reduce significant impact to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-10.c Prepare a Climate Action Plan that establishes GHG reduction targets that are consistent with Statewide GHG reduction goals, and includes an implementation program to achieve the reduction targets. Periodically review and update the Plan as necessary to achieve the GHG reduction targets specified in the Plan.	Community Development	short	In Progress	Estimated CAAP completion: September/October 2025
COS-10.d Encourage improvements such as bus turnouts and synchronized traffic signals for new development to reduce excessive vehicle emissions caused by idling.	Public Works	Ongoing	Compliant	The City continues to encourage improvements in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
COS-10.e Continue implementation of the City's Municipal Code Chapter 18.70, Woodburning Appliances, in order to improve and maintain air quality conditions in the City and enhance the health and quality of life of its citizens.	Community Development	Ongoing	Compliant	
COS-10.f Require adequate buffering or other mitigation of all potential air pollutant sources, including commercial and industrial emissions.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-10.g Assist the BAAQMD and Santa Clara County in their efforts to achieve compliance with existing air quality regulations.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
COS-10.h Assess the adequacy of environmental documents for projects proposed in the City utilizing the thresholds established in the BAAQMD guidelines.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CSF-1.a Require new development to pay its fair share of the cost of onsite and offsite community services and facilities that are necessary to serve the new development project, as determined by a nexus study.	Community Development & Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action. In 2024, the City adopted an Affordable Housing Nexus Study, and associated fees and Ordinance, to ensure new development contribute toward offsetting their impact on increased housing demand.
CSF-1.b Regularly coordinate with outside service providers and other agencies regarding their public facility plans and provide local input on goals, objectives, and projects.	City Manager	Ongoing	Compliant	The City continues to regularly coordinate with outside service providers and other agencies in compliance with this action.
CSF-1.c Maintain records regarding the quality and status of public facilities and critical infrastructure and use this information to inform the capital improvement planning process.	Public Works	Ongoing	Compliant	This is an ongoing effort; operational
CSF-1.d Utilize the Measure O funding to complete Civic Center Improvements, including development of new/improved Police and Library facilities.	City Manager & Public Works	Ongoing	In Progress	Measure O funding is actively in use to complete Civic Center improvements, including the development of new/improved Police and Library facilities.

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-1.e As funding permits, conduct a needs assessment of City facilities and services to determine if consolidation of selected functions at a central location is feasible and would improve community services; consider opportunities for partnerships or shared use with other community organizations and facilities.	City Manager	long	Not Started	
CSF-1.f After conducting a comprehensive needs assessment, establish priorities and funding mechanisms, such as a Community Facilities District, for projects and improvements to public and community facilities and buildings. The priority setting process should include an extensive public outreach and participation program, and should assess needs and opportunities associated with community buildings and specific needs identified by the public and the City Council.	City Manager	long	Not Started	
CSF-1.g Implement the various goals, policies, and actions within the Emergency Services section of the Safety Element, which are focused on ensuring adequate Police, Fire, and Emergency facilities and equipment to maintain a safe community.	City Manager	Ongoing	Compliant	

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-2.a Maintain a close, collaborative relationship with the local public and private school districts to ensure the adequate provision of school and related facilities to serve existing and future development. The City should work with the local school districts to develop criteria for the designation of school sites, identify locations for new school sites, and consider a range of opportunities available to the City to reduce the cost of land for school facilities. Such opportunities may include, but are not limited to, designating lands as Institutional (I) on the General Plan Land Use map when future school sites are identified. The City shall encourage the local school districts to comply with City standards in the design and landscaping of school facilities.	Community Development	long	Not Started	
CSF-2.b Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.	Community Development	Ongoing	Compliant	The City continues to asses fees and payment-of, prior to compliance review and permit issue.
CSF-2.c Include the local school districts in the development review process of major housing projects, encouraging input from the school districts to ensure that adequate school facilities are available to meet the demands of new development projects.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CSF-2.d Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend educational, recreational, library, and other public services to populations that may otherwise not be served.	Recreation and Community Services	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-2.e Encourage schools and businesses to partner on internships and other jobs training programs.	Recreation and Community Services	Ongoing	Not Started	
CSF-2.f Work collaboratively with the Santa Clara County Library System and community volunteers to identify opportunities to expand and provide library services that meet the educational and social needs of all residents.	Recreation and Community Services	Ongoing	Not Started	
CSF-2.g Identify partnership opportunities between municipalities, other agencies, and library support organizations to expand library facilities, resources and services.	Recreation and Community Services	medium	Not Started	
CSF-3.a Continue to require, as part of the development review process, project applicants to demonstrate sufficient access to water resources to service the project area.	Community Development & Fire	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CSF-3.b Continue to maintain, and periodically review and renew, Water Supply Agreements with the San Francisco Public Utilities Commission (SFPUC) and the Santa Clara Valley Water District (SCVWD). The Water Supply Agreements shall provide for adequate supplies to meet the 20-year General Plan buildout projections for the City.	Community Development & Public Works	Ongoing	See Notes	The City does not manage any utilities
CSF-3.c Regularly review and update the City's water conservation measures to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the Bay Area Water Supply and Conservation Agency.	Public Works	medium	Compliant	The Public Works Department continues to coordinate with San Jose Water Company and Valley Water for future updates to the municipal code for consistency during times of drought.

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-3.d Aggressively pursue expansions to the treatment and distribution capacity of recycled water supplies and coordinate with the City of San Jose South Bay Water Recycling Program to increase recycled water supplies available to Campbell.	Public Works	long	Not Started	City has pursued these efforts periodically when water conservation measures have been enacted; not currently pursuing
CSF-3.e Continuously monitor water flows through the City's water system to identify areas of potential water loss and instances of under-billing for water services, and make improvements to the system and billing assessments as necessary.	Public Works	Ongoing	In Progress	The Public Works Department continues to receive updates from San Jose Water Company on smart meter implementation to track realtime leaks and improve billing.
CSF-3.f Continue educational outreach designed to increase public participation in water conservation and water quality awareness through printed material and the City's website and social media accounts.	Public Works	Ongoing	Compliant	The Public Works Department continues to provide education materials at events and online.
CSF-3.g Consider amending the Municipal Code to prohibit the construction of new outdoor pools.	Community Development	medium	Not Started	
CSF-4.b Work with the West Valley Sanitation District and San Jose-Santa Clara Regional Wastewater Facility to assist in the maintenance of an adequate sewage treatment and disposal system.	Public Works	Ongoing	Compliant	The City continues to implement programs in compliance with this action.
CSF-4.c Encourage an industrial pretreatment program for business parks and other industrial uses in accordance with State and Federal standards.	Public Works	long	Not Started	
CSF-4.d Continue to monitor the effluent generation rates citywide, and ensure that Campbell retains adequate capacity allocations at the San Jose-Santa Clara Regional Wastewater Facility to meet existing and projected demand.	Public Works	Ongoing	Compliant	

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-4.e Explore the viability of alternative uses of recycled wastewater, including irrigation, dust control, soil compaction, fire protection, and investigate new technology for the use of recycled water as it is being developed.	Public Works	medium	In Progress	Continue to explore alternative uses of recycle water.
CSF-5.a Regularly review and update the City of Campbell's Green Stormwater Infrastructure (GSI) Plan, and integrate GSI features into street designs to protect stormwater quality. GSI features typically include biotreatment areas in the form of stormwater curb extensions, stormwater planters, and stormwater tree filters, designed to treat stormwater runoff from adjacent roadways and sidewalks. Other systems, such as pervious pavement, may also achieve this objective.	Public Works	medium	Compliant	Stormwater treatment in the right-of-way is being considered with all new development and Capital projects in compliance with the requirements of MRP 3.0
CSF-5.b Continue to complete gaps in the drainage system in areas of existing development through the implementation of drainage improvement projects identified in the Green Stormwater Infrastructure Plan.	Public Works	long	Compliant	Drainage deficiencies are evaluated as part of the Capital Improvement Program.
CSF-5.c Continue to review development projects to identify potential stormwater and drainage impacts and require development to include measures to ensure that off-site runoff is not increased beyond pre-development levels during rain and flood events.	Public Works	Ongoing	Compliant	Development projects are reviewed for any potential stormwater and drainage impacts. Implementation of stormwater treatment facilities slows run-off flows to the creek and allows for infiltration to reduce flows.
CSF-5.d Require project designs to minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize Low Impact Development (LID) and Green Stormwater Infrastructure (GSI) strategies, and utilize Best Management Practices (BMPs) to reduce stormwater runoff.	Public Works	Ongoing	Compliant	All of the stated objectives are consistent with the requirements of section C.3 of the adopted Municipal Regional Permit.

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-5.e Identify which stormwater drainage facilities are in need of repair and address these needs through the city's Capital Improvement Program.	Public Works	short	In Progress	Stormwater drainage facilities are addressed through the implementation of CIP projects.
CSF-5.f Continue to implement a comprehensive municipal stormwater pollution-prevention program consistent with the city's current Stormwater NPDES permit.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CSF-5.g Work cooperatively with local, State, and Federal agencies to comply with regulations, reduce pollutants in runoff, and protect and enhance water resources as required by the San Francisco Bay Region Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CSF-6.a Regularly monitor the level of service provided by garbage and recycling collection contractors to ensure that the service levels are adequate.	Public Works	Ongoing	Compliant	The City continues to review service consistency and responds to service concerns directly or at the Solid Waste Authority.
CSF-6.b Implement recycling and waste reduction education programs for city employees. The education program will disseminate information on what and how much is recycled by the city.	Public Works	medium	In Progress	The Public Works Department has begun posting educational materials on source separation for the new organics collection containers and has also sent an annual email reminder to all staff about environmental programs, including the requirement to participate in organics separation.
CSF-6.c Enforce and periodically update the Recycling and Salvaging of Construction and Demolition Debris Chapter (6.12) of the Campbell Municipal Code.	Public Works	Ongoing	Compliant	The Public Works Department continues to update chapter 6.12 of the CMC as needed for C&D requirements.
CSF-6.d Include standard language in requests for services and in city agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill.	Public Works	Ongoing	Compliant	The Public Works Department continues to work closely with new developers and contractors on C&D diversion requirements and BMPs.

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-6.e Pursue public funding sources, such as grants, to implement recycling and reuse programs.	Public Works	medium	Compliant	The Public Works Department and Solid Waste Authority continue to apply for state grants for further Solid Waste Program development.
CSF-6.f Encourage recycling, reuse, and appropriate disposal of hazardous materials, including the following: • Increase participation in single-family and mult family residential curbside recycling programs; • Increase participation in commercial an industrial recycling programs for organics, fiber, and containers; • Reduce yard and landscaping waste throug methods such as composting, grass recycling, and using resource efficient landscaping techniques; • Encourage local businesses to provide electroni waste (e-waste) drop-off services and encourage residents and businesses to properly dispose of, or recycle, e-waste; and • Consider sponsoring a scheduled household wast collection program.	Public Works	Ongoing	In Progress	The Public Works Department and West Valley Solid Waste Management Authority continue to increase education and outreach to businesses and residents. A rebranding effort is currently in progress and will result in new educational resources that will further enhance participation in Solid Waste Program services. Additionally, the haulers, West Valley Collection & Recycling, have been tasked to visit businesses and provide technical assistance for increased source separation.
CSF-7.a Confer with utility providers regarding major development plans and participate in the planning of the extension of utilities.	Public Works	Ongoing	Compliant	Public Works holds quarterly meetings with the main utility providers to share information and coordinate the planning and construction of City and utility projects.
CSF-7.b Continue to work with Silicon Valley Clean Energy (SVCE) to purchase carbon-free electricity for municipal operations, and encourage local residents and businesses to participate in the Community Choice Energy Program (CCE).	Public Works	Ongoing	Compliant	The City continues to work with SVCE and encourages resident and business participation in rebates and programs.

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-7.c Support energy conservation measures and the innovative uses of solar energy, heat recovery, and co-generation in development and infrastructure projects and in structural and industrial processes.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CSF-7.d Actively seek to participate in pilot programs and other opportunities to expand high-speed broadband services within the city. Examples include, but are not limited to, Sonic's Gigabit Fiber Internet services.	Public Works	short	Not Started	
CSF-7.e Periodically review and revise existing city ordinances regulating the placement, maintenance, and operation of cell facilities; revise as needed to implement the General Plan.	Community Development	medium	Not Started	
CSF-8.a Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The city should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.	Recreation and Community Services	medium	Not Started	
CSF-8.b Encourage the planning and implementation of cultural and performance arts programs, facilities, and operations.	Recreation and Community Services	Ongoing	Compliant	
CSF-8.c Identify partnership opportunities between the city and local volunteers to undertake projects that educate and inform the public about the city's historical and cultural background.	Recreation and Community Services	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
CSF-8.d Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend educational, recreational, library, and other public services to populations that may otherwise not be served.	Recreation and Community Services	medium	Not Started	
CSF-8.e Seek creative, adaptive, and re-use of public buildings if they are vacant, and strive to enhance the community benefit potential of all public buildings.	Recreation and Community Services	Ongoing	Compliant	
CSF-8.f Partner with churches, non-profit groups, and other local organizations to provide additional youth and senior programs and services.	Recreation and Community Services	short	Not Started	
CSF-8.g Proactively implement a range of community programs and events aimed at bringing the community together, such as National Night Out. Emphasis should be placed on holding events in locations that serve underrepresented segments on the population.	Recreation and Community Services	Ongoing	See Notes	Our department is not involved in National Night Out, but we offer a variety of community events that build community and promote nature, recreation, and open space. Fun Runs, Summer Concerts, Family Swim Nights, Lunar New Year, and a variety of other events are held throughout the year in our parks and at the Community Center. Responsible Department to be updated to include Police next year.
CSF-8.h Explore opportunities to construct additional community facilities. The facilities should be geographically distributed to accommodate underserved areas of the city and include spaces that can be rented by residents and community groups.	Recreation and Community Services	long	In Progress	Parks & Recreation Master Plan is currently underway with final adoption of the plan scheduled for July 2025. The plan will consider policies and actions consistent with this action of the General Plan.
CSF-8.i Implement the various goals, policies, and actions within the Health and Wellness Element that are related to social services and health care programs.	Recreation and Community Services	Ongoing	In Progress	Parks & Recreation Master Plan is currently underway with final adoption of the plan scheduled for July 2025. The plan will consider policies and actions consistent with this action of the General Plan.

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-1.a Continue to implement geologic review procedures for Geologic Reports required by the Municipal Code through the development review process.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-1.b Require and review the submission of geologic and soils reports for all developments consistent with Campbell Municipal Code (Chapter 21.18 - Site Development Standards Section 21.18.130 - Seismic and geologic hazards, and Chapter 20.72 - Soils Reports). The geologic risk areas that are determined from these studies shall include standards established and recommendations which shall be incorporated into development.	Community Development	Ongoing	Compliant	
SA-1.c Require strict adherence to the requirements of the California Code of Regulations (CCR), Title 24 in all areas of the city during the plan check review process.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-1.d Periodically review the structural integrity of all existing city-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.	Public Works	Ongoing	Completed	The City completed a facilities inventory and condition assessment in 2024.
SA-1.e Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.	Community Development	Ongoing	Compliant	The City continues to maintain and provide an inventory in compliance with this action.

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-1.f The city shall coordinate with the County Geologist on preparation of additional geologic studies or other actions that would support the creation of a designated hazard zone associated with the identified location of the Cascade Fault in Campbell. The purpose of this hazard zone would be to identify an area where site specific geologic studies are needed in association with new development on properties located in close proximity to mapped fault lines.	Community Development	short	In Progress	In 2023, the City solicited cost estimate for preparation of additional geological studies to be added to a future budget request. In 2024, the funds associated with the geologic study were repurposed toward the development of a more generalized CEQA streamlining checklist. In 2025, the City anticipates requesting a budget adjustment specific to this action.
SA-2.a Coordinate with Federal and State agencies and encourage them to update flood hazard maps within Campbell and calculate accurate Base Flood Elevation (BFE) levels for all areas determined to be within a flood hazard zone in Campbell.	Community Development	medium	Not Started	
SA-2.b Have all Letter of Map Amendments (LOMAs) that are approved submit their GIS data to Santa Clara County so that the County can compile updated data on the most accurate location of flood hazard areas and BFE within the city.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-2.c As part of the development review process continue to require new development which requires a building permit to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify BMP protections and include standards established and recommended by the city that shall be incorporated into development.	Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-2.d Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).	Community Development	Ongoing	Compliant	The City continues to participate in the National Flood Insurance Program, and continues to consider future participation in the NFIP Community Rating System.
SA-2.e Continue to review projects in flood hazard areas to ensure compliance with Campbell Municipal Code Chapter 21.22 (Flood Damage Prevention Ordinance).	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-2.f Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the CIP to increase safety and the adequate conveyance of stormwater.	Public Works	short	Compliant	Public Works regularly conducts bridge assessment, not culverts or flood control infrastrure; that is a Valley Water responsibility
SA-2.g Periodically Review Campbell Municipal Code Chapter 21.22 - (Flood Damage Prevention), and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.	Community Development	medium	Not Started	Should be changed to Community Development with the next update. The Community Development Director is the Flood Plain Manager.
SA-2.h Require developers to cover the costs of drainage facilities needed for surface runoff generated as a result of new development.	Public Works	Ongoing	Compliant	New developments are required to install storm drain inlets, pipes, manholes, etc. to serve their development. Developers also pay a Storm Drainage Fee towards the greater storm drain system.
SA-3.a Coordinate with the Santa Clara County Office of Emergency Services (OES) and other local agencies, as necessary, to participate in and implement the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for Santa Clara County.	All Departments	Ongoing	In Progress	CalOES completed their review of the Base Plan, County annex and sent those to FEMA for review. FEMA requested minor revisions which will be resubmitted to CalOES sometime in February and FEMA shortly thereafter. Will are waiting on these reviews before we can update them for the City.

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-3.b Conduct regular emergency response training exercises and or participate in regional exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within Campbell shall also be annually assessed to ensure they are properly equipped and supplied.	City Manager	short	Compliant	
SA-3.c Encourage schools, neighborhood associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, and other tools available to neighborhood and community groups to improve disaster preparedness.	Fire	Ongoing	In Progress	The Fire Department continues to teach first aid and disastered preparedness in compliance with this action.
SA-3.d Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).	Public Works	Ongoing	In Progress	
SA-3.e Provide adequate funding for fire and police services to ensure preparedness of response teams and implementation of emergency response plans.	City Manager	Ongoing	Compliant	
SA-3.f As part of the development review process, continue to consult with the police and fire departments in order to ensure that the project provides adequate emergency access.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-3.g Provide information on the city's website regarding the National Suicide and Crisis Lifeline 988 program.	All Departments	short	Compliant	The City continues to provide information on the City's website in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-4.a As part of the development review process, continue to consult with the Police Department in order to ensure that the project does not impair the provision of police services through inappropriate site design. The use of physical site planning as an effective means of preventing crime, including lighting, visibility, and video surveillance requirements shall be determined by the Police Department, where applicable.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-4.b Conduct periodic Police Department evaluations that analyze response times and other incident data to ensure adequate police services are provided throughout the city.	Police	Annual	Compliant	The Police Department regularly evaluates response times and statistics to ensure adquate police services. With the new Axon RMS system, we now have dashboards and search criteria easily available.
SA-4.c Ensure the adequacy of fire and emergency services by participating in Santa Clara County Fire Department evaluations.	City Manager	Annual	Compliant	
SA-4.d Coordinate with the Santa Clara County Fire Department to provide annual inspections to ensure that commercial, industrial and multiple-family uses comply with fire and building codes.	Police	Annual	Compliant	Santa Clara County continues to provide annual inspections in compliance with this action.
SA-4.e As part of the development review process, continue to consult with the Santa Clara County Fire Department in order to ensure that development projects facilitate adequate fire services and fire prevention measures.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-4.f Promote community awareness and participation in the Santa Clara County Fire Department's fire education programs.	Police	Ongoing	In Progress	The Police Department continues to partner with County Fire and their educational programs.

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-5.a Provide educational opportunities for generators of small quantity, household, and urban agriculture waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.	Public Works	medium	In Progress	The Public Works Department and WV Solid Waste Authority continue to increase education and outreach to businesses and residents. A rebranding effort is currently in progress and will result in new educational resources that will further enhance participation in Solid Waste Program services.
SA-5.b Provide information about convenient drop-off programs for the local disposal of household hazardous waste offered by the Santa Clara County Department of Environmental Health. The availability of the program should be widely publicized throughout the community.	Public Works	short	Compliant	The Public Works Department and WV Solid Waste Authority continue to increase education and outreach to businesses and residents. A rebranding effort is currently in progress and will result in new educational resources that will further enhance participation in Solid Waste Program services. Websites for both agencies provide resources for HHW disposal.
SA-5.c Continue to work cooperatively with the Santa Clara County Fire Department (SCCFD) to train local fire personnel in the specialized handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.	City Manager	Ongoing	Compliant	
SA-5.d Require that applications for discretionary and ministerial permits provide detailed information regarding the potential for the historical use of hazardous materials on the site, including information regarding the potential for past soil and/or groundwater contaminations. If warranted, identify and require mitigation measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-5.e Require that Business License applications for businesses that use, store, or sell hazardous materials be reviewed by the Building Division and Fire Department to ensure operations comply with all applicable local, State, and Federal laws and do not pose a risk to the public.	Finance	Ongoing	Compliant	The City continues to review business license applications in compliance with this action.
SA-6.a Continue to monitor and consider updates to the Municipal Code, as necessary, to address emerging trends in cannabis sales and cultivation.	Community Development	medium	In Progress	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 The plan identifies retail categories that are experiencing leakage. The City intends to hire an Economic Development Manager in 2025, which will oversee implementation of the Economic Development Plan and advise on emerging business trends in furtherance of this action.

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-6.b Continue to monitor emerging technologies and consider updates to the Municipal Code, as necessary, to address emerging trends in technology that may present safety hazards to citizens of Campbell including but not limited to: • Technologies which were unknown during th time of the General Plan update; • Emerging technologies related to the use o autonomous vehicles. Consider revisions to the city's parking and loading requirements as necessary; • New and emerging technologies related t stationary home energy storage systems; and • New and emerging technologies related to the us of unmanned aircraft system (UAS).	Community Development	medium	Not Started	
SA-7.a When updating master plans for infrastructure, including water supply, flood control and drainage, and critical facilities, review relevant climate change scenarios and ensure that the plans consider the potential effects of climate change and include measures that provide for resilience to climate impacts.	Community Development & Public Works	medium	In Progress	The City is presently in the process of formulating a Climate Action Adaptation Plan that will establish the guidelines for a master plan incorporating the mentioned parameters.
SA-7.b Upon the next revision to the Campbell Emergency Operations Plan (EOP), identify and designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters. Extend hours at air-conditioned sites during periods of extreme heat or power outage and ensure sites are also supported by backup battery storage or generators.	Police and Recreation & Community Services	medium	In Progress	The new Emergency Services Manager position is one of the positions that has been frozen. Once the City is able to recruit and hire for this position, there will be more capacity to work toward completion of the action.
SA-7.c Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.	Police	Ongoing	In Progress	The CAAP, planned for completion in October 2025, will set GHG emissions reduction goals and measures and actions that help build resiliency to climate change.

Action	Responsible Department	Priority/ Timing	Status	Notes
SA-7.d Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated climate change impacts.	Public Works	Ongoing	In Progress	The City is in the process of preparing a Climate Action Adaptation Plan in compliance with this action. Anticipated completion by September 2025.
SA-7.e Implement the policies and actions in the Community Services and Facilities and Conservation Elements that promote water and energy efficiency and conservation in new capital projects, expansions, and retrofits to civic buildings and infrastructure.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
SA-7.f Utilize the Silicon Valley 2.0 Climate Adaptation Guidebook (or its successor document) as a resource tool when undertaking communitywide planning efforts, including updates to infrastructure plans.	Community Development, Recreation and Community Services, & Public Works	medium	Compliant	The City continues to reference the Silicon Valley 2.0 Climate Adaptation Guidebook (or its successor document) as a resource tool when undertaing communtywide planning efforts, including the Climate Action Plan.
SA-7.g Continue to provide cooling center services to provide a respite for residents without access to air conditioning during extreme heat days.	Recreation and Community Services	Ongoing	Compliant	The City continues to provide cooling center in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
N-1.a Update Chapter 21.16 (Section 21.16.070 – Noise) of the Campbell Municipal Code to: • Require that new development projects and a (ministerial and discretionary) changes in use are reviewed for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2, and where necessary, require mitigation measures to achieve the noise standards. • Require acoustical studies for new developmer projects and (ministerial and discretionary) changes in use which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with the noise standards included in this element. • Require developers to prepare a constructio management/noise mitigation plan that defines best management practices to reduce construction noise, and includes proposed truck routes as part of the entitlement process. • Incorporate a list of recommended best practice to reduce excessive noise levels, as identified in this element, which should be incorporated in new development projects. • Provide for additional scrutiny of potential nois impacts when considering approval of new "late-night activities" (land use activities operating from 11:00 p.m. to 6:00 a.m., not including the lawful, reasonable and customary use of residential uses	Community Development	short	In Progress	In 2023, the City started work on updates to the Campbell Municipal Code in compliance with this action.

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
N-1.b Coordinate with Caltrans, VTA, local school districts, and the cities of San Jose, Saratoga and Los Gatos when necessary, to ensure that these agencies obtain city concurrence prior to initiating or approving any noise generating projects affecting Campbell.	Community Development	Ongoing	In Progress	The City continues to coordinate with the entities specified in compliance with the action.
N-1.c Continue to implement and enforce Section 21.16.070 – (Noise) of the Campbell Municipal Code that requires the private use of powered equipment in residential areas to be limited to the hours of 8:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. Saturday, Sunday and nationally recognized holidays. Encourage public education and outreach through the city's website and social media outlets to achieve greater voluntary compliance and encourage good neighbor practices.	Community Development	Ongoing	Compliant	The City continues to implement, enforce, and encourage in compliance with this action.
N-1.d Update Section 21.16.070 – (Noise) of the Campbell Municipal Code to include detailed standards and procedures for dealing with community noise complaints and corresponding enforcement and remediation activities. The standards should address, at a minimum: • Criteria for determining if the alleged noise generating activities are in violation of the city's adopted noise standards; and • Procedures and protocols to ensure that th nuisance noise, or noise-generating activity, ceases.	Community Development	short	In Progress	In 2023, the City started work on updates to the Campbell Municipal Code in compliance with this action. These updates are anticipated to be adopted in 2025.
N-1.e Monitor construction projects and construction activities to ensure they comply with the standards and requirements contained in the Campbell Municipal Code (Chapter 18.04 - Building Code).	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.

Action	Responsible Department	Priority/ Timing	Status	Notes
N-1.f Consider requiring the phased elimination of the use of gas-powered leaf blowers within the city.	Public Works	medium	In Progress	The City is in the process of preparing a Climate Action Adaptation Plan in compliance with this action. Anticipated completion by September 2025.
N-1.g Revise Campbell Municipal Code Section 21.18.020 (Air Conditioning Unit) to establish maximum noise limits for air conditioning units and generators consistent with this Element.	Community Development	medium	In Progress	In 2023, the City started work on updates to the Campbell Municipal Code in compliance with this action.

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
N-1.h Update the Campbell Municipal Code (Chapter 18.04 - Building Code) to include the following construction noise best practices and requirements: • Establish standards for when a constructio staging and phasing plan shall be required for new development projects and significant remodels. • The construction contractor shall utilize "quiet models of air compressors and other stationary noise sources where technology exists. • At all times during project grading an construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. • Unnecessary idling of internal combustion engine shall be prohibited. • Construction staging areas shall be established a locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible. • The required construction-related noise mitigatio plan shall also specify that haul truck deliveries are to occur within the same range of hours specified for construction equipment. • The construction contractor shall designate "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining	Community Development	short	Not Started	The city requies a site development and staging plan for all developments that will include considerations regarding: noise, water use, truck deliveries, material storage and emergency response. The plan must be approved prior to permit issue. All complaints against the site or the construction are reviewed and resolved in a rapid manner. In 2025, the City will prepare an update to the Building Code that will incorporate updates to the code in compliance with this acton.

Action	Responsible Department	Priority/ Timing	Status	Notes
N-1.i During future negotiations with trash collection providers, consider and strive for collection time limitations to ensure that collection in residential areas does not occur prior to 6:00 a.m.	Public Works	medium	Completed	The new hauler contract limits residential services to a start time of 6am.
N-1.j Explore and consider rebate, incentive, and educational opportunities to reduce community noise, while providing co-benefits of community health and environmental stewardship. Programs could include electric lawn and garden equipment upgrade programs, dual pane/noise rated window upgrades, and HVAC system upgrades which coincide with energy reduction, community health, and sustainability objectives identified by the General Plan and any future Climate Action Plan.	Community Development	medium	In Progress	The City is in the process of preparing a Climate Action Plan in compliance with this action. Anticipated completition by September/October 2025.
N-1.k Periodically review, and update as necessary, Campbell's Municipal Code to ensure the city's noise goals and priorities of the General Plan are being implemented.	Community Development	medium	In Progress	In 2023, the City started work on updates to the Campbell Municipal Code in compliance with this action.
N-2.a In addition to the updates specified by Action N-1a, for Municipal Code Section 21.16.070 – (Noise), also include good neighbor noise practices for bar, live entertainment, and restaurant activities adjacent to residential areas. Updates should include timing standards for the disposal of recycling materials and other common sources of nighttime noise to ensure activities occur during times to minimize nighttime noise impacts to surrounding neighborhoods.	Community Development	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
N-2.b In addition to the updates specified by Action N-1a, for Campbell Municipal Code Section 21.16.070 – (Noise), also require new developments within 100 feet of the rail line to demonstrate that vibration experienced by residents and sensitive uses would not exceed the Federal Transit Administration guidelines.	Community Development	medium	Not Started	
N-2.c In addition to the updates specified by Action N-1a, for Campbell Municipal Code Section 21.16.070 – (Noise), establish provisions that would allow new noise-sensitive land uses on a case by case basis in proximity to transportation noise sources and commercial or mixed-use areas that fall within the Conditionally Acceptable Land Use Compatibility Standards in Table N-1.	Community Development	medium	Not Started	
CHW-1.a Establish nutrition standards for vending machines on city-owned property.	Recreation and Community Services	medium	Not Started	
CHW-1.b Encourage healthy eating by developing a Healthy Lifestyle Program that educates the community on local healthy food, available nutrition resources, and health outcomes.	Recreation and Community Services	medium	Not Started	
CHW-1.c Perform a nutritional retail assessment to assess the availability of nutritious grocery vendors across various neighborhoods and identify areas of limited access.	Recreation and Community Services	medium	Not Started	
CHW-1.d Explore opportunities to expand community gardens and increase community participation in existing community gardens.	Public Works & Recreation and Community Services	medium	In Progress	Opportinity sites may be identifed in the upcoming Recreation and Parks Master Plan
CHW-1.e Encourage community gardens near high-density housing and encourage the incorporation of community gardens into new and existing high-density housing projects, including rooftop gardens.	Recreation and Community Services	Ongoing	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-1.f Support the Santa Clara County Public Health Department to continue its efforts working with stores to increase acceptance of food assistance programs such as CalFresh EBT cards and WIC (Women, Infants and Children) in order to increase food security for all Campbell residents.	Community Development	Ongoing	Not Started	
CHW-1.g In collaboration with the Santa Clara County Public Health Department and community organizations, develop and implement a program to encourage new and existing convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock a variety of good quality healthy food (including fresh, frozen and canned fruits and vegetables), market and promote healthy food options, follow responsible alcohol and tobacco marketing and sale practices, participate in food assistance programs, help create a safe and inviting environment around their stores, and, when possible, secure and promote "local" food produced in Santa Clara County.	Recreation and Community Services	medium	Not Started	
CHW-1.h Encourage schools that serve the city to develop school gardens and to develop protocols to facilitate the streamlined development of school gardens from year to year.	Recreation and Community Services	long	Not Started	
CHW-1.i Explore opportunities to reduce farm-to-cafeteria barriers so local students have increased access to more locally grown healthy foods.	Recreation and Community Services	long	Not Started	

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-1.j Increase public awareness that the local farmer's market accepts EBT (Cal-Fresh) and WIC FMNP (Women, Infants and Children Farmers' Market Nutrition Program coupons) payments for qualified food purchases.	Recreation and Community Services	short	Compliant	Program continues with County to provide coupons to use the Farmer's Market.
CHW-2.a Review all city programs and policies to ensure the promotion of equal access and opportunity.	Recreation and Community Services	medium	Compliant	Programs and services have been reviewed to ensure equal access and opportunity to partcipate.
CHW-2.b Actively show support for policies at the Federal and State level that are aimed at improving job quality, increasing the minimum wage, and providing paid sick days.	City Manager	Ongoing	In Progress	The City continues to monitor policies at the Federal and State level and show support where appropriate in furtherance of this action.
CHW-2.c Encourage public participation in local decision making, especially by those that are traditionally underrepresented by offering multi-lingual outreach material, communicating with key cultural actors, and hosting events in areas of varying socio-economic contexts.	City Manager	Ongoing	In Progress	The City continues to improve its support for multi-lingual access to materials and information in compliance with this action.
CHW-2.d Ensure that low income and minority populations have equal influence in the land use decision-making process by utilizing culturally appropriate approaches to public participation and involvement.	City Manager	Ongoing	In Progress	
CHW-2.e Utilize homeowner associations, community groups, and business groups as sources of individual volunteers for important appointed positions on city commissions, boards, and task forces.	City Manager	Ongoing	In Progress	
CHW-3.a Require that all new or transferred Alcoholic Beverage Control (ABC) licensees and their employees participate in Responsible Beverage Service training, to promote public health and safety by reducing incidence of sales and service to minors and obviously intoxicated persons.	Police	Ongoing	Compliant	This is an ABC requirement for all licensees that is facilitated directly through ABC.

Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-3.b Support local government and non-profit efforts and programs aimed at teen drug, alcohol, and tobacco/nicotine use prevention.	Recreation and Community Services	Ongoing	Not Started	
CHW-3.c Develop and implement responsible beverage consumption practices by local businesses.	Police	medium	Not Started	
CHW-3.d Update current city regulations pursuant to alcohol, alcoholic beverages, and liquor stores to provide for standardized operational requirement in furtherance of Goal CHW-3.	Community Development	medium	Partially Completed	In 2024, the City adopted a new Economic Development Plan which is available online as follows: https://www.campbellca.gov/DocumentCenter/View/7728 In 2024, the City Council adopted Ordinance No. 2306 which clarified operational distinctions between alcohol related uses consistent with this action and established operational distinctions between activities in furtherance of this action. In 2024 the City started development of an Ordinance (for adoption in 2025) that will update regulations pertaining to offsite alcohol sales, by creating a new distinction in land use types focused on "ancillary" offsite sales.
CHW-3.e Consider adoption of an ordinance prohibiting the sale of nicotine and tobacco products. Existing establishments engaged in the sale of nicotine and tobacco products may continue to do so subject to the provisions of the city's legal non-conforming restrictions.	Community Development	long	Not Started	
CHW-3.f Adopt an ordinance to ban smoking (tobacco/nicotine) in/at all multi-family projects, including duplexes, triplexes, fourplexes, apartments, condominiums, and mixed-use communities.	Community Development	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-3.g Publicize resources for alcohol or drug abuse and health-related research on the city website.	Recreation and Community Services	short	Not Started	
CHW-4.a Provide resources at City Hall and on the city website regarding the location and contact information of health care providers serving the city, including emergency or urgent care facilities, mental health and substance abuse programs, oral health services, mobile services, access to such providers, available free and low-cost health care programs.	Recreation and Community Services	short	Not Started	
CHW-4.b Formally incorporate a Health in All Policies (HiAP) approach to decision-making, especially as it relates to housing and development.	All Departments	medium	Not Started	
CHW-4.c Establish a campaign to educate the public about the links between the built environment and individual and community behaviors and outcomes.	Community Development & Recreation and Community Services	long	Not Started	
CHW-4.d Encourage and support local transit service providers to increase and expand services for people who are transit-dependent, including seniors, persons with mobility disabilities, and persons without regular access to automobiles by improving connections to regional medical facilities, senior centers, and other support systems that serve Campbell residents and businesses.	Public Works	medium	Not Started	This may be elemnt to be included in future grant opportunities
CHW-4.e Prioritize the accessibility needs of disabled residents by partnering with organizations that service the unique needs of those with disabilities.	Recreation and Community Services	Ongoing	Compliant	Regularly expanding adaptive recreational opportunities.

Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-4.f Seek out new health care and medical facilities for location within the city.	City Manager	Ongoing	In Progress	The Economic Development Plan, adopted in 2024, outlines a strategic approach to attracting businesses. Once hired, the Economic Development Manager will implement the plan by actively seeking new businesses and facilities that align with the plan's objectives and this policy.
CHW-4.g Encourage healthcare providers within the city to coordinate on regional basis with other providers within the region.	City Manager	Ongoing	Not Started	
CHW-4.h Coordinate with the Santa Clara County Department of Public Health and work with community groups to monitor trends related to health and wellness conditions and outcomes.	Recreation and Community Services	medium	Not Started	
CHW-4.i Coordinate with the Santa Clara County Department of Public Health to receive assessment of the potential disproportionate health impacts for vulnerable populations.	Community Development	medium	Not Started	
CHW-4.j Establish a Healthy Choices Public Information Campaign.	Recreation and Community Services	medium	Not Started	
CHW-4.k Coordinate with the R.Y.D.E. program and the Valley Transportation Authority (VTA) ACCESS Paratransit to advertise resources on the city website and facilitate additional routes and resources.	Public Works	short	Not Started	City will provide links on its website to these services.
CHW-4.l Support public health outreach campaigns to inform and educate residents about the public and individual health benefits of immunization.	Recreation and Community Services	Ongoing	Not Started	

Attachment: 2040 General Plan - 2024 Progress Report (General Plan and Housing Element APR)

Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-5.a Implement the various policies and strategies within the Land Use and Transportation Elements, which are focused on achieving a safe, balanced and functional multi-modal transportation network that accommodates all users.	Public Works	Ongoing	In Progress	City is pursuing grant funding to prepare a Citywide Multimodal Transportation Plan. This plan would be the first step and would include potential projects to fund and implement.
CHW-5.b Implement the various policies and strategies within the Conservation and Open Space Element which are focused on creating regional open space, parks and recreational facilities that are useful, attractive, well-maintained, and accessible to Campbell residents.	Recreation and Community Services	Ongoing	In Progress	Parks & Recreation Master Plan is currently underway with final adoption of the plan scheduled for July 2025. The plan will consider policies and actions consistent with this action of the General Plan.
CHW-5.c Partner with open space agencies and other local community groups to complete a gap analysis of the current trail and park system in the city to make necessary improvements, as feasible, to provide an interconnected network of parks, trails, and community open spaces.	Public Works	medium	In Progress	Candidate sites/projects may be identified in the upcoming Recreation and Parks Master Plan
CHW-5.d Work with nonprofit groups and large employers to explore innovative funding approaches and development of incentive programs to increase physical activity, participation in programs, and improve facilities.	Recreation and Community Services	Ongoing	In Progress	Parks & Recreation Master Plan is currently underway with final adoption of the plan scheduled for July 2025. The plan will consider policies and actions consistent with this action of the General Plan.
CHW-6.a Implement the various policies and strategies within the Transportation Element, which are focused on achieving a safe, balanced and functional multi-modal transportation network that accommodates all users.	Community Development & Public Works	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CHW-6.b Coordinate with local homeless shelters and resource organizations to develop city programs that appropriately meet the needs of local homeless residents.	Recreation and Community Services	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-6.c Support the creation of a mechanism for homeless students to attain VTA bus passes in order to promote upward mobility.	Recreation and Community Services	medium	Not Started	
CHW-6.d Expand on available programs for local seniors, teens, disabled residents, and homeless residents.	Recreation and Community Services	long	Compliant	Regularly expanding activities for seniors, teens and working on building out adaptive programming opportunities.
CHW-6.e Actively seek funding to support anti-violence and public safety programs.	Recreation and Community Services	medium	See Notes	Responsible department to be changed to Police next year.
CHW-6.f Actively engage neighborhood groups seeking to enhance community safety by providing information on available resources and having police officers available to attend and speak at community and neighborhood meetings.	Police, Recreation and Community Services, & Public Works	Ongoing	Compliant	The Police Department continues to engage with neighborhood groups and attend and speak at meetings.
CHW-6.g Assess the walkability conditions for local neighborhoods and identify areas in need of improvement.	Public Works	medium	In Progress	Walkability improvements may be identified as part of the multi-modal plan. More detailed study may be required.
CHW-6.h Continue to provide an online platform on the city website to allow for citizens to directly report code violations and upload relevant pictures through the website.	Community Development	Ongoing	Compliant	The City continues to provide an online platform for citizens to report code violations and upload relevant pictures. In 2024, the City updated its ticket system to more easily allow for complaints to be filed anonymously.
CHW-7.a Actively show support for policies at the Federal, State level that are aimed at improving job quality, increasing the minimum wage, and providing paid sick days.	City Manager	Ongoing	In Progress	
CHW-7.b Develop a program to educate city staff and local businesses on ways to support their employees that includes best practices and encouraged strategies for employee wellness.	City Manager	medium	In Progress	
CHW-7.c Assess the feasibility and consider the development of a Green Business Strategic Plan to support environmentally friendly business development in Campbell.	City Manager	medium	See Notes	

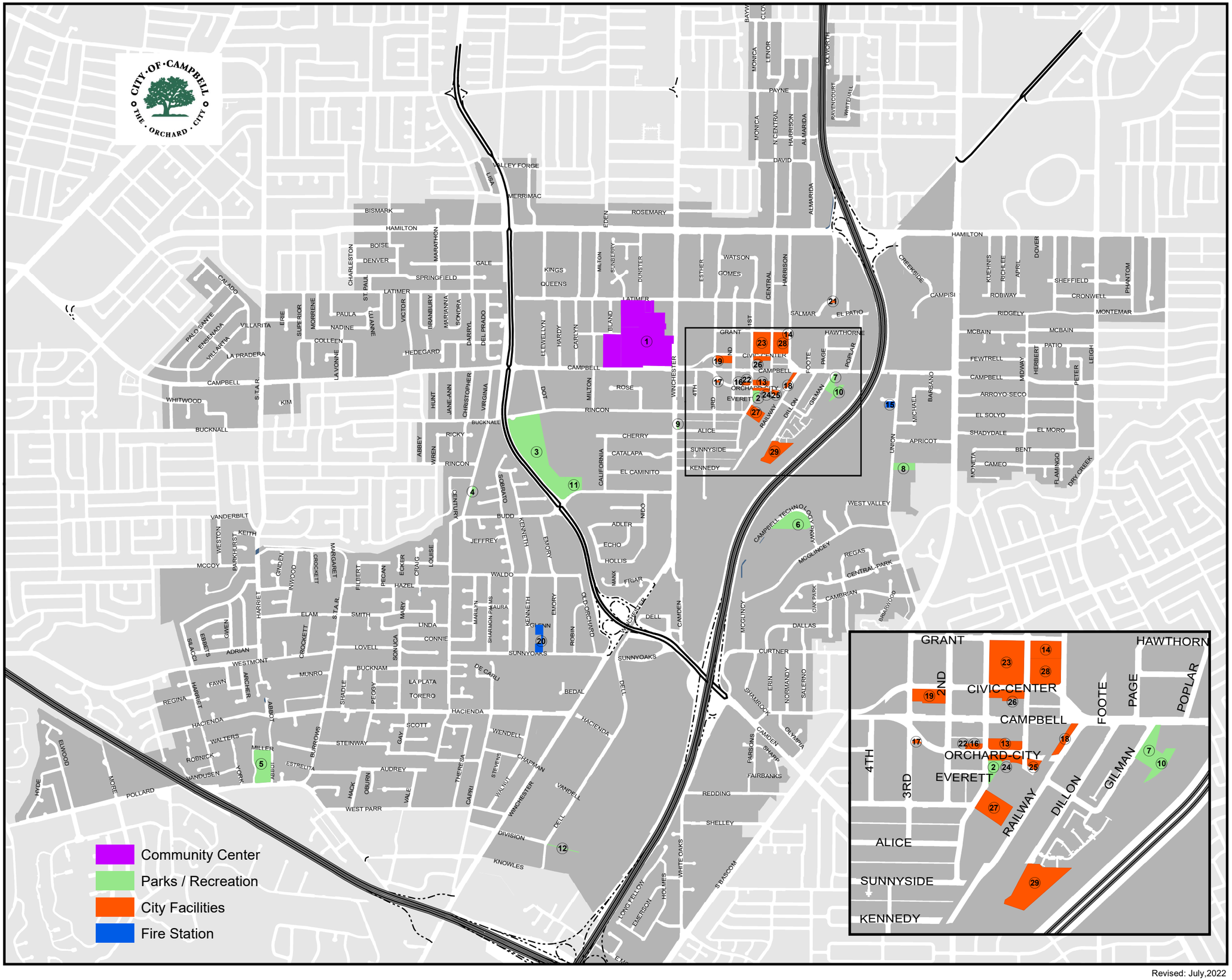
Action	Responsible Department	Priority/ Timing	Status	Notes
CHW-7.d Regularly publicize information related to career development and training services and continuing education services available through local public and private educational institutions.	Recreation and Community Services	Ongoing	Compliant	
CHW-7.e Establish a Living Wage Ordinance that requires contractors to meet requirements that are focused on employee wellbeing.	City Manager	medium	Not Started	
CHW-7.f Periodically perform Workforce Development Studies to assess key characteristics of the local workforce and ascertain gaps in outcomes.	City Manager	long	Not Started	
CHW-8.a Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, are not disproportionate, and are reduced to the greatest extent feasible.	Community Development	Ongoing	Compliant	The City continues to review projects in compliance with this action.
CHW-8.b Review the city's community outreach programs and public notice requirements to encourage broad-based and meaningful community participation in decisions. The review should address providing measures to encourage participation from populations that may have language, health, or other barriers that may reduce their involvement in the decision-making process, and maximize use of technology to broaden opportunities for participation.	City Manager	short	Not Started	
CHW-8c Collaborate with the Santa Clara County Public Health Department, experts, and non-profits to develop training programs for elected officials, commissions and city staff to build capacity for implementing Health and Environmental Justice goals.	City Manager	medium	Not Started	

Action	Responsible Department	Priority/ Timing	Status	Notes
I-1.a On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.	Community Development	Annual	In Progress	The City provides an annual update on progress made on the implementation of the General Plan, providing opportunity to discuss potential revisions.
I-1.b Review and update the Municipal Code, including the Zoning Ordinance and Subdivision Ordinance, as well as master plans for land uses, services, and infrastructure as necessary to ensure consistency with the General Plan.	Community Development	short	Partially Completed	On April 18, 2023, the City adopted a new Zoning Code incorporating updates for consitency with the General Plan. The Subdivision Ordinance remains an outstanding work plan item.
I-1.c Consider the staffing resources necessary to implement the General Plan during each budget cycle.	City Manager	Annual	Compliant	The City considers the staffing resources necessary to implement the General Plan during each budget cycle when adopting the City's Budget. A copy of the City's adopted budget is available online as follows: https://www.campbellca.gov/151/Budget

Department	Total Actions
Community Development	162
City Manager	45
Recreation and Community Services	49
Community Development & Recreation and Community Services	2
Community Development, Recreation and Community Services, & Public Works	1
Community Development & Public Works	6
Community Development & Fire	1
Public Works & Recreation and Community Services	2
Police, Recreation and Community Services, & Public Works	1

Action	Responsible Department	Priority/ Timing	Status	Notes
Police and Recreation & Community Services	1			
Public Works	106			
Police	6			
Finance	39			
Finance & Public Works	1			
Fire	1			
City Manager & Finance	1			
City Manager & Public Works	3			
All Departments	3			
Total	**430**			

Figure CSF-1. Public Facilities



Community Center

1. Campbell Community Center *

Parks / Recreation

2. Hyde Park *
3. John D. Morgan Park (portion of) *
4. Virginia Park *
5. Jack Fischer Park *
6. Edith Morley Park *
7. Campbell Park (Portion of) *
8. Stojanovich Family Park *
9. Gomes Park *
10. Campbell Park (Portion of) *
11. John D. Morgan Park, Budd Parking Lot
12. Los Gatos Creek Trail Access Pathway *

City Facilities

13. Downtown Parking District
14. City Hall Grant Street Parking Lot
15. Fire Station
16. Downtown Parking Lot
17. Landscape @ Orchard City and S.Third S
18. Parking Lot
19. 2nd Street Parking Structure *
20. Fire Station *
21. City Owned Parcel *
22. City Owned Parcel *
23. City Hall Complex
24. Downtown Parking District
25. Downtown Parking District
26. Museum and Parking Lot
27. Downtown Parking District *
28. Library @ City Hall Complex
29. Service Center *

City Owned Right of Ways

Future Right of Way for Hwy 17 Off-Ramp

Strip of Cristich Ln in front of 65 & 75 Cristich

Landscape area adjacent to Wilson Ct.

Strip of Cristich Ln, in front of 214 Cristich Ln

Abbott Avenue Cul-de-sac

Harriet Avenue over San Tomas Creek

* Designated as Open Space

Revised: July,2022

Attachment: City-owned Properties- Informational Only (General Plan and Housing Element APR)

City Council Report

Item: **14**
Category: **NEW BUSINESS**
Meeting Date: **March 4, 2025**

TITLE: Review of Campbell Statement of Values

RECOMMENDED ACTION

That the City Council review Campbell's Statement of Values and reaffirm it with any desired adjustments.

BACKGROUND

An Ethics Subcommittee was appointed in November 2005 to develop a Statement of Values. The committee included Council representatives, the City Manager, the City Clerk, and members of the public. The following key points were identified by the Ethics Subcommittee as it developed the Campbell Statement of Values:

- The Statement of Values should express the standards for the highest integrity and ethical conduct expected for elected officials, appointed commissioners and board members, executive staff and candidates for local office;

- The purpose was to create a proactive statement of the community's values and to prevent future ethics-related problems;

- The Statement of Values is to be a "living" document, to be reviewed bi-annually; and

- The Statement of Values should be voluntary, and all stakeholders are encouraged to not only understand and affirm its values, but to uphold them as they conduct their duties as public officials.

The City Council adopted Resolution 10621 in March 2006, to formally approve a Statement of Values. In February 2009, the City Council adopted Resolution 10998 amending the Statement of Values to include additional language. The Statement of Values was amended again by Resolution 12958 in 2023 to add language pertaining to the City Council governing the City's residents as a whole despite being elected by Districts.

This document identifies the six core values as the standards by which City officials should perform their duties on behalf of the citizens they represent and serve. These

values are listed as follows: Community; Honesty; Civility; Equality; Teamwork; and Accountability.

DISCUSSION

The Statement of Values is a "living" document; it is reviewed bi-annually in odd-numbered years following a Council election. This allows the newly seated City Council an opportunity to review the Statement of Values and discuss any changes that might be desired.

Attached is the Campbell Statement of Values for the Council's review and discussion of any modifications that may be desired at this time.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ALTERNATIVES:

1. Do not renew the Statement of Values.
2. Provide other direction to staff.

Prepared by: Andrea Sanders

Andrea Sanders, City Clerk

Approved by: Brian Loventhal

Brian Loventhal, City Manager

Attachment:

a. Campbell Statement of Values

CAMPBELL STATEMENT OF VALUES

Preamble:

To promote and foster the highest degree of public trust, the Campbell City Council has adopted a Statement of Values reflecting the core beliefs of the community. These key values are deeply held beliefs that influence a person's attitude, actions and decisions. Values, in turn, form the basis for ethical decisions. Ethics are standards or principles for how we treat one another.

The Campbell Statement of Values expresses the standards for the highest integrity and ethical conduct expected for elected officials, appointed commissioners and board members, executive staff and candidates for local office. These individuals have the responsibility to assure that they understand and follow, in every respect, the ethical standards so that the public can continue to have full confidence in its officials, candidates, and the democratic process. Ethical behavior requires a commitment to *live* by the values expressed below.

This Statement of Values is expected to be a "living" document and reviewed or updated periodically; initially in February 2007 and in February of odd-numbered years thereafter.

Community

As I serve Campbell:

- I value the importance of building and preserving community in Campbell
- I am a steward for the community's economy, environment, culture and safety
- I am engaged and responsive when serving the community; the needs and concerns of all residents are important to me
- I take into consideration the long-term financial needs of the City while also balancing Campbell's identity as a small town with connected neighborhoods
- I will represent and serve all residents as a whole, even though Councilmembers are elected by District.

Honesty

As I serve Campbell:

- My words and deeds will be based on truthfulness
- I will conduct myself with the highest degree of sincerity
- I will not knowingly use inaccurate information nor omit relevant information to support my position or views
- I take responsibility for my actions and do not leave false impressions

Civility

As I serve Campbell:

- I treat everyone the way I want to be treated, with respect and dignity
- I practice patience, courtesy, and civility in all interactions
- I understand differences of opinion and policy disagreements are part of the democratic process; I respect the opinions of those with whom I differ

Attachment: Campbell Statement of Values (Review of Campbell Statement of Values 2025)

- I support effective two-way communication by listening carefully, asking questions and determining an appropriate response

Equality

As I serve Campbell:

- I value everyone's opinion and listen to all sides
- I encourage public input as well as equal access and treatment for all
- I am impartial and make decisions based on the merits of the issue

Teamwork

As I serve Campbell:

- I will actively participate in a positive and constructive manner
- I encourage and support collaboration and strive for consensus building
- I value diversity and seek divergent viewpoints from people of all backgrounds
- I am approachable and open-minded
- I understand that my position may not always prevail but that I support the democratic process and the decisions resulting from it

Accountability

As I serve Campbell:

- I hold myself accountable to the highest ethical standards
- I take responsibility for my conduct and am willing to explain my actions and decisions
- I recognize that the responsibility for making decisions about the use of public resources is a public trust

As a representative of, or candidate for an office in, the City of Campbell, I agree to uphold the – Campbell Statement of Values adopted by the City Council. I affirm that I have read, understood and will conduct myself in accordance with the City of Campbell's Statement of Values.

_____

Print Name

_____ _____

Signature Date

Adopted by the Campbell City Council on March 21, 2006.
Updated February 17, 2009, Resolution #10998
Updated April 4, 2023 Resolution #12958

Attachment: Campbell Statement of Values (Review of Campbell Statement of Values 2025)

City Council Report

Item: 15
Category: COUNCIL COMMITTEE REPORTS
Meeting Date: March 4, 2025

TITLE: Council Committee Reports

RECOMMENDED ACTION

That the City Council report on activities from their committee assignments.

DISCUSSION
This is the section of the City Council Agenda that allows the City Councilmembers to report on items of interest and the work of City Council Subcommittees.

MAYOR LOPEZ
Campbell Ministerial Interfaith Group
City Attorney Performance/Compensation Subcommittee
City Clerk Performance/Compensation Subcommittee
City Manager Performance/Compensation Subcommittee
Finance Subcommittee
West Valley Mayors and Managers

Bay Area Quality Management District Board of Directors**
Cities Association of Santa Clara County - City Selection Committee
League of Cities Peninsula Division Executive Committee**
Silicon Valley Clean Energy Audit Committee**
Valley Transportation Authority Board of Directors**

Silicon Valley Clean Energy JPA Board of Directors (Alt.)
West Valley Sanitation District (Alt.)

VICE MAYOR FURTADO
Advisory Commissioner Appointment Interview Subcommittee
City Attorney Performance/Compensation Subcommittee
City Clerk Performance/Compensation Subcommittee
City Manager Performance/Compensation Subcommittee

Association of Bay Area Governments (ABAG)
Santa Clara County Emergency Operational Council (EOAC)**
West Valley Sanitation District
West Valley Solid Waste Authority JPA

West Valley Stormwater Authority

Friends of the Heritage Theater Liaison (Alt.)
Silicon Valley Animal Control Authority Board (SVACA) (Alt.)
Valley Transportation Authority Policy Advisory Committee (Alt.)
West Valley Mayors and Managers (Alt.)

COUNCILMEMBER BYBEE
Education Subcommittee
Legislative Subcommittee

Cities Association of Santa Clara County:
  Board Representative
  Legislative Action Committee
Santa Clara County Library District JPA Board of Directors
Silicon Valley Animal Control Authority Board (SVACA)

Campbell Historical Museum & Ainsley House Foundation Liaison (Alt.)
West Valley Sanitation District (Alt.)

COUNCILMEMBER HINES
DCBA Liaison
Economic Development Subcommittee
Finance Subcommittee

Santa Clara Valley Water District County Water Commission

Cities Association of Santa Clara County:
  Board Representative (Alt.)
  Legislative Action Committee and City Selection Committee (Alt.)
Santa Clara County Housing and Community Development Advisory Committee (Alt.)
West Valley Clean Water JPA (Alt.)
West Valley Solid Waste Authority JPA (Alt.)

COUNCILMEMBER SCOZZOLA
Advisory Commissioner Appointment Interview Committee
Campbell Historical Museum & Ainsley House Foundation Liaison
Economic Development Subcommittee
Education Subcommittee
Friends of the Heritage Theater Liaison
Legislative Subcommittee

Cities Association of Santa Clara County Executive Board**
Santa Clara County Housing and Community Development Advisory Committee
Santa Clara Valley Water District: County Water Commission (Alt.)
Silicon Valley Clean Energy JPA Board of Directors

Silicon Valley Clean Energy JPA Board of Directors: Executive Committee**
Silicon Valley Clean Energy Finance and Administration Committee**
Silicon Valley Clean Energy Legislative Committee**
Valley Transportation Authority Policy Advisory Committee

DCBA Liaison (Alt.)
Santa Clara County Library District JPA Board of Directors (Alt.)
Association of Bay Area Governments (Alt.)

****appointed by other agencies**

Prepared by: Kristen Epolite

Kristen Epolite, Deputy City Clerk

MEMORANDUM **City of Campbell**

City Clerk's Office

To: Honorable Mayor and City Council **Date:** March 3, 2025

From: Andrea Sanders, City Clerk

Subject: **Desk Item 11 – Updated Ordinance**

The enclosed corrected Home Depot draft ordinance reflects changes to Conditions of Approval discussed in the staff report (packet pages 94-95), including:

- Removal of the Conditions of Approval governing loitering per discussions with City Attorney.

- Revised Conditions of Approval relating to installation of signage prohibiting littering and excessive noise.

- Addition of a Condition of Approval requiring weekly inspections of the site by City code enforcement staff (at Home Depot's expense) to verify and document compliance with all Conditions of Approval.

ORDINANCE NO.

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING AN APPLICANT-INITIATED MAJOR MODIFICATION TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT (PD 91-01), MODIFYING THE OPERATIONAL CHARACTERISTICS OF AN EXISTING HARDWARE STORE WITH A GARDEN CENTER ON PROPERTY LOCATED AT 480 E. HAMILTON AVENUE. FILE NO.: PLN-2023-52

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

1. The project site is zoned P-D (Planned Development) on the City of Campbell Zoning Map.
2. The project site is designated General Commercial on the City of Campbell General Plan Land Use diagram.
3. The project site consists of two parcels: (1) an approximately 10-acre lot owned by the Campbell Union School District and (2) a 2-acre lot owned by Home Depot USA Incorporated.
4. The project site is developed with an existing 102,332 square-foot Hardware Store with a 18,705 square-foot Garden Center, dba 'The Home Depot', along with a parking lot and outdoor food cart use.
5. The project site has six previously approved entitlements associated with the aforementioned improvements:
    - Planned Development Permit (PD 91-01). City Council Ordinance No. 1841. Approved November 25, 1991.
    - Planned Development Permit Modification (M94-03). City Council Ordinance No. 1901. Approved May 17, 1994.
    - Planned Development Permit Modification (PLN2001-109). City Council Ordinance No. 2015. Approved December 10, 2001.
    - Conditional Use Permit (PLN-2007-86). Planning Commission Resolution No. 3843. Approved October 9, 2007.
    - Administrative Planned Development Permit (PLN2009-162). Planning Commission Resolution No. 3978. Approved October 9, 2007.
    - Administrative Planned Development Permit PLN-2021-220. CDD Action. Approved January 31, 2022.
6. The proposed project consists of a Major Planned Development Permit Modification (PLN-2023-52) to modify the operational characteristics of the existing Hardware Store and Garden Center, including legalizing existing unpermitted outdoor merchandise storage and adding additional outdoor merchandise storage areas.

7. The Major Planned Development Permit Modification application was deemed complete on May 24, 2023. The project is therefore subject to prior General Plan policies and Zoning District designations in effect at the time, pursuant to CMC Section 21.01.050.E, which have since been replaced with the current adopted Zoning Code and General Plan.
8. Pursuant to the Zoning Code applicable to the proposed project, the outdoor storage of merchandise or products in the General Commercial Zoning District is prohibited, "unless otherwise approved" by a discretionary entitlement. Therefore, outdoor storage of merchandise and products requested by the proposed project can be permitted with approval of the Major Planned Development Permit Modification application.
9. The City has issued a code violation to the business operator related to afterhours noise and outdoor storage in unpermitted areas (CE-2022-184).
10. The applicant entered into a compliance agreement with the City that required submittal of this application to modify operations and address the outstanding violations.
11. An acoustic study was performed by a qualified professional under direct supervision of the City that determined that there are limited instances noise from deliveries is produced along the western property line and that noise can be further reduced by requiring delivery vehicles to drive slowly, be turned off while parked, and operate within specific hours.
12. The proposed outdoor storage would comply with the screening provisions of CMC Section 21.18.120.C (Outdoor storage and work yards) by being screened from view by a solid sight obstructing six-foot-high wall, landscaping, and adjacent public storage buildings.
13. In consideration the limited scale of the proposed project, the evidence and analysis in the administrative record, and the effectiveness of the conditions of approval in mitigating noise, lighting, and other environmental impacts, the proposed project can be reasonably determined to represent a negligible expansion of the existing Hardware Store use.
14. The Proposed Project would be consistent with the following General Plan policies and strategies:
    - **Policy LUT-5.3**: Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.
    - **Strategy LUT-5.3c**: Revitalization of Shopping Centers: Encourage the maintenance and revitalization of commercial shopping centers.
    - **Strategy LUT-5.3d**: Commercial Centers: Review the design, use and upgrading of commercial centers via the discretionary permit process, and ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limit impacts to adjacent uses.
    - **Strategy LUT-13.1c**: Fiscal Effects of Land Use: Evaluate the fiscal effects of different land uses on City revenues and services.

15. The recommended conditions of approval would supersede the conditions of approval contained in the prior land use entitlements.
16. The City Council's review of the project included traffic safety, traffic congestion, site circulation, traffic congestion, traffic safety, landscaping, and structure and site layout adequacy of landscaping, and the appropriateness of proposed structures and site layout, pursuant to Campbell pursuant to CMC Section. 21.12.030 (P-D Zoning District).
17. The City Council's review of the project further encompassed zoning and General Plan land use conformance, noise impacts, parking, property maintenance, odors, security and enforcement, and neighborhood impacts.
18. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.
19. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

Major Planned Development Permit Findings (CMC Section 21.42.020):

1. The proposed development of uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
2. The proposed development would be compatible with the General Plan and will aid in the harmonious development of the immediate area;
3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts which are consistent with the General Plan designation of the property; and
4. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.

Environmental Finding(s) (CMC Section 21.38/050):

1. This project is Categorically Exempt per Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to existing facilities; and
2. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

SECTION ONE: That this Ordinance be adopted to approve an applicant-initiated Major Modification to an existing Planned Development Permit (PD 91-01) to modify the operational characteristics of the existing Hardware Store and Garden Center, including legalizing existing unpermitted outdoor merchandise storage and adding additional outdoor merchandise storage areas on property located at **480 E. Hamilton Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**) and modified Project Plans (attached **Exhibit B**).

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Metro Silicon Valley, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

PASSED AND ADOPTED this 4th day of March 2025, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Sergio Lopez, Mayor

ATTEST: _____
Andrea Sanders, City Clerk

CONDITIONS OF APPROVAL
Major Planned Development Permit Modification
(PLN-2023-52)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

PLANNING DEPARTMENT:

1. Approved Project: Approval is granted for a Major Planned Development Permit Modification ("Approval") to adjust the operational characteristics of an established 102,332 square-foot Hardware Store with a 18,705 square-foot Garden Center, dba 'The Home Depot,' including limited allowance of outdoor storage of merchandise and product, on property located at **480 E. Hamilton Avenue**, as more specifically described and limited by the Conditions of Approval provided herein. The configuration of the established Hardware Store and Garden Center shall continue to substantially conform to the Approved Project Plans prepared by Greenburg Farrow Architects as received by the Community Development Department on May 13, 1991, as originally approved by City Council Ordinance No. 1841, except as revised by the modified Project Plans incorporated herein as **Exhibit B**, and where additionally modified by the Conditions of Approval provided herein.

   This Approval recognizes the following authorized land uses, as defined by CMC Section 21.72.020 in effect at the time of this Approval, and as limited by the Condition of Approval. Activity inconsistent with these land use definitions is prohibited.

   - "Hardware Store (greater than ten thousand square feet)";
   - "Garden Center/plant nursery";
   - "Outdoor storage of merchandise or products", as approved and limited by Condition of Approval No. 11 (Storage);
   - "Outdoor retail sale and activities" limited to a food service cart with incidental "outdoor seating," as approved and limited by Condition of Approval No. 21 (Food Cart Use); and
   - "Late night activities", as approved and limited by Condition of Approval No. 9 (Hours of Operation).

2. Approval Establishment: This Approval shall be deemed "established" pursuant to CMC Section 21.56.030.B.2 following the effective date of the approving ordinance and upon execution of the form required by Condition of Approval No. 3 (Acceptance of Conditions of Approval). Once established, this Approval shall be valid in perpetuity on the property subject to continued operation of the Hardware Store and Garden Center, except upon revocation pursuant to Condition of Approval No. 31 (Modification and Revocation of Permit). Discontinuation or abandonment Hardware Store and

Garden Center for a continuous period of twelve months shall void the Approval upon an affirmative determination by the Planning Commission in a public hearing that the use has been discontinued or abandoned.

3. Acceptance of Conditions of Approval: No later than ten (10) business days after the effective date of the approving ordinance, the business operator shall provide written acceptance of these Conditions of Approval, on a form to be provided by the Community Development Director, agreeing to be bound by, to comply with, and to do all things required by this Approval. Failure to meet this deadline will result in the Approval being rendered void without any further action by the City.

4. Previous Conditions of Approval: Upon the establishment of this Approval pursuant to Condition of Approval No. 2 (Approval Establishment), the previously approved Conditions of Approval provided in the following prior approvals shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein.

    - Planned Development Permit PD91-01 (Ordinance No. 1841)
    - Planned Development Permit Modification M94-03 (Ordinance No. 1901)
    - Planned Development Permit Modification PLN2001-109 (Ordinance No. 2015)
    - Conditional Use Permit PLN-2007-86 (PC Resolution No. 3843)
    - Administrative Planned Development Permit PLN2009-162 (PC Resolution No. 3978)
    - Administrative Planned Development Permit PLN-2021-220 (CDD Action)

5. Modification of Approval: Pursuant to CMC Section 21.56.060.E (Legacy Permits), the modified Planned Development Permit approved herein may not be further amended, except upon a City-initiated modification pursuant to CMC Chapter 21.28 (Revocations and Modifications).

6. Mandatory Review: The Planning Commission shall hold a public hearing 6 months and a public hearing 12 months from the effective date of the approving ordinance to evaluate the operation of the approved land uses. The Community Development Director shall report on the business operator's compliance with the Conditions of Approval contained herein, any known violations of local ordinances or State laws, the Police Department's calls-for-service history for the business, and any reported public complaints. At such time, as based on the Community Development Director's report, public testimony, and any additional evidence presented, the Planning Commission determines that Conditions of Approval have been violated or the circumstances under which this approval was granted have been changed to a degree that one or more of the findings can no longer be made in a positive manner, the Planning Commission may recommend to the City Council that the Modified Planned Development Permit be revoked or modified pursuant to Condition of Approval No. 31 (Modification or Revocation of Permit). Upon such a recommendation, the City Council shall schedule a public hearing in accordance with CMC Chapter 21.28 (Revocations and Modifications) to consider the Planning Commission’s recommendation. At the time the form required by Condition of Approval No. 3 (Acceptance of Conditions of

Approval) is executed, the business operator shall provide to the City a $10,000 flat fee to cover staff time cost to conduct these reviews.

7. Compliance: Where the Conditions of Approval require a physical improvement, such as asphalt striping or gate or signage installation, the business operator shall complete physical improvements within sixty (60) days of effective date of the approving ordinance. At that time, the business operator shall provide to the Community Development Director a written list of all improvements performed with photographic documentation to demonstrate compliance with the Conditions of Approval provided herein.

8. Compliance Agreement: This application is subject to a Compliance Agreement, signed and dated November 10, 2022, and included as **Attachment D** to the March 4, 2025, City Council Report, which serves to establish a temporary stay of enforcement of penalties and fines associated with Code Enforcement Case CE-2022-184. Failure to satisfy requirements of the Conditions of Approval shall constitute a violation of the terms of the Compliance Agreement and may result in penalties in accordance with CMC Section 21.70.040 (Penalties).

9. Hours of Operation: The hours of operations of the approved uses shall be as follows:

    a. Business Hours: Business hours are the hours the Hardware Store and Garden Center are open to the public. The business hours of operation shall be restricted as follows:

        - 6:00 AM to 9:00 PM, Monday through Saturday
        - 7:00 AM to 8:00 PM, Sundays

    b. Indoor Store Staff Hours: Indoor staff hours are the hours store employees are allowed to operate indoors within the Hardware Store overnight outside of "Business Hours." At no time shall employees be within the Garden Center during these hours. Indoor staff hours shall be restricted as follows:

        - 9:00 PM to 6:00 AM, Monday through Saturday
        - 8:00 PM to 6:00 AM, Sundays

    c. Outdoor Staff Hours: At no time shall employees be outside the Hardware Store and Garden Center during the hours of 11:00 PM to 6:00 AM except for arriving prior to start of a work shift, during a scheduled meal break to leave the site for food, and immediately leaving the property at the end of a work shift. The use of mechanical equipment including, but not limited to, forklifts, pallet jacks, refuse compactors, hand trucks, and cardboard bailers outside of the fully enclosed and secure building is prohibited during these hours. During these hours, employee activity outside the main building for periods greater than 5 minutes, less than one hour apart, and not described in this condition shall constitute a violation of the Conditions of Approval.

    d. Late Night Activity Employee Parking Hours: All employees who are scheduled to work between the hours of 11:00 PM and 6:00 AM shall enter onto the site using the Salmar Avenue driveway closest to Hamilton Avenue and park their vehicles in the Nighttime Employee Parking area as shown on Sheet 2 of **Exhibit B**. At no time shall late night employees park adjacent to residential uses surrounding the store.

e. Delivery Hours: Delivery hours are the hours the store is allowed to receive outdoor deliveries. Delivery hours shall be restricted to 8:00 AM through 6:00 PM Monday through Friday, and 9:00 AM through 3:00 PM Saturday. During nationally recognized holiday and spring season sales, delivery shall be allowed on Sundays from 9:00 AM through 3:00 PM, subject to a maximum of ten (10) Sundays per calendar year. All receiving doors shall remain closed outside of these hours.

f. Delivery Gate Hours: All delivery gates on the site shall only be open during "Delivery Hours" listed in Condition of Approval No. 9.e.

g. Roll Up Door Hours: The roll up door on the southern side of the building shall only be open during "Delivery Hours" listed in Condition of Approval No. 9.e.

h. Parking Lot Gate Hours: Parking lot gates on the northeast and northwest corners of the building shall be open only during "Business Hours" listed in Condition of Approval No. 9.a.

i. Parking Lot Cleanup Hours: Parking lot cleaning shall occur only between the hours of 9:00 AM through 11:00 PM daily.

j. Site Maintenance Hours: Site maintenance, inclusive of all activities identified by CMC Section 21.16.110 (Site maintenance), along the western property line shall only occur during the hours of 9:00 AM through 6:00 PM Monday through Friday only.

10. Deliveries: Deliveries shall be restricted as follows:

a. Location: Deliveries may only be received in the Loading Area as shown on Sheet 2 of **Exhibit B**. At no time shall deliveries be received at any other location. Nursery merchandise may be unloaded in front of the Garden Center, provided the merchandise is immediately brought into the Garden Center.

b. Access and Exit: Delivery vehicles may only access and exit the site from Salmar Avenue using the Truck Access Route as shown on Sheet 6 of **Exhibit B**. At no time shall delivery vehicles access or exit the site from N. Harrison Avenue or any other location. The business operator shall place a sign at the southwestern gate, northwestern gate, and at the southern Salmar exit/entrance warning delivery drivers not to use N. Harrison Avenue to access or exit the site.

c. Vehicle Use of Western Side of Property: The western side of the property abutting the western side of the Hardware Store building may only be used for exit from south to north of delivery vehicles, and for emergency vehicle access. At no time shall delivery vehicles drive north to south along the western property line. The business operator shall place a sign at the southwestern gate and northwestern gate stating that the western side of the property along the existing building may only be used for delivery vehicle exit and emergency vehicle access.

d. Idling: Trucks shall be turned off while unloading in the Loading Area. At no time shall delivery trucks be allowed to idle while unloading in the Loading Area. The business operator shall place a sign at the southeast and southwest corner of the building stating that trucks must be turned off when unloading.

e. Speed Limit: Trucks shall maintain a speed limit of 15 mph when accessing and exiting the site. The business operator shall place speed limit signs at both Salmar Avenue driveways, at the southeast corner of the building, and at the southwest

corner of the building. Pursuant to Condition of Approval No. 31 (Modification or Revocation of Permit), the Community Development Director may require installation of speed humps to enforce this requirement upon receipt of verified complaints.

11. Storage: Outdoor storage of product and merchandise shall be restricted as follows:
    a. Location: Outdoor storage of product and merchandise shall be restricted to the Existing Garden Center Storage, Proposed Storage, and Proposed Lumber & Building Storage areas as shown on Sheet 2 of **Exhibit B**, identified as "Outdoor Storage Areas".
    b. Building Permit: The business operator shall apply for a building permit for storage in the Outdoor Storage Areas greater than 5'9" in height.
    c. Striping: Outdoor Storage Areas shall be delineated with asphalt striping.
    d. Merchandise: Merchandise off-loaded in the Loading Area shall be placed in the warehouse or in the Outdoor Storage Areas. Merchandise shall not be placed along property lines or in any other locations. Storing pallets in the parking area is prohibited.
    e. Lumber Supplies and Building Materials: Lumber supplies and building materials shall be placed in the warehouse or in the Outdoor Storage Areas. Lumber supplies and building materials shall not be placed along property lines or in any other locations.
    f. Storage Height: Storage in the Outdoor Storage Areas shall be limited to twelve feet in height.
    g. Fire Lane: At no time shall any items be placed within the designated 20-foot fire lane). The fire lane shall remain clear at all times and be marked in compliance with Santa Clara County Fire District Standard and Specifications No. A-6 (Fire Lane Marking).
    h. Western Side of Property: No storage of any kind is permitted in any location along the western side of the property at any time.
12. Salmar Avenue Storage: Pursuant to CMC Section 21.18.120.C (Outdoor storage and work yards) and Section 21.36.160 (Outdoor storage), the Proposed Storage area along the south of the eastern parking lot adjacent to Salmar Avenue as shown on **Exhibit B** must be screened from view by a solid sight obstructing wall or fence with gates not less than six feet in height that are architecturally compatible with other on-site development. Screening must be placed along the edge of the Proposed Storage area and cannot obstruct the adjacent drive-aisle. No later than sixty (60) days after the effective date of the approving ordinance, the business operator shall apply for a Zoning Clearance (and building permit, if applicable), providing a site plan and elevation drawings showing compliant screening in this location to the satisfaction of the Community Development Director. Upon approval of the Zoning Clearance, the screening shall be installed within thirty (30) days. If compliant screening is not feasible or the Community Development Director cannot otherwise approve a Zoning Clearance, this outdoor storage location must be removed no later than sixty (60) days after the effective date of the approving ordinance or the Community Development Director's denial of a Zoning Clearance, whichever occurs later.

13. Outdoor Merchandise Display: The outdoor display of merchandise is permitted only in the Existing Merchandise Display area as shown on Sheet 2 in **Exhibit B**. Merchandise may not be displayed in any other location, including in the parking area or the customer service loading zone. The use of forklifts to set-up or remove displays in the Existing Merchandise Display area is limited to "Business Hours" as listed in Condition of Approval No. 9.a.

14. Outdoor Merchandise Sales: With the exception of merchandise sold by the Food Cart Use allowed under Condition of Approval No. 21, no merchandise shall be sold outside the building, including the Garden Center.

15. Gates: Delivery gates shall be provided and maintained as follows:

    a. A delivery gate or traffic control device shall be placed and maintained at the southwestern corner of the building adjacent to the roll up receiving doors. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.f (Delivery Gate Hours).

    b. A delivery gate or traffic control device shall be placed and maintained at the northwestern corner of the building. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.f (Delivery Gate Hours) and that no entrance is allowed from the north.

    c. A delivery gate or traffic control device shall be placed and maintained south of the Loading Area. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.e (Delivery Hours).

    d. A parking gate or traffic control device shall be placed and maintained at the northeast corner of the Hardware Store building and north of the Garden Center. Gate must include a sign stating hours of operation as listed in Condition of Approval No. 9.h (Parking Lot Gate Hours) and that no entrance is allowed from the north.

    e. The design of the gates or traffic control devices shall be approved by the Community Development Director in consultation with the County Fire District.

    f. All delivery and parking lot gates shall be open only during gate operation hours listed in Condition of Approval No. 9 (Hours of Operation).

16. Roll-up Doors: In accordance with the Santa Clara County Fire Department requirements for emergency access, the roll-up door at the southern side of the building shall be retrofitted to be controlled by an electronic timer system to open no earlier than beginning of "Delivery Hours" as listed in Condition of Approval No. 9.e. A sign stating the permitted hours of operation shall be placed adjacent to the door inside the store.

17. Walkways: All walkways and sidewalks shall maintain a 4-foot-wide pedestrian access at all times as shown on Sheet 2 of **Exhibit B**. Walkways and sidewalks must provide for pedestrian access to doors. Walkways and sidewalks shall remain clear of any items, including storage and merchandise, at all times. Walkways along the front of the store shall be striped.

18. Employee Parking: Employee parking, including overnight employee parking, shall be restricted to the Employee Parking areas as shown on Sheet 2 of **Exhibit B**. Each parking spot in the Nighttime Employee Parking area shall be marked with a sign

stating that between the hours of 11:00 PM and 6:00 AM the spot is reserved for employees.

19. Employee Congregation: Employees shall not congregate at any point, during breaks or otherwise, on the site within 150 feet of the western property line for any purpose other than required business operations.

20. Temporary Outdoor Cooking: Temporary outdoor cooking for the purpose of providing meals to employees during staff events is permitted within an area up to 75 feet north of the store entrance and 150 feet east of the western property line. Temporary outdoor cooking shall occur only during "Business Hours" listed in Condition of Approval No. 9.a. Employee and guest congregation during temporary outdoor cooking shall comply with Condition of Approval No. 19 (Employee Congregation).

21. Food Cart Use: A maximum of one (1) food service cart may be in operation at any given time at the designated Food Vendor Location as shown on Sheet 2 of **Exhibit B**, subject to the following limitations:

    a. Hours of Operation: Hours of operation, inclusive of customer and employee activity, shall be limited to "Business Hours" listed in Condition of Approval No. 9.a. Outdoor activity related to the food cart use shall conform with "Outdoor Staff Hours" listed in Condition of Approval No 9.c.

    b. Smoking: "No Smoking" signs shall be posted on the premises in compliance with CMC Section 6.11.060.

    c. Trash Disposal and Clean-Up: All trash disposal, normal clean-up, carpet cleaning, window cleaning, sidewalk sweeping, etc. shall occur during the "Hours of Operation." The establishment of shall maintain a sufficient number of trash receptacles as necessary to accommodate customer waste, which shall be emptied daily or more frequently as necessary to prevent refuse from overflowing.

    d. Business License: The business shall be required to obtain and maintain a City business license at all times.

    e. Alcohol Beverage Service: Alcohol beverage service is prohibited.

    f. Outdoor Seating: Outdoor seating incidental to the food service cart shall be limited to two standard-size picnic benches which shall be kept clean and in good repair and replaced and/or fixed as necessary. Any additional furniture, including heaters and umbrellas shall only be installed with prior Zoning Clearance approval by the Community Development Director.

    g. Outdoor Cooking: Outdoor cooking activity for the food cart is prohibited.

    h. Outdoor Storage: No outdoor storage related to the food cart use is permitted on the subject property. No equipment, materials, food and/or refuse shall be stored outside the building or within the adjacent parking lot.

22. Security: If deemed necessary by the Police Chief, the business operator shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or additional security cameras.

23. Trespassing: The following requirements pertaining to trespassing shall apply:

    a. The business operator shall be required to place "No Trespassing" signs near each customer entrance to the building, at both entrances to the eastern parking lot from

Salmar Avenue, and at both entrances to the northern parking lot from E. Hamilton Avenue.

b. The business operator shall be required to request trespassers to leave the property and report trespassers that do not comply to the City Police Department.

24. Noise: The following noise control requirements shall apply:

a. Noise Standard: Regardless of decibel level or source, no noise generated by the business shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the residents. In the event verified complaints are received by the City regarding such noise, the Community Development Director may immediately curtail any of the approves Hours of Operation, pursuant to Condition of Approval No. 31 (Modification or Revocation of Permit).

b. Front, Side, and Rear Doors: The front and side doors to the business shall remain closed and not be in an open position at any time.

c. Provision of Video Records: In the event that a noise complaint is received by the City, the business operator shall upon request of Code Enforcement Officer make available to the City a copy of video recorded from on-site security cameras.

d. Signs: The business operator shall be required to place signs along the western wall of the Hardware Store building and throughout the parking lot stating that noise must be kept to a minimum.

25. Storm Drainage Discharge: The business operator shall comply with all provisions of CMC Section 14.02.030 regulating stormwater pollution control. The business operator shall not discharge or cause to be discharged into the municipal storm drain system or watercourses any materials other than stormwater, including any pollutants or waters containing any pollutants that cause or threaten to contribute to a violation of applicable water quality standards. The business operator shall not discharge or cause to be discharged into any storm drain or natural outlet or channel, any sewage, industrial waste or other polluted waters or materials without a valid NPDES permit or written authority from the U.S. Environmental Protection Agency or its designated enforcement agent.

26. West Valley Clean Water Authority Compliance: The business operator shall comply with the requirements of the “Notice to Comply” issued by the West Valley Clean Water Authority to the property owner on November 26, 2024.

27. Trash Management: The following trash management requirements shall apply:

a. The business operator shall install additional trash receptacles in front of the Hardware Store and Garden Center and in the parking lot. No later than sixty (60) days after the effective date of the approving ordinance, the business operator shall apply for a Zoning Clearance providing a site plan showing proposed additional trash receptacle locations to the satisfaction of the Community Development Director. Upon approval of the Zoning Clearance, the trash receptacles shall be installed within thirty (30) days.

b. The business operator shall place signs throughout the parking lot stating “No littering.”

28. Signage: No signage is approved as part of the development application approved herein, with the exception of noise related signs listed in Condition of Approval No. 24 (Noise). All signage shall be installed and maintained consistent with the provision of CMC Chapter 21.30 (Signs).

29. Training: Each time a new general manager assumes responsibility for business operations, said manager shall contact the Community Development Director within their first month to schedule an orientation meeting with Planning Division staff to become familiar with the Conditions of Approval provided herein.

30. Designated Parking: The business operator may designate non-accessible stalls as time-limited parking, "curbside pickup" parking, or preferred customer parking, upon prior approval of the Community Development Director in compliance with CMC Section 21.28.030.B (Parking and loading to be unrestricted). This approval recognizes the authorization to designate eight (8) parking spaces for "preferred contractors," as granted by the Community Development Director in a letter dated November 13, 2009.

31. Modification or Revocation of Permit: Operation of the Hardware Store and Garden Store and related uses pursuant to this Approval is subject to Sections 21.68.020, 21.68.030, and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke this Approval if it is determined that business operations has become a nuisance to the City's public health, safety or welfare or for violation of the Conditions of Approval or any standards, codes, or ordinances of the City of Campbell. At the discretion of the Community Development Director, if the establishment generates two (2) complaints, verifiable by City staff, related to violations of Conditions of Approval within any twelve (12) month period, a public hearing before the City Council, upon recommendation by the Planning Commission, may be scheduled to consider modifying conditions of approval or revoking the Approval. The Community Development Director may commence proceedings for the revocation or modification of the Approval upon the occurrence of one (1) complaint, verifiable by City staff, if the Community Development Director determines that the alleged violation warrants such an action. The Director may also at such time immediately restrict any of the Hours of Operation identified by Condition of Approval No. 9 (Hours of Operation) or require installation of speed humps as specified by Condition of Approval No. 10.e (Speed Limits), to address to address noise complaints or speeding complaints, respectively, verifiable by City staff, in a timely manner. In exercising this authority, the decision-making body may consider the following factors, among others:

    a. The number and types of Police Department calls for service at or near the establishment that are reasonably determined to be a direct result of business operator actions;

    b. The number of verifiable complaints received from residents, business owners, and other citizens concerning the operation of the establishments;

    c. Unpermitted events occurring at the subject site; and

    d. Violation of conditions of approval.

32. Code Enforcement: City staff shall conduct weekly inspections of the site to verify and document compliance with all Conditions of Approval for a six (6) month period following the effective date of the approving ordinance. Inspections shall be

summarized and presented to the Planning Commission as part of mandatory reviews required by Condition of Approval No. 6. Information gathered during inspections may be used to initiate modification or revocation of the permit, consistent with Condition of Approval No. 31. The business operator shall provide to the City a $5,000 flat fee to cover staff time cost to conduct these inspections.

BUILDING DEPARTMENT:

33. Permit Required: Building permit application shall be required for all outdoor storage.
34. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permits.

PUBLIC WORKS DEPARTMENT:

35. Storm Drain Inventory: Prior to issuance of a building permit, the business operator shall submit a plan showing the inventory of existing on-site storm drain catch basins, including on-site storm drain catch basins with trash capture inserts and on-site storm drain catch basins without trash capture inserts.
36. Trash Capture: Prior to issuance of a building permit, the business operator shall install trash capture inserts (KriStar FloGard or approved equal) in all on-site storm drain catch basins within the site.
37. Trash Insert Maintenance: Prior to issuance of a building permit, the business operator shall enter into an agreement to operate and maintain inserts and to provide regular inspection reports to the Public Works Department documenting that screens are being properly maintained.

SANTA CLARA COUNTY FIRE DISTRICT:

38. Fire Lanes Required: The minimum clear width of fire department access roads shall be 20 feet. The minimum outside turning radius is 50 feet for required circulating access roadways. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.
39. Fire Apparatus (Engine) Access Roadway Required: Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

EXHIBIT B

THE HOME DEPOT CAMPELL #0642

480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

PROJECT INFORMATION

SITE ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA, 95008
APN:	279-33-043
ZONING DISTRICT:	(PD) PLANNED DEVELOPMENT
SCOPE OF WORK:	DESIGNATED AREAS INTENDED FOR HOME DEPOT OUTDOOR SALES, STAGING AREA, AND STORAGE AREA.
LOT AREA :	10.17 AC (443,005 SF)
BUILDING AREA:	121,037 SF
COVERAGE AREA:	123,687 SF
FLOOR AREA RATIO (FAR):	0.273(27.3%)
BUILDING LOT COVERAGE:	0.279 (27.9%)
LANDSCAPE AREA:	34,317 SF
LANDSCAPE COVERAGE:	0.077 (7.7%)
PAVEMENT AREA:	212,908 SF
PAVEMENT COVERAGE:	0.481 (48.1%)
TOTAL PARKING:	450 STALLS

LEGEND

- EXISTING LIMITS OF SUBJECT BOUNDARY
- EXISTING HANDICAP STALLS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING DOOR/EMERGENCY EXIT
- EXISTING BOLLARD
- EXISTING CART CORRAL
- EXISTING CURB
- EXISTING FENCE
- EXISTING WALL
- EXISTING STRIPING

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE PLAN
SHEET 3	FOCUSED SITE PLAN
SHEET 4	EMERGENCY ACCESS PLAN
SHEET 5	SITE FIRE PLAN
SHEET 6	TRUCK DELIVERY ROUTE

RESERVED FOR CITY

SCOTT A. MOMMER CONSULTING
SAMC
LAND DEVELOPMENT SERVICES
4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
TEL: 559 875-1300 FAX: 559 275-0850 SMOMMER@SCOTTMOMMER.COM

VICINITY MAP
NOT TO SCALE

COVER SHEET

DATE:	10/15/2022
REVISION DATES	12/02/2022 02/21/2023 09/25/2024
SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PEMBERTON

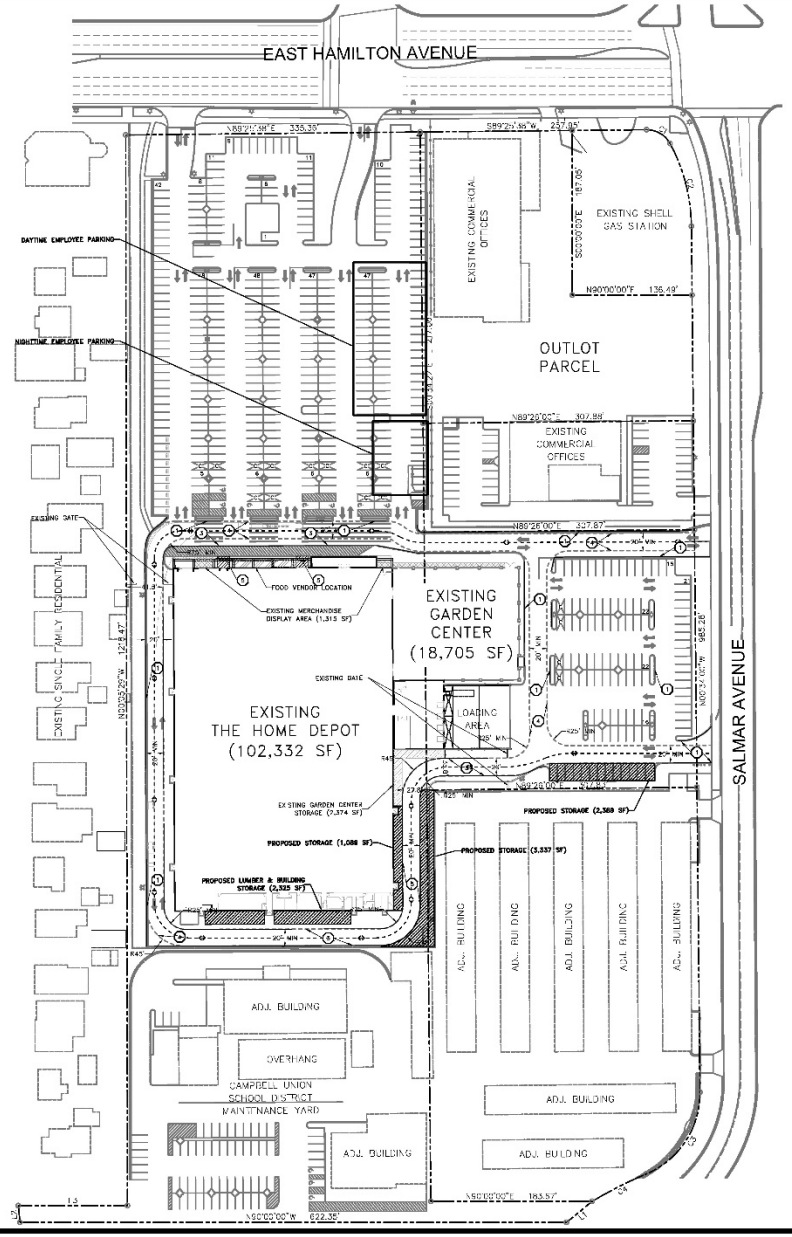
CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

EXHIBIT B

CONSTRUCTION NOTES

1. EXISTING RED CURB FOR FIRE ACCESS LANE (6" WIDE ALONG 0" CURB).
2. CURB ALONG FIRE ACCESS LANE TO BE PAINTED RED (6" WIDE ALONG 0" CURB).
3. FIRE ACCESS LANE TO BE PAINTED RED (4"PAINT 4" WIDE RED STRIPE ALONG FIRE ACCESS PATHWAY).
4. FIRE TRUCK PATH OF TRAVEL SHOWN FOR REFERENCE (MIN. 20' WIDTH) TO BE MAINTAINED AT ALL TIMES.
5. PAINT 4" WIDE WHITE STRIPE ALONG AREA PERIMETER. PAINT 4" WIDE WHITE STRIPE DIAGONALS 5' O.C. WITHIN INTERIOR OF AREA. MAINTAIN 4' MINIMUM CLEARANCE FOR ADA WALKWAY ALONG FRONT OF APRON.



HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)
- 4' ADA PEDESTRIAN PATH (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE. SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

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VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	10.17 AC
APN	279-33-043
ZONE	PLANNED DEVELOPMENT (PD)
LAND USE	PLANNED DEVELOPMENT (PD)
JURISDICTION:	CITY OF CAMPBELL
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT AREA	102,332 SF
EXISTING GARDEN CENTER AREA	+ 18,705 SF
TOTAL HD AREA	121,037 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT @ 1/300 SF) GFA	341 STALLS
GARDEN CENTER (@ 1/500 SF) GFA	+ 60 STALLS
TOTAL HD PARKING REQUIRED	401 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT FIELD PARKING	301 STALLS
SIDE FIELD PARKING	96 STALLS
REAR FIELD PARKING	+ 63 STALLS
TOTAL HD PARKING PROVIDED	460 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING (8 REQ'AT 301-400)	9 STALLS
PRO PARKING	16 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
CART CORRALS	12 STALLS
EXISTING STAGING AREA	15 STALLS
EXISTING SHED DISPLAY	5 STALLS
PROPOSED STORAGE	13 STALLS

OVERALL SITE PLAN

DATE:	10/15/2022
REVISION DATES	12/02/2022
	02/21/2023
	09/23/2024
SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PENNEWELL

THE HOME DEPOT

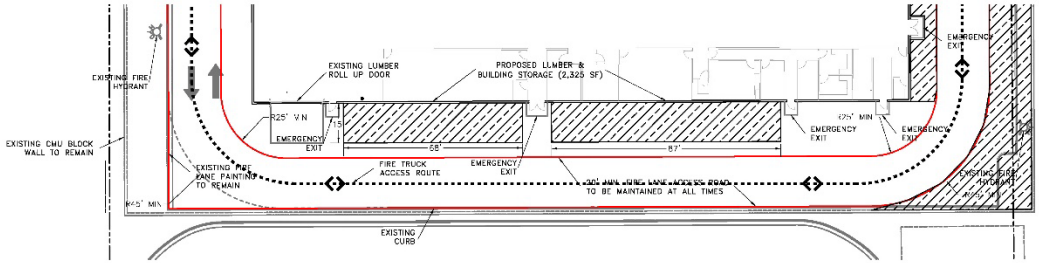
CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

SCALE: 1"=60'

SHEET 2 OF 6

EXHIBIT B



SECTION A: PROPOSED LUMBER AND STORAGE AREA

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VICINITY MAP
NOT TO SCALE

FOCUSED SITE PLAN

DATE:	10/15/2022
REVISION DATES	12/02/2022 02/21/2023 09/25/2024
SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PEMBERTON

CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

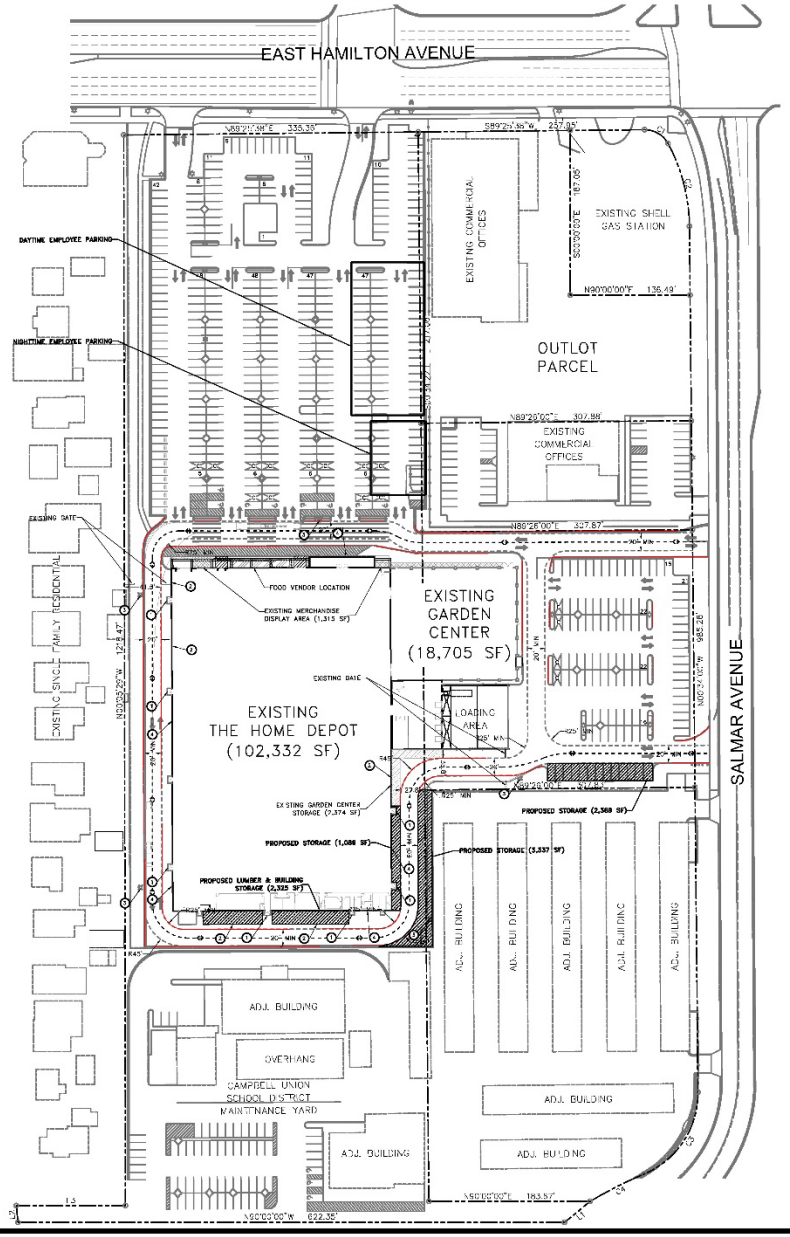
0 20 40
SCALE: 1" = 20'

SHEET 3 OF 6

EXHIBIT B

NOTES

1. EXISTING EMERGENCY EXIT TO MAINTAIN CLEAR OF OBSTRUCTIONS (KEEP CLEAR 11' WIDE FOR DOUBLE DOORS AND 8' WIDE FOR SINGLE DOORS)
2. ALL PROPOSED STORAGE AND STAGING AREAS TO NOT EXCEED MORE THAN 15' IN HEIGHT FOR FIRE DEPARTMENT AREL ACCESS.
3. EXISTING FIRE HYDRANT TO REMAIN AND MAINTAIN AN UNOBSTRUCTED TOTAL CLEARANCE OF 30'. CALIFORNIA VEHICLE CODE 22514.
4. POINTS OF AERIAL ACCESS



HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)
- 4' ADA PEDESTRIAN PATH (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE. SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

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VICINITY MAP
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EMERGENCY ACCESS PLAN

DATE:	10/15/2022
REVISION DATES	12/02/2022
	02/21/2023
	09/25/2024
SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PEMBERTON

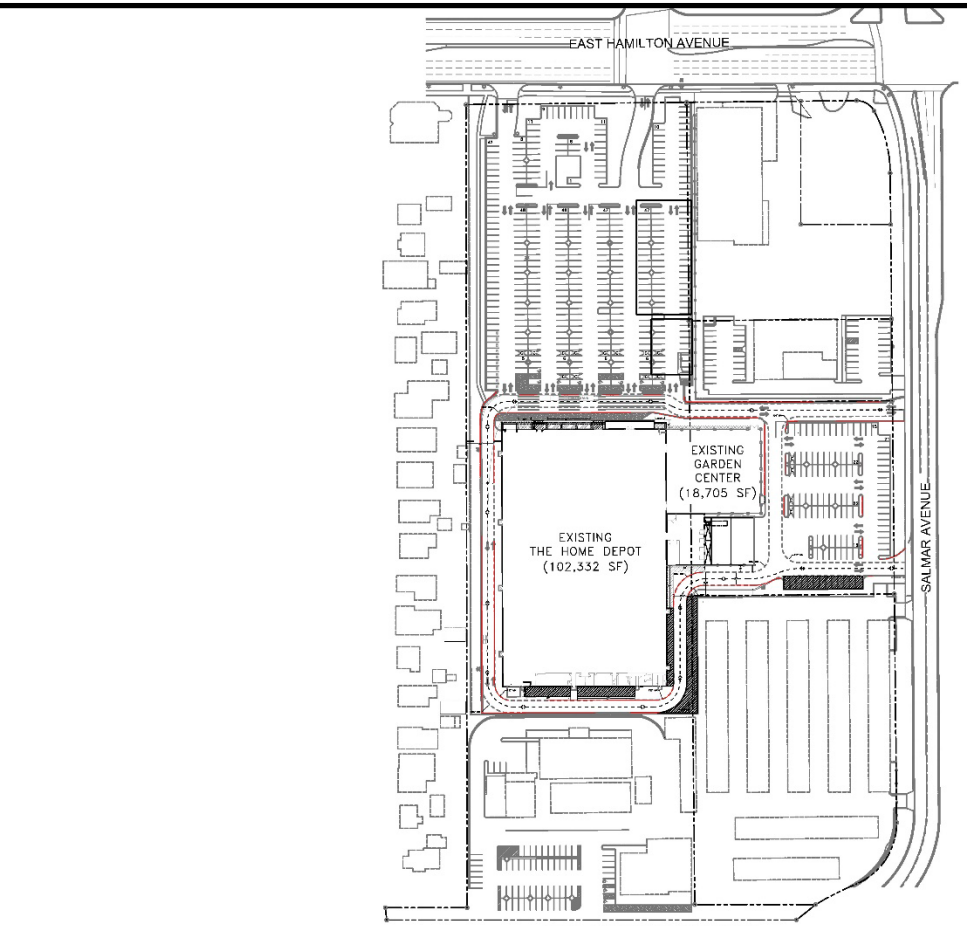
CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

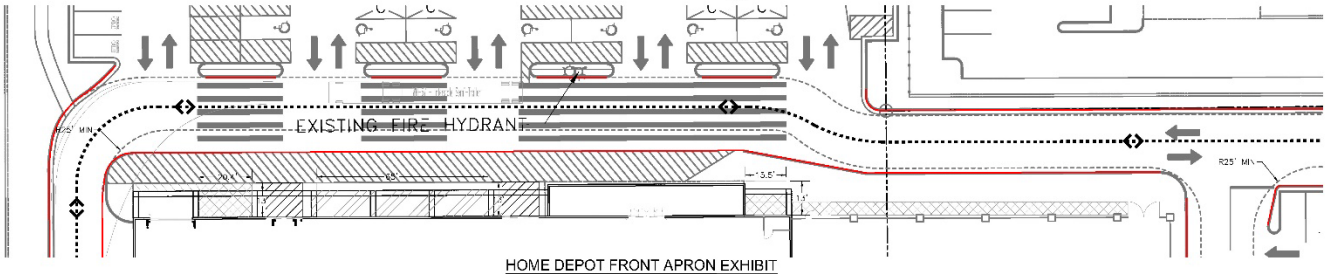
SCALE: 1"=60'

SHEET 4 OF 6

EXHIBIT B



FIRE LANE STRIPING EXHIBIT



HOME DEPOT FRONT APRON EXHIBIT

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VICINITY MAP

FIRE PLAN

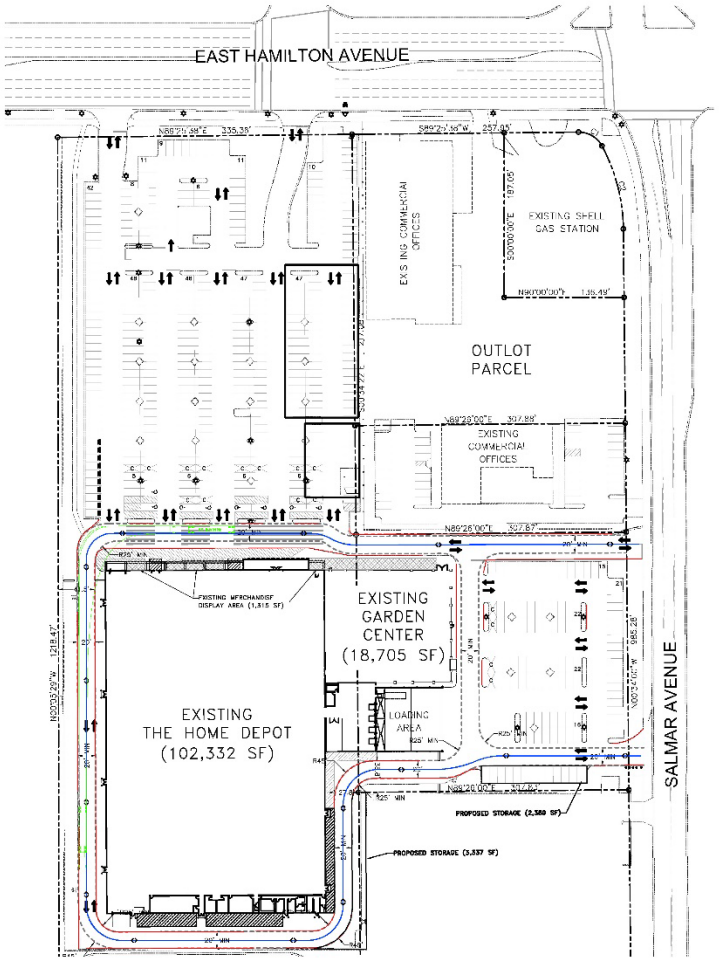
DATE:	10/10/2022
REVISION DATES	12/02/2022
	02/21/2023
	09/23/2024
SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PEMBERTON

CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

SHEET 5 OF 6

EXHIBIT B



SYMBOLS LEGEND

- FIRE ACCESS LANE. SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- TRUCK ACCESS ROUTE

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VICINITY MAP
NOT TO SCALE

TRUCK DELIVERY ROUTE

DATE:	10/10/2022
REVISION DATES	12/02/2022 02/21/2023 09/25/2024
SITE PLANNER	CHRIS FISCHBACH
SITE DEV. COORDINATOR	CASSIE PENNEWELL

CA - CAMPBELL
STORE # 0642

ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA 95008
LA PROJECT NUMBER	22040.00

SCALE: 1"=60'

SHEET 6 OF 6