



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 12:00p.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

Monday, August 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

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.

1. **Minutes of City Council Executive Session Meeting of July 1, 2025**
Recommended Action: Approve the executive session meeting minutes of July 1, 2025.
2. **Minutes of City Council Regular Meeting of July 1, 2025**
Recommended Action: Approve the regular meeting minutes of July 1, 2025.
3. **Minutes of City Council Executive Session Meeting of July 7, 2025**
Recommended Action: Approve the executive session meeting minutes of July 7, 2025.
4. **Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$8,668,476.59.
5. **Monthly Treasurer's Report (June 2025)**
Recommended Action: That the City Council review and accept the Monthly Treasurer's Report for the month ended June 30, 2025.
6. **Monthly Investment Transactions Report (June 2025)**
Recommended Action: That the City Council review and accept the Monthly Investment Transactions Report for June 2025.
7. **Investment Report - Quarter Ending June 2025**
Recommended Action: That the City Council approve the Investment Report for the quarter ending June 2025 and the report be noted and filed.
8. **Approval of Parcel Map Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 251 Curtner Avenue (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a resolution approving the Parcel Map and accept the street dedication and public service easements as shown on the map for the property located at 251 Curtner Avenue.
9. **Approval of Tract Map Approval of Tract Map No. 10641 Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 57-101 Gilman Avenue & 60 Dillon Avenue (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a resolution approving the Tract Map for Tract No. 10641 and accept the street dedication and public service easements offered for dedication as shown on the map for the property located at 57-101 Gilman Avenue and 60 Dillon Avenue.
10. **Approval of Tract Map No. 10653 Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 320 Virginia Avenue (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a resolution approving the Tract Map for Tract No. 10653 and accept the street dedication and public

service easements offered for dedication as shown on the map for the property located at 320 Virginia Avenue.

11. **Accept the City Facilities Roof Replacement Project – FY 2024 (24-TT) and File the Notice of Completion (Resolution/Roll Call Vote)**
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; and authorizing the Finance Director to retain the remaining project balance under CIP No. 24-TT for upcoming roofing projects in FY 2026.
12. **Resolution Approving the New Classification Specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief (Resolution/Roll Call Vote)**
Recommended Action: Adopt a resolution approving the new classification specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief.
13. **Acceptance of the 2025 Cannabis Tax Fund Grant Program - Department of California Highway Patrol Grant (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a resolution approving an agreement setting forth terms under which the City of Campbell accepts the 2025 Cannabis Tax Fund Grant Program - Department of California Highway Patrol, authorizing the City Manager to execute the agreement, and approving a budget adjustment to recognize the grant revenue and corresponding grant related expenditures.

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.

14. **Placing the Cost of Abating Hazardous Vegetation on the Property Tax Assessment Roll (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a resolution placing the cost of abating hazardous vegetation on the property tax assessment roll.
15. **Public Hearing to Consider Adoption of an Ordinance to Extend Interim Ordinance No. 2331 Which Established Urgency Measures in Response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission (File No. PLN-2025-50) (Ordinance / Roll Call Vote)**
Recommended Action: That the City Council adopt an ordinance to extend Interim Ordinance No. 2331, which established urgency measures in response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission.
16. **Public Hearing to Consider an Interim Ordinance Adopting Urgency Measures to Implement Senate Bill No. 1123 (2024), as Amended by**

Assembly Bill No. 130 (2025), Regarding Ministerial Approval of Starter Home Projects. (File No. PLN-2025-62) (Ordinance / Roll Call Vote)

Recommended Action: It is recommended that City Council adopt an Interim Ordinance to implement Senate Bill No. 1123, as amended by Assembly Bill No. 130.

NEW BUSINESS

17. **West Valley Homeless Services Feasibility Study - Needs Analysis**
Recommended Action: That the City Council receive the report and provide feedback on the First Phase report (Needs Analysis) for the West Valley Homeless Services Feasibility Study.
18. **Hamilton Avenue Public Improvement Plan - Kickoff Meeting**
Recommended Action: That the City Council provide early input on the following: 1) the proposed outreach strategy, including whether additional stakeholder groups or engagement formats should be included; 2) the preliminary project schedule and proposed meeting frequency; and 3) any initial priorities or guiding principles for staff and the consultant team to consider as the project begins.
19. **Resolution Amending the First Amended Agreement for City Clerk Services (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a Resolution amending the First Amended Agreement for City Clerk Services to provide for a merit increase.

UNFINISHED BUSINESS

COUNCIL COMMITTEE REPORTS

20. **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 MINUTES

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



CITY COUNCIL EXECUTIVE SESSION

Tuesday, July 1, 2025 – 6:00 PM
Doetsch Conference Room
70 N. First Street, Campbell, California

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.

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	Present

PUBLIC COMMENT

There was no public comment.

MOVE INTO CLOSED EXECUTIVE SESSION

- A. **Personnel** – Pursuant to G.C. Section 54957: Public Employee Performance Evaluation – City Manager
- B. **Litigation**
- C. **Real Property**
- D. **Labor Negotiations** – Pursuant to G.C. Section 54957.6: Conference with Labor Negotiator - Agency Designated Representatives: City Council and City Manager Performance/Compensation Subcommittee Members: Sergio Lopez and Dan Furtado
Unrepresented Employee: City Manager

The City Council met in Executive Session to discuss Items A and D. City Manager Loventhal was in attendance.

ADJOURN

Mayor Lopez adjourned the meeting at 6:55 PM.

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

Minutes Acceptance: Minutes of Jul 1, 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, July 1, 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/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.

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	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Recreation and Community Services Staff in recognition of Park and Recreation Month.

Mayor Lopez presented Certificates of Appreciation for leading the Pledge.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

1. **Proclamation Declaring July 2025 as Park and Recreation Month**
Recommended Action: Issue a proclamation declaring the month of July 2025 as National Parks and Recreation Month for the City of Campbell.

Mayor Lopez recognized Park and Recreation Month in the City of Campbell and presented a proclamation to staff thanking them for their efforts.

Recreation and Community Services Director Bissell thanked the Mayor and City Council for the recognizing the hard work that goes into providing excellent recreation programs. She recognized her staff in attendance, Lauren Council, Tina Wong-Erling, Tiffany Causey, Iseth Rae, and Parks and Rec Commissioner Shirley Loffer.

Councilmembers congratulated staff, and thanked them for their dedication and commitment to providing a variety of quality programs and events for the community.

COMMUNICATIONS AND PETITIONS

There were no communications and petitions.

ORAL REQUESTS

Joseph Rauch, Campbell resident, spoke of an incident he experienced with a vehicle on Rincon Ave. and expressed pedestrian safety concerns in that area.

COUNCIL ANNOUNCEMENTS

Are you interested in getting more involved in the Campbell community? The City Clerk's Office is currently accepting applications for commissioners to serve on the Historic Preservation Board, Civic Improvement Commission, and Planning Commission. This is an exciting opportunity to contribute to important decisions that impact our community. If you're interested in serving, contact the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 for additional information. Applications close at 5:00 PM on Friday, July 18, 2025, so don't miss your chance to make a difference!

I would like to take this opportunity to invite you to the annual State of the City Address. Please join me as I discuss the city's Housing Development Plan our Unhoused Program, Land Use Element, Economic Development and updates on Public Safety. The State of the City address will be held at the Orchard City Banquet Hall on Wednesday, August 20. Doors open at 6:00 pm with the event beginning promptly at 6:30pm. Please RSVP to MayorStateOfTheCity@campbellca.gov by Wednesday, August 13.

City offices will be closed for business on Friday, July 4 in observance of Independence Day. Police and emergency services will remain open.

CONSENT CALENDAR

Mayor Lopez asked if anyone wished to remove an item from the Consent Calendar.

The Consent Calendar was considered as follows:

2. **Minutes of City Council Executive Session Meeting of June 17, 2025**

Recommended Action: Approve the executive session meeting minutes of June 17, 2025.

This action approves the executive session meeting minutes of June 17, 2025.

3. **Minutes of City Council Regular Meeting of June 17, 2025**

Recommended Action: Approve the regular meeting minutes of June 17, 2025.

This action approves the regular meeting minutes of June 17, 2025.

4. **Approving Bills and Claims**

Recommended Action: Approve the bills and claims in the amount of \$2,927,062.56.

This action approves the bills and claims in the amount of \$2,927,062.56 as follows: bills and claims checks dated June 2, 2025, in the amount of \$2,427,289.78; payroll checks dated June 5, 2025, in the amount of \$94,706.12; and bills and claims checks dated June 9, 2025, in the amount of \$408,066.66.

5. **Monthly Investment Transactions Report (May 2025)**

Recommended Action: That the City Council review and accept the Monthly Investment Transactions Report for May 2025.

This action reviews and accepts the Monthly Investment Transactions Report for May 2025.

6. **Monthly Treasurer's Report (May 2025)**

Recommended Action: That the City Council review and accept the Monthly Treasurer's Report for the month ended May 31, 2025.

This action reviews and accepts the Monthly Treasurer's Report for the month ended May 31, 2025.

7. **Adopt the Fiscal Year 2026 Classification and Salary Schedule (Resolution/Roll Call Vote)**

Recommended Action: Adopt a resolution adopting the classification and salary schedule for Fiscal Year 2025-2026.

Resolution 13315 adopts the classification and salary schedule for Fiscal Year 2025-2026.

8. **Approval to Grant a Utility Distribution Easement to PG&E Within Lot 12 as Shown on a Certain Map Entitled "Map of Campbells Western Add'n to the Town of Campbell," Filed for Record on May 18Th, 1894, in Book H of Maps at Page 69 to Serve the Measure O – Police Operations Building Project (CIP No. 23-RR), (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution to grant a utility distribution easement to PG&E within Lot 12 as shown on a certain Map Entitled "Map of Campbell's Western Add'n to the Town of Campbell," filed for record on May 18th, 1894, in Book H of Maps at Page 69 to serve the Measure O - Police Operations Building Project (CIP No. 23-RR).

Resolution 13316 grants a utility distribution easement to PG&E within Lot 12 as shown on a certain Map Entitled "Map of Campbell's Western Add'n to the Town of Campbell," filed for record on May 18th, 1894, in Book H of Maps at Page 69 to serve the Measure O - Police Operations Building Project (CIP No. 23-RR).

M/S: Bybee/Furtado – That the City Council approve the Consent Calendar. The motion was adopted by the following roll call vote:

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

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

9. Lighting and Landscaping District LLA-1, Fiscal Year 2025-26 - Confirming Assessments (Resolution/Roll Call Vote)

Recommended Action: That the City Council adopt a resolution overruling protests, if any, approving the Engineer's Report, ordering the improvements, and confirming the diagram and assessments.

This is the time and place set for hearing public comments on the Engineer's Report for the City of Campbell's Lighting and Landscaping Assessment District and on the levy and collection of the proposed assessment for Fiscal Year 2025-2026. These proceedings are conducted pursuant to the Landscaping and Lighting Act of 1972.

Mayor Lopez gave opening statements, declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

City Clerk Sanders read the Clerk's statement verifying public hearing notification and stated that no protests were received.

Senior Civil Engineer Roger Storz provided a statement regarding the nature of the lighting and landscape district.

There being no one wishing to speak, Mayor Lopez closed the public hearing.

M/S: Bybee/Hines – That the City Council adopt Resolution 13317 overruling protests, if any, approving the Engineer's Report, ordering the improvements, and confirming the diagram and assessments. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
----------------	----------------------------

Minutes Acceptance: Minutes of Jul 1, 2025 7:00 PM (CONSENT CALENDAR)

MOVER:	Bybee
SECONDER:	Hines
AYES:	Bybee, Hines, Scozzola, Furtado, Lopez

10. **Public Hearing to Consider an Interim Ordinance Adopting Urgency Measures to Implement Senate Bill No. 1123 (2024), Regarding Ministerial Approval of Small-Scale Housing Subdivisions (File No. PLN-2025-62) (Ordinance / Roll Call Vote)**

Recommended Action: It is recommended that City Council adopt an Interim Ordinance to implement Senate Bill No. 1123.

Now is the time and place for a public hearing to consider adopting an Interim Ordinance to implement Senate Bill No. 1123.

Senior Planner Fama presented a staff report dated July 1, 2025.

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

Seeing no one wishing to speak, Mayor Lopez closed the public hearing.

After discussion, **M/S: Bybee/Hines – That the City Council adopt Interim Ordinance 2331 to implement Senate Bill 1123. The motion was adopted by the following roll call vote:**

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

City Clerk Sanders read the full title of Urgency Ordinance 2332.

M/S: Furtado/Bybee – That the City Council waive further reading of Ordinance 2331. The motion was adopted by the following roll call vote:

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

11. **Public Hearing to Consider the Adoption of an Interim Ordinance Amending Chapter 21.34 – Wireless Communication Facilities to Establish Urgency Measures in Response to Changes in Federal Law. (Ordinance/Roll Call Vote)**

Minutes Acceptance: Minutes of Jul 1, 2025 7:00 PM (CONSENT CALENDAR)

Recommended Action: That the City Council take the following action: Adopt an Interim Ordinance, amending Chapter 21.34 - Wireless Communications Facilities to establish urgency measures in response to changes in Federal Law. Now is the time and place for a public hearing to consider adopting an Interim Ordinance amending Chapter 21.34 - Wireless Communications Facilities to establish urgency measures in response to changes in Federal Law.

Senior Planner Rose presented a staff report dated July 1, 2025.

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

Seeing no one wishing to speak, Mayor Lopez closed the public hearing.

After discussion, **M/S: Hines/Scozzola – That the City Council adopt Interim Ordinance 2332 amending Chapter 21.34 - Wireless Communications Facilities to establish urgency measures in response to changes in Federal Law. The motion was adopted by the following roll call vote:**

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

City Clerk Sanders read the full title of Urgency Ordinance 2332.

M/S: Furtado/Bybee – That the City Council waive further reading of Ordinance 2332. The motion was adopted by the following roll call vote:

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

NEW BUSINESS

12. Axon Ten Year Technology Contract

Recommended Action: That the City Council adopt a Resolution approving a ten year contract with Axon, authorizing the City Manager to sign the contract, dispensing with bidding requirements as specified in Campbell Municipal Code Section 3.20.030(7), and approving associated budget adjustments.

Police Chief Berg introduced the item. Police Captain White presented a staff report dated July 1, 2025.

The City Council asked questions related to the staff report presentation.

Minutes Acceptance: Minutes of Jul 1, 2025 7:00 PM (CONSENT CALENDAR)

Mayor Lopez asked if anyone from the public wished to speak. There were no public speakers.

Councilmembers expressed concerns with entering into a new 10-year agreement when the current agreement is not set to expire until 2031.

Captain White addressed Councilmember concerns stating that by leveraging a new agreement, the City will receive more add-on features, such as AI capabilities at a reduced cost. Purchasing these added features and negotiating a new contract in 2031 could result in the City not receiving as large of a discount as what is being offered currently with the newly proposed agreement.

After discussion, **M/S: Lopez/Hines - That the City Council adopt Resolution 13318 approving a ten year contract with Axon, authorizing the City Manager to sign the contract, dispensing with bidding requirements as specified in Campbell Municipal Code Section 3.20.030(7), and approving associated budget adjustments. The motion was adopted by the following roll call vote:**

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

13. **Approval of Purchase Agreement with Sorinex Exercise Equipment, Inc., in the Amount of \$163,000 for the Procurement of Exercise Equipment as Programmed in the CIP for the Measure O – Police FF&E Project (CIP No. 22-JJ), (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution authorizing: 1) City Council approval of a purchase agreement with Sorinex Exercise Equipment, Inc., in the amount of \$163,000, for the procurement of Furniture, Fixtures, and Equipment (FF&E) specifically exercise equipment as programmed in the CIP for the Measure O - Police FF&E project (CIP No. 22-JJ); 2) staff to dispense with the City’s formal bidding procedures as specified in the exemption of Campbell Municipal Code (CMC) Section 3.20.030, subsections (6) which authorizes the City’s procurement of these services through its membership with multiple purchasing cooperatives and their contract with Sorinex Exercise Equipment, Inc.; 3) the City Manager to execute the said purchase agreement as specified in Campbell Municipal Code Section 3.20.100.

Sr. Project Manager Castellanos presented a staff report dated July 1, 2025.

Following City Council questions, Mayor Lopez asked if anyone from the public wished to speak. There were no public speakers.

After discussion, **M/S: Hines/Scozzola - That the City Council adopt Resolution 13319 authorizing: 1) City Council approval of a purchase**

Minutes Acceptance: Minutes of Jul 1, 2025 7:00 PM (CONSENT CALENDAR)

agreement with Sorinex Exercise Equipment, Inc., in the amount of \$163,000, for the procurement of Furniture, Fixtures, and Equipment (FF&E) specifically exercise equipment as programmed in the CIP for the Measure O - Police FF&E project (CIP No. 22-JJ); 2) staff to dispense with the City’s formal bidding procedures as specified in the exemption of Campbell Municipal Code (CMC) Section 3.20.030, subsections (6) which authorizes the City’s procurement of these services through its membership with multiple purchasing cooperatives and their contract with Sorinex Exercise Equipment, Inc.; and 3) the City Manager to execute the said purchase agreement as specified in Campbell Municipal Code Section 3.20.100. The motion was adopted by the following roll call vote:

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

14. **Resolution Authorizing an Ad Valorem Tax Levy Based on a Debt Service Estimate to be Provided to Santa Clara County Regarding General Obligation Bonds for Fiscal Year 2025-26 (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution authorizing an ad valorem tax levy based on a debt service estimate to be provided to Santa Clara County regarding general obligation bonds for Fiscal Year 2025-26.

Administrative Analyst Brangan presented a staff report dated July 1, 2025.

Following City Council questions, Mayor Lopez asked if anyone from the public wished to speak.

Steven Saunders, Campbell resident, suggested a more aggressive approach in paying off the bonds.

After discussion, **M/S: Bybee/Hines – That the City Council adopt Resolution 13320 authorizing an ad valorem tax levy based on a debt service estimate to be provided to Santa Clara County regarding general obligation bonds for Fiscal Year 2025-26. The motion was adopted by the following roll call vote:**

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

UNFINISHED BUSINESS

There was no unfinished business.

COUNCIL COMMITTEE REPORTS

Minutes Acceptance: Minutes of Jul 1, 2025 7:00 PM (CONSENT CALENDAR)

15. **Council Committee Reports**

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

In place of Vice Mayor Furtado, Councilmember Hines attended the 2025 Service Academy Reception hosted by Representatives Sam Liccardo and Ro Khanna at Moffet Field; attended the Police Department Swearing-In Ceremony at the Home Church; and recognized Kyoto Palace restaurant for their good food and supportive owner.

Councilmember Scozzola attended the Campbell Volunteer Recognition Luncheon.

Vice Mayor Furtado attended the annual General Assembly meeting of the Association of Bay Area Governments.

Councilmember Bybee attended a meeting of the Legislative Subcommittee; and the Special Olympics Torch Run.

Mayor Lopez attended a Board meeting of Santa Clara Valley Transportation Authority; Campbell Volunteer Luncheon; City Manager and Mayor lunch with the winners of the All-Hands Family Feud; and attended a press conference with Latino elected leaders at the Mexican Heritage Plaza.

ADJOURN

Mayor Lopez adjourned the meeting at 8:51 PM with a moment of silence in honor of Alcario Castellano. He was a philanthropist with significant ties to the West Valley community. While working as a grocery store clerk, he won the lottery and used his winnings to start various non-profits with his family to provide youth activities, cultural activities, and education programs; making a significant contribution on this community and the broader Santa Clara County. A memorial service was held earlier this evening.

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

Minutes Acceptance: Minutes of Jul 1, 2025 7:00 PM (CONSENT CALENDAR)

CITY COUNCIL MINUTES

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



CITY COUNCIL EXECUTIVE SESSION
Monday, July 7, 2025 – 6:30 PM
Doetsch Conference Room
70 N. First Street, Campbell, California

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.

ROLL CALL

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

PUBLIC COMMENT

There was no public comment.

MOVE INTO CLOSED 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: Gary Cecil v. County of Santa Clara et. al.; Santa Clara County Superior Court Case No. 24CV454427

C. Real Property

D. Labor Negotiations

The City Council met in Executive Session to discuss Item B. City Manager Loventhal, City Attorney Seligmann, Finance Director Fuentes, and outside counsel from Clapp Moroney were in attendance.

ADJOURN

Minutes Acceptance: Minutes of Jul 7, 2025 6:30 PM (CONSENT CALENDAR)

Mayor Lopez adjourned the meeting at 6:55 PM.

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

Minutes Acceptance: Minutes of Jul 7, 2025 6:30 PM (CONSENT CALENDAR)



*City
Council
Report*

Item: 4
Category: CONSENT CALENDAR
Meeting Date: August 4, 2025

TITLE: Approving Bills and Claims

RECOMMENDED ACTION

Approve the bills and claims in the amount of \$8,668,476.59

DISCUSSION

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

<u>Type</u>	<u>Check Date</u>	<u>Amount</u>
Bills & Claims	June 16, 2025	\$528,000.53
Payroll	June 18, 2025	\$84,528.54
Bills & Claims	June 23, 2025	\$1,697,731.76
Bills & Claims	June 30, 2025	\$3,979,169.80
Payroll	July 03, 2025	\$77,983.21
Bills & Claims	July 04, 2025	\$294,396.64
Bills & Claims	July 07, 2025	\$74,114.75
Bills & Claims	July 11, 2025	\$635,316.67
Bills & Claims	July 14, 2025	\$11,778.78
Bills & Claims	July 18, 2025	\$1,285,455.91
	Total	\$8,668,476.59

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: 5
Category: CONSENT CALENDAR
Meeting Date: August 4, 2025

TITLE: Monthly Treasurer's Report (June 2025)

RECOMMENDED ACTION

That the City Council review and accept the Monthly Treasurer's Report for the month ended June 30, 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 June 30, 2025. As shown in **Attachment A**, the City recognized \$9.7 million in revenues and incurred \$3.7 million in expenditures in total, for all City funds along with \$9.1 million of negative prior period adjustments. The City's overall ending fund balance for June 2025 is \$65.8 million, a decrease of \$3.0 million from the May 2025 total of \$68.8 million.

For the month of June 2025, the City's General Fund recognized \$6.2 million in revenues and incurred \$3.0 million in expenditures along with \$3.1 million in negative prior period adjustments. The City's ending General Fund balance for June 2025 is \$18.9 million, an increase of \$43,000 from the May 2025 total of \$18.8 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. 2025.06 Fund Balance Report

**City of Campbell
Changes in Total Fund Balance
For the month ended June 30, 2025**

Fund Description	Fund Balance as of 05/31/2025	Prior Month Adjustment	Current Revenue	Current Expenditure	Fund Balance as of 06/30/2025
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	(1,141,776.15)	(3,128,410.25)	6,198,161.00	(3,027,128.51)	(1,099,153.91)
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	18,821,435.85	(3,128,410.25)	6,198,161.00	(3,027,128.51)	18,864,058.09
Special Revenue					
Vehicle Impact	2,742,839.19	28,367.94	85,595.92	-	2,856,803.05
Gas Tax	2,435,951.41	(146,790.33)	215,348.58	(127,825.52)	2,376,684.14
Asset Forfeiture	152,940.00	-	-	-	152,940.00
Lighting & Landscape District	670,404.32	(286,917.60)	937,001.37	(147,847.56)	1,172,640.53
Housing & Community Development	345.85	-	-	-	345.85
Environmental Services	1,095,260.10	1,498.99	36,944.94	-	1,133,704.03
Supplemental Law Enforcement	75,726.37	(29,055.85)	-	(5,102.64)	41,567.88
State & Other Grants	(766,876.48)	-	-	-	(766,876.48)
TDA Grant	379,000.72	-	-	-	379,000.72
Federal Grants	691,145.03	(5,118.62)	-	-	686,026.41
ARPA Fund	185,956.58	-	-	-	185,956.58
Housing Assistance	7,975,191.19	(44,653.79)	-	(8,838.44)	7,921,698.96
Community Restitution Fund	189,339.47	4,339.00	-	-	193,678.47
Community Facilities District #1	(26,987.87)	-	59,612.50	(1,041.71)	31,582.92
Community Facilities District #2	235,235.96	(938.83)	20,280.59	-	254,577.72
Parkland Dedication	6,440,015.73	161,398.54	-	-	6,601,414.27
Recreation - Private Grants	6,511.21	(3,000.00)	-	-	3,511.21
Adult Center	18,037.31	-	-	-	18,037.31
Special Revenue Fund Total	22,500,036.09	(320,870.55)	1,354,783.90	(290,655.87)	23,243,293.57
Debt Service					
Measure O	737,755.63	-	1,098,476.04	-	1,836,231.67
LID #30	34,956.79	-	-	-	34,956.79
2016 Refunding Lease Revenue Bond	(145,421.20)	5.39	5.58	-	(145,410.23)
Debt Service Fund Total	627,291.22	5.39	1,098,481.62	-	1,725,778.23
Internal Service Fund					
Motor Vehicle Pool	1,082,735.48	27,450.10	(58.41)	(112,665.57)	997,461.60
Information Technology Pool	(409,152.38)	(31,989.35)	-	(55,762.25)	(496,903.98)
Worker's Compensation	1,689,556.69	(28,176.42)	28,614.03	(48,385.83)	1,641,608.47
Internal Service Fund Total	2,363,139.79	(32,715.67)	28,555.62	(216,813.65)	2,142,166.09
Trust/Agency					
Successor Agency	2,793,464.09	2.32	956,384.48	-	3,749,850.89
West Valley Solid Waste JPA	1,104,423.32	(15,813.74)	119,017.84	(76,903.65)	1,130,723.77
SCC Specialized Enforcement Team	-	-	-	-	-
Trust/Agency Fund Total	3,897,887.41	(15,811.42)	1,075,402.32	(76,903.65)	4,880,574.66
Capital Project					
Capital Projects Fund	(1,826,302.85)	(412,994.42)	-	(42,441.26)	(2,281,738.53)
Measure O CIP Fund	22,416,570.10	(5,189,322.95)	-	(44,517.72)	17,182,729.43
Capital Project Fund Total	20,590,267.25	(5,602,317.37)	-	(86,958.98)	14,900,990.90
Total City	\$ 68,800,057.61	\$ (9,100,119.87)	\$ 9,755,384.46	\$ (3,698,460.66)	\$ 65,756,861.54

Attachment: 2025.06 Fund Balance Report (Monthly Treasurer's Report (June 2025))



*City
Council
Report*

Item: 6
Category: CONSENT CALENDAR
Meeting Date: August 4, 2025

TITLE: Monthly Investment Transactions Report (June 2025)

RECOMMENDED ACTION

That the City Council review and accept the Monthly Investment Transactions Report for June 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 reached maturity, along with any Local Agency Investment Fund (LAIF) transfers. This is in addition to the Quarterly Investment Report, which shows several 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 June 2025. As shown in **Attachment A**, staff made \$2.9 million withdrawals with the City's main Local Agency Investment Fund (LAIF) account to manage operating cash flow. From the Measure O 2022 bond account, \$1.9 million was withdrawn to cover May 2025 project expenditures. The monthly LAIF investment rate remained relatively flat at 4.269%. Leveraging LAIF with our available liquidity, \$5.8 million was deposited into the City's main California Asset Management Program (CAMP) account while \$483,000 was deposited into the escrow CAMP account, representing June's Measure K sales tax payments from the California Department of Tax and Fee Administration (CDTFA). The current yield in CAMP was 4.40%. The City's strategy with respect to the unrestricted money market pooled funds is to continue withdrawing from the LAIF main account while depositing into the CAMP main account until there is roughly a 50/50 split between the two. In the City's BNY investment custodial account managed by Chandler Asset Management, \$680,000 in new investments were purchased; one (1) Agency CMBS (FHMS-4.27%) for \$250,000, one (1) ABS/Asset-backed security (Hart-4.36%) for \$80,000 and one US Treasury (4.08%) for \$350,000. \$625,000 in investments were sold; 1 (one) Agency bond - \$250,000 and 1 (one) US Treasury. \$84,000 in net interest, dividends, realized loss and other accruals was posted to the money market fund. The

average market Yield to Maturity (YTM) in the BNY / Chandler account dropped slightly to 4.04%. Although the BNY / Chandler portfolio is currently earning slightly lower than the City's more liquid LAIF and CAMP holding, the BNY / Chandler strategy offers diversification by focusing on locking in long-term rates and anticipating that short-term LAIF and CAMP rates will eventually decrease. Consistent with the recommended FY 2024-25 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- 6.30.25
- b. Chandler BNY Investment statement- 6.30.25

<u>Account</u>	<u>Trans. Date</u>	<u>June'25</u>
LAIF - *****133, Main account		
Average Monthly Yield		4.269%
Beginning Balance	\$	32,517,649
<u>Transactions</u>		
Withdrawal	6/4/2025	(1,000,000)
Withdrawal	6/10/2025	(200,000)
Withdrawal	6/11/2025	(400,000)
Withdrawal	6/27/2025	(1,300,000)
		<u>(2,900,000)</u>
Ending Balance	\$	29,617,649

<u>Account</u>	<u>Trans. Date</u>	<u>June'25</u>
LAIF - *****032, MEAS O, Series 2022		
Average Monthly Yield		4.269%
Beginning Balance	\$	15,439,374
<u>Transactions</u>		
Principal drawdown- MEAS May expenditures	6/16/2025	(1,913,000)
		<u>(1,913,000)</u>
Ending Balance	\$	13,526,374

<u>Account</u>	<u>Trans. Date</u>	<u>June'25</u>
CAMP - *****001, Regular		
Average Monthly Yield		4.40%
Beginning Balance	\$	1,300,631
<u>Transactions</u>		
Deposit	6/3/2025	\$ 1,700,000
Deposit	6/17/2025	\$ 1,000,000
Deposit	6/24/2025	\$ 1,600,000
Deposit	6/25/2025	\$ 1,500,000
Dividends	6/30/2025	14,596
		<u>5,814,596</u>
Ending Balance	\$	7,115,227

<u>Account</u>	<u>Trans. Date</u>	<u>June'25</u>
CAMP - *****002, Meas K Sales Tax escrow		
Average Monthly Yield		4.40%
Beginning Balance	\$	7,346
<u>Transactions</u>		
Deposit- June sales tax receipts	6/24/2025	483,417
Dividends	6/30/2025	437
		<u>483,854</u>
Ending Balance	\$	491,200

<u>Account***</u>	<u>Trans. Date</u>	<u>June'25</u>
Bank of New York (BNY) - *****818		
Beginning Balance		20,455,890.80
<i>Note: Purchases listed at par value, see Chandler Monthly Statement for detail</i>		
<u>Transactions</u>		
Purchases (1)- Agency CMBS- FHMS- 4.27%		250,000.00
Purchases (1)- Asset-backed security- Hart- 4.36%		80,000.00
Purchases (1)- United States Treasury- 4.08%		350,000.00
Sale (1)- Agency Bond		(250,000.00)
Sale (1)- US Treasury		(375,000.00)
Interest & dividends		78,270.85
Real Gain/(loss)		(1,281.92)
Purchased/sold interest, Principal paydowns & other accruals		7,396.47
Money market transfers- Net purchases/sales		(55,000)
		<u>84,385</u>
Ending Balance		20,540,276.20

<u>Total of all Investments</u>		
Beginning	\$	69,720,892
Ending	\$	71,290,727

Attachment: Monthly Investment Activity Report- 6.30.25 (Monthly Investment Transactions Report June 2025)

MONTHLY ACCOUNT STATEMENT

City of Campbell | Account #11214 | As of June 30, 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

PORTFOLIO SUMMARY



City of Campbell | Account #11214 | As of June 30, 2025

Portfolio Characteristics

Average Modified Duration	2.58
Average Coupon	3.99%
Average Purchase YTM	4.06%
Average Market YTM	4.04%
Average Credit Quality*	AA+
Average Final Maturity	3.09
Average Life	2.66

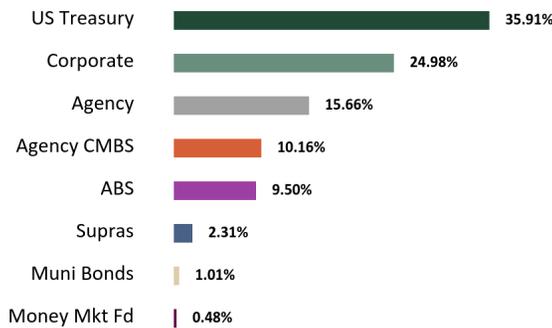
Account Summary

	End Values as of 05/31/2025	End Values as of 06/30/2025
Market Value	20,503,050.24	20,681,866.80
Accrued Interest	182,980.50	173,105.70
Total Market Value	20,686,030.74	20,854,972.50
Income Earned	60,507.77	76,986.25
Cont/WD	0.00	0.00
Par	20,546,644.97	20,627,127.74
Book Value	20,463,560.86	20,540,867.11
Cost Value	20,464,615.32	20,540,653.98

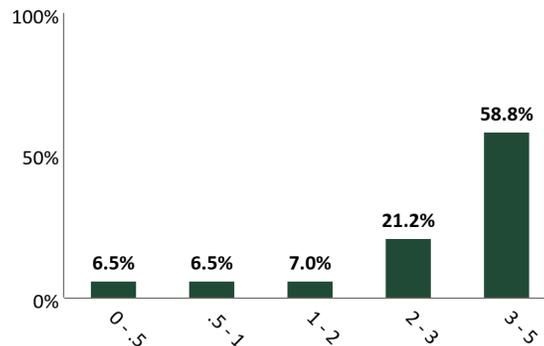
Top Issuers

Government of The United States	35.91%
FHLMC	10.16%
Farm Credit System	9.65%
Federal Home Loan Banks	6.00%
International Bank for Recon and Dev	2.31%
BMW Vehicle Owner Trust	1.96%
Toyota Motor Corporation	1.94%
Bank of America Corporation	1.48%

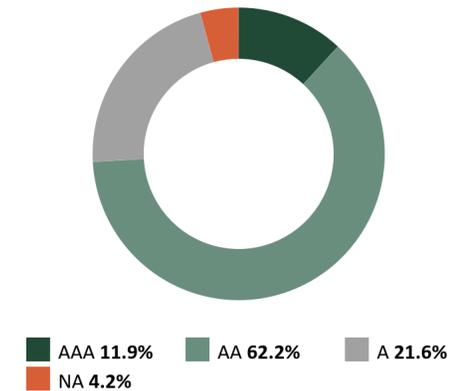
Sector Allocation



Maturity Distribution



Credit Quality (S&P)



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/01/25)
City of Campbell	0.81%	1.54%	--	--	--	--	--	--	--
Benchmark Return	0.74%	1.36%	--	--	--	--	--	--	--

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
 **Periods over 1 year are annualized.
 Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index Secondary Benchmark:

RECONCILIATION SUMMARY

City of Campbell | Account #11214 | As of June 30, 2025

Maturities / Calls

Month to Date	0.00
Fiscal Year to Date	(6,000,000.00)

Principal Paydowns

Month to Date	(8,001.76)
Fiscal Year to Date	(56,982.91)

Purchases

Month to Date	1,141,219.66
Fiscal Year to Date	35,462,586.08

Sales

Month to Date	(1,047,550.57)
Fiscal Year to Date	(25,834,461.14)

Interest Received

Month to Date	78,270.85
Fiscal Year to Date	688,100.23

Purchased / Sold Interest

Month to Date	7,396.48
Fiscal Year to Date	(40,508.20)

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Book Value	20,463,560.86	16,999,954.62
Maturities/Calls	0.00	(6,000,000.00)
Principal Paydowns	(8,001.76)	(56,982.91)
Purchases	1,141,219.66	35,462,586.08
Sales	(1,047,550.57)	(25,834,461.14)
Change in Cash, Payables, Receivables	(8,346.74)	377.79
Amortization/Accretion	1,193.72	597.76
Realized Gain (Loss)	(1,208.06)	(31,205.08)
Ending Book Value	20,540,867.11	20,540,867.11

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Market Value	20,503,050.24	16,694,837.18
Maturities/Calls	0.00	(6,000,000.00)
Principal Paydowns	(8,001.76)	(56,982.91)
Purchases	1,141,219.66	35,462,586.08
Sales	(1,047,550.57)	(25,834,461.14)
Change in Cash, Payables, Receivables	(8,346.74)	377.79
Amortization/Accretion	1,193.72	597.76
Change in Net Unrealized Gain (Loss)	101,510.31	446,117.13
Realized Gain (Loss)	(1,208.06)	(31,205.08)
Ending Market Value	20,681,866.80	20,681,866.80

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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	94,107.40	11/14/2024 4.63%	94,144.15 94,132.16	100.04 4.59%	94,149.22 193.65	0.46% 17.05	NA/AAA AAA	2.21 0.51
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	95,000.00	05/20/2025 4.84%	94,998.42 94,998.47	100.64 4.23%	95,606.70 132.95	0.46% 608.23	NA/AAA AAA	2.90 1.62
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	200,000.00	02/20/2025 4.63%	201,203.13 201,046.25	100.92 4.29%	201,847.52 440.89	0.98% 801.27	Aaa/NA AAA	3.38 1.27
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	400,000.00	-- 4.69%	404,156.25 403,531.82	101.26 4.11%	405,043.20 345.33	1.96% 1,511.38	Aaa/AAA NA	3.66 1.12
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	60,000.00	10/10/2024 4.51%	59,996.65 59,997.16	100.42 4.15%	60,253.07 117.33	0.29% 255.92	Aaa/AAA NA	3.96 1.44
02589BAE0	AMXCA 2024-3 A 4.65 07/15/2027	200,000.00	02/20/2025 4.57%	200,546.88 200,465.54	101.17 4.08%	202,349.26 413.33	0.98% 1,883.72	NA/AAA AAA	2.04 1.91
34535VAD6	FORDO 2024-D A3 4.61 08/15/2029	120,000.00	11/19/2024 4.66%	119,996.15 119,996.64	101.00 4.08%	121,200.89 245.87	0.59% 1,204.25	Aaa/NA AAA	4.13 1.73
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	60,000.00	10/08/2024 4.32%	59,988.44 59,990.13	100.29 4.24%	60,172.75 110.00	0.29% 182.62	Aaa/AAA NA	4.13 1.41
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	100,000.00	03/04/2025 5.09%	99,993.71 99,994.14	100.25 4.16%	100,246.96 188.00	0.48% 252.82	Aaa/NA AAA	4.22 2.18
92970QAE5	WFCIT 2024-2 A 4.29 10/15/2029	110,000.00	10/17/2024 4.29%	109,983.65 109,985.90	100.47 4.11%	110,517.11 209.73	0.53% 531.21	Aaa/AAA NA	4.29 2.14
89231HAD8	TAOT 2025-B A3 4.34 11/15/2029	65,000.00	04/24/2025 4.82%	64,996.28 64,996.42	100.62 4.08%	65,399.93 125.38	0.32% 403.51	NA/AAA AAA	4.38 2.02
44935XAD7	HART 2025-B A3 4.36 12/17/2029	80,000.00	06/03/2025 4.36%	79,992.78 79,992.87	100.64 4.09%	80,512.16 193.78	0.39% 519.29	NA/AAA AAA	4.47 2.07
58773DAD6	MBART 2025-1 A3 4.78 12/17/2029	115,000.00	01/14/2025 4.84%	114,975.54 114,977.71	101.32 4.06%	116,519.02 244.31	0.56% 1,541.31	Aaa/NA AAA	4.47 1.71
362955AD8	GMCAR 2025-1 A3 4.62 12/17/2029	80,000.00	01/09/2025 5.03%	79,994.06 79,994.61	100.90 4.09%	80,716.64 154.00	0.39% 722.03	Aaa/NA AAA	4.47 1.55
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	170,000.00	05/06/2025 4.28%	169,996.92 169,997.00	100.61 4.08%	171,039.84 323.38	0.83% 1,042.84	NA/AAA AAA	4.79 2.58
Total ABS		1,949,107.40	4.63%	1,954,963.01 1,954,096.83	100.85 4.15%	1,965,574.27 3,437.93	9.50% 11,477.45		3.71 1.63

AGENCY

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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
3130APFH3	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	250,000.00	10/29/2021 0.81%	250,000.00 250,000.00	99.72 4.36%	249,308.92 855.00	1.21% (691.08)	Aa1/AA+ AA+	0.08 0.08
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	99.23 4.47%	992,303.44 2,311.11	4.80% (7,696.56)	Aa1/AA+ AA+	0.22 0.21
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	99.95 4.17%	999,479.58 1,030.00	4.83% (520.42)	Aa1/AA+ AA+	0.98 0.95
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	99.69 4.12%	996,874.94 18,590.00	4.82% (3,125.06)	Aa1/AA+ AA+	2.03 1.90
Total Agency		3,250,000.00	2.80%	3,250,000.00	99.63 4.26%	3,237,966.88 22,786.11	15.66% (12,033.12)		1.00 0.95
AGENCY CMBS									
3137BSRES	FHMS K-059 A2 3.12 09/25/2026	250,000.00	11/21/2024 4.55%	243,691.41 245,817.13	98.61 4.22%	246,520.70 650.00	1.19% 703.57	Aa1/AAA AAA	1.24 1.10
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	250,000.00	11/21/2024 4.53%	244,335.94 245,250.45	99.55 4.00%	248,864.08 812.50	1.20% 3,613.63	Aa1/AA+ AAA	3.15 2.89
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	250,000.00	06/10/2025 4.27%	246,992.19 247,038.23	99.65 3.98%	249,132.28 816.67	1.20% 2,094.05	Aa1/AA+ AAA	3.24 2.92
3137FKSH0	FHMS K-086 A2 3.859 11/25/2028	150,000.00	09/18/2024 3.82%	150,005.86 150,004.76	99.34 4.02%	149,004.90 482.38	0.72% (999.86)	Aaa/AA+ AA+	3.41 3.09
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	300,000.00	11/14/2024 4.62%	287,074.22 288,926.67	98.06 4.05%	294,181.08 876.25	1.42% 5,254.41	Aa1/AAA AA+	3.73 3.34
3137FMCR1	FHMS K-093 A2 2.982 05/25/2029	148,909.71	10/16/2024 4.15%	141,883.04 142,958.51	96.30 4.05%	143,405.00 370.04	0.69% 446.49	Aa1/AA+ AAA	3.90 3.40
3137FNAE0	FHMS K-095 A2 2.785 06/25/2029	250,000.00	03/13/2025 4.39%	234,707.03 235,752.45	95.37 4.06%	238,423.20 580.21	1.15% 2,670.75	Aa1/AA+ AAA	3.99 3.60
3137FPHK4	FHMS K-098 A2 2.425 08/25/2029	300,000.00	10/17/2024 4.26%	276,445.31 279,848.85	93.83 4.07%	281,486.73 606.25	1.36% 1,637.88	Aa1/AA+ AAA	4.15 3.78
3137FRUJ8	FHMS K-105 A2 1.872 01/25/2030	275,000.00	03/17/2025 4.43%	244,868.16 246,643.66	90.81 4.12%	249,727.50 429.00	1.21% 3,083.84	Aa1/AA+ AAA	4.57 4.23
Total Agency CMBS		2,173,909.71	4.37%	2,070,003.16 2,082,240.71	96.73 4.07%	2,100,745.46 5,623.29	10.16% 18,504.75		3.49 3.15
CASH									
CCYUSD	Receivable	377.79	--	377.79 377.79	1.00 0.00%	377.79 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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 Cash		377.79		377.79	1.00 0.00%	377.79 0.00	0.00% 0.00		0.00 0.00
CORPORATE									
91324PEY4	UNITEDHEALTH GROUP INC 4.6 04/15/2027	240,000.00	09/18/2024 3.83%	244,346.40 242,980.66	100.60 4.25%	241,436.43 2,330.67	1.17% (1,544.24)	A2/A+ A	1.79 1.61
437076DB5	HOME DEPOT INC 4.875 06/25/2027	225,000.00	08/12/2024 4.25%	228,663.00 227,500.94	101.58 4.04%	228,545.17 182.81	1.11% 1,044.23	A2/A A	1.99 1.80
02665WFK2	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027	200,000.00	09/18/2024 4.03%	204,578.00 203,302.60	101.23 4.26%	202,455.80 4,682.22	0.98% (846.80)	A3/A- NA	2.02 1.87
78017FZQ9	ROYAL BANK OF CANADA 4.51 10/18/2027	250,000.00	11/05/2024 4.66%	249,005.00 249,224.16	100.18 3.33%	250,455.32 2,286.32	1.21% 1,231.16	A1/A AA-	2.30 1.24
857477CP6	STATE STREET CORP 4.33 10/22/2027	250,000.00	11/07/2024 4.54%	248,537.50 248,856.32	100.51 4.09%	251,272.77 2,074.79	1.21% 2,416.45	Aa3/A AA-	2.31 2.09
89115A3E0	TORONTO-DOMINION BANK 4.861 01/31/2028	225,000.00	01/28/2025 4.86%	225,000.00 225,000.00	101.37 4.29%	228,079.71 4,587.57	1.10% 3,079.71	A2/A- AA-	2.59 2.36
17275RBW1	CISCO SYSTEMS INC 4.55 02/24/2028	250,000.00	03/11/2025 4.32%	251,557.50 251,392.54	101.32 4.02%	253,304.98 4,012.85	1.22% 1,912.44	A1/AA- NA	2.65 2.36
00287YDY2	ABBVIE INC 4.65 03/15/2028	125,000.00	02/18/2025 4.70%	124,833.75 124,852.42	101.51 4.05%	126,889.76 2,018.23	0.61% 2,037.33	A3/A- NA	2.71 2.41
06406RBG1	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028	225,000.00	09/05/2024 4.31%	223,128.00 223,680.33	99.65 4.63%	224,202.92 449.10	1.08% 522.59	Aa3/A AA-	2.96 1.85
46647PDG8	JPMORGAN CHASE & CO 4.851 07/25/2028	150,000.00	08/12/2024 4.62%	150,933.00 150,653.79	101.04 4.96%	151,563.74 3,153.15	0.73% 909.94	A1/A AA-	3.07 1.91
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	115,000.00	01/16/2025 4.92%	115,000.00 115,000.00	101.34 4.58%	116,544.28 2,465.01	0.56% 1,544.28	A1/A AA-	3.57 2.34
06051GMK2	BANK OF AMERICA CORP 4.979 01/24/2029	150,000.00	01/17/2025 4.98%	150,000.00 150,000.00	101.43 4.61%	152,139.58 3,257.10	0.74% 2,139.58	A1/A- AA-	3.57 2.34
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	100,000.00	01/22/2025 5.01%	100,000.00 100,000.00	101.62 4.53%	101,619.27 2,140.60	0.49% 1,619.27	A2/A- AA-	3.58 2.35
91159HJK7	US BANCORP 4.653 02/01/2029	200,000.00	09/05/2024 4.47%	201,116.00 200,848.45	100.65 4.72%	201,297.45 3,877.50	0.97% 449.00	A3/A A	3.59 2.37
06051GLG2	BANK OF AMERICA CORP 5.202 04/25/2029	150,000.00	08/12/2024 4.69%	152,550.00 151,942.23	102.20 4.77%	153,294.30 1,430.55	0.74% 1,352.07	A1/A- AA-	3.82 2.58
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	225,000.00	08/12/2024 4.40%	229,338.00 228,545.69	102.46 4.17%	230,531.60 606.25	1.11% 1,985.90	A1/A A+	3.95 3.56

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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
89236TMK8	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029	225,000.00	08/12/2024 4.49%	225,567.00 225,466.79	100.80 4.33%	226,803.74 4,038.13	1.10% 1,336.94	A1/A+ A+	4.11 3.65
532457CQ9	ELI LILLY AND CO 4.2 08/14/2029	235,000.00	08/12/2024 4.22%	234,769.70 234,810.19	100.35 4.10%	235,834.11 3,756.08	1.14% 1,023.92	Aa3/A+ NA	4.12 3.62
26442CAY0	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029	250,000.00	12/18/2024 4.72%	226,517.50 229,197.27	93.27 4.25%	233,182.12 2,313.89	1.13% 3,984.85	Aa3/A NA	4.13 3.82
14913UUAU4	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029	250,000.00	11/12/2024 4.74%	249,592.50 249,643.38	101.85 4.23%	254,613.14 1,501.39	1.23% 4,969.76	A2/A A+	4.38 3.90
89236TNA9	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030	170,000.00	01/06/2025 5.00%	169,636.20 169,670.67	102.26 4.39%	173,846.26 4,020.50	0.84% 4,175.59	A1/A+ A+	4.53 3.93
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	250,000.00	02/20/2025 4.90%	250,550.00 250,509.85	102.28 4.40%	255,709.62 4,950.00	1.24% 5,199.76	A2/NA A	4.61 3.94
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	250,000.00	03/24/2025 4.67%	249,755.00 249,768.22	101.13 4.38%	252,819.51 3,422.92	1.22% 3,051.29	A3/A- A-	4.71 4.07
931142FN8	WALMART INC 4.35 04/28/2030	185,000.00	04/23/2025 4.39%	184,679.95 184,691.17	101.15 4.09%	187,118.26 1,408.31	0.90% 2,427.10	Aa2/AA AA	4.83 4.22
69371RT71	PACCAR FINANCIAL CORP 4.55 05/08/2030	230,000.00	05/05/2025 4.59%	229,643.50 229,654.04	101.26 4.26%	232,902.25 1,540.68	1.13% 3,248.21	A1/A+ NA	4.85 4.29
Total Corporate		5,125,000.00	4.54%	5,119,297.50 5,117,191.72	100.84 4.27%	5,166,462.06 66,506.61	24.98% 49,270.34		3.46 2.86
MONEY MARKET FUND									
X9USDDGCM	DREYFUS GVT CM INST	98,732.84	-- 4.21%	98,732.84 98,732.84	1.00 4.21%	98,732.84 0.00	0.48% 0.00	Aaa/ AAAm NA	0.00 0.00
Total Money Market Fund		98,732.84	4.21%	98,732.84 98,732.84	1.00 4.21%	98,732.84 0.00	0.48% 0.00		0.00 0.00
MUNICIPAL BONDS									
13063EGT7	CALIFORNIA STATE 4.5 08/01/2029	205,000.00	10/30/2024 4.38%	206,080.35 205,931.72	101.77 4.02%	208,637.73 3,843.75	1.01% 2,706.00	Aa2/AA- AA	4.09 3.64

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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 Municipal Bonds		205,000.00	4.38%	206,080.35 205,931.72	101.77 4.02%	208,637.73 3,843.75	1.01% 2,706.00		4.09 3.64
SUPRANATIONAL									
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	350,000.00	12/13/2024 4.29%	343,689.50 344,393.84	100.24 3.81%	350,822.70 2,825.52	1.70% 6,428.86	Aaa/AAA NA	4.30 3.89
459058LR2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030	125,000.00	03/14/2025 4.20%	124,553.75 124,578.92	101.23 3.84%	126,531.37 1,446.61	0.61% 1,952.45	Aaa/AAA NA	4.72 4.21
Total Supranational		475,000.00	4.27%	468,243.25 468,972.77	100.50 3.82%	477,354.07 4,272.14	2.31% 8,381.30		4.41 3.98
US TREASURY									
91282CGR6	UNITED STATES TREASURY 4.625 03/15/2026	350,000.00	08/20/2024 4.14%	352,542.97 351,144.56	100.35 4.11%	351,233.89 4,750.68	1.70% 89.33	Aa1/AA+ AA+	0.71 0.68
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	375,000.00	08/30/2024 3.90%	380,507.81 378,343.01	100.89 3.91%	378,339.84 3,648.82	1.83% (3.17)	Aa1/AA+ AA+	1.29 1.23
91282CKE0	UNITED STATES TREASURY 4.25 03/15/2027	350,000.00	08/20/2024 3.86%	353,322.27 352,207.75	100.76 3.78%	352,652.34 4,365.49	1.71% 444.59	Aa1/AA+ AA+	1.71 1.61
91282CKZ3	UNITED STATES TREASURY 4.375 07/15/2027	375,000.00	08/08/2024 3.91%	379,804.69 378,340.83	101.25 3.73%	379,672.85 7,568.63	1.84% 1,332.02	Aa1/AA+ AA+	2.04 1.90
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	350,000.00	10/31/2024 4.17%	349,521.48 349,630.42	100.91 3.70%	353,185.55 3,629.10	1.71% 3,555.13	Aa1/AA+ AA+	2.25 2.11
91282CGP0	UNITED STATES TREASURY 4.0 02/29/2028	375,000.00	08/08/2024 3.87%	376,552.73 376,163.05	100.76 3.70%	377,841.80 5,013.59	1.83% 1,678.74	Aa1/AA+ AA+	2.67 2.48
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	350,000.00	08/20/2024 3.76%	353,007.81 352,337.51	100.86 3.69%	353,007.81 38.04	1.71% 670.30	Aa1/AA+ AA+	3.00 2.80
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	375,000.00	08/08/2024 3.85%	389,765.63 386,648.02	103.59 3.72%	388,476.75 3,079.99	1.88% 1,828.73	Aa1/AA+ AA+	3.34 3.04
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	375,000.00	11/26/2024 4.21%	375,585.94 375,504.50	101.76 3.73%	381,606.45 5,326.94	1.85% 6,101.95	Aa1/AA+ AA+	3.67 3.33
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	350,000.00	11/18/2024 4.31%	347,498.05 347,849.86	101.35 3.73%	354,730.47 3,629.10	1.72% 6,880.60	Aa1/AA+ AA+	3.75 3.42
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	375,000.00	08/08/2024 3.84%	387,583.01 385,205.00	103.13 3.74%	386,718.75 2,922.04	1.87% 1,513.75	Aa1/AA+ AA+	3.83 3.47

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	350,000.00	11/18/2024 4.31%	334,591.80 336,641.35	98.17 3.75%	343,601.56 30.91	1.66% 6,960.22	Aa1/AA+ AA+	4.00 3.71
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	350,000.00	08/20/2024 3.70%	354,634.77 353,828.50	100.93 3.75%	353,267.58 5,839.78	1.71% (560.92)	Aa1/AA+ AA+	4.08 3.68
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	400,000.00	-- 3.60%	400,687.50 400,460.85	99.50 3.75%	398,015.62 4,846.47	1.92% (2,445.22)	Aa1/AA+ AA+	4.17 3.79
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	400,000.00	-- 4.09%	389,617.18 390,947.07	98.99 3.76%	395,968.75 3,519.13	1.91% 5,021.68	Aa1/AA+ AA+	4.25 3.88
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	400,000.00	-- 4.33%	396,388.68 396,807.56	101.43 3.76%	405,718.75 2,779.89	1.96% 8,911.19	Aa1/AA+ AA+	4.34 3.91
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	400,000.00	12/11/2024 4.09%	400,546.88 400,486.28	101.47 3.76%	405,875.20 1,397.54	1.96% 5,388.92	Aa1/AA+ AA+	4.42 4.00
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	400,000.00	-- 4.45%	398,679.69 398,800.81	102.48 3.77%	409,921.88 47.55	1.98% 11,121.06	Aa1/AA+ AA+	4.50 4.06
91282CMU2	UNITED STATES TREASURY 4.0 03/31/2030	300,000.00	04/07/2025 3.75%	303,375.00 303,219.06	100.93 3.78%	302,789.06 3,016.39	1.46% (430.00)	Aa1/AA+ AA+	4.75 4.25
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	350,000.00	06/09/2025 4.08%	348,742.19 348,756.74	100.97 3.78%	353,390.80 1,185.79	1.71% 4,634.06	Aa1/AA+ AA+	4.92 4.42
Total US Treasury		7,350,000.00	4.01%	7,372,956.08 7,363,322.73	101.05 3.77%	7,426,015.70 66,635.88	35.91% 62,692.97		3.40 3.10
Total Portfolio		20,627,127.74	4.06%	20,540,653.98 20,540,867.11	99.83 4.04%	20,681,866.80 173,105.70	100.00% 140,999.69		3.09 2.58
Total Market Value + Accrued						20,854,972.50			

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

TRANSACTION LEDGER



City of Campbell | Account #11214 | As of June 30, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	06/02/2025	X9USDDGCM	8,250.00	DREYFUS GVT CM INST	1.000	4.21%	(8,250.00)	0.00	(8,250.00)	0.00
Purchase	06/03/2025	X9USDDGCM	474.53	DREYFUS GVT CM INST	1.000	4.19%	(474.53)	0.00	(474.53)	0.00
Purchase	06/06/2025	X9USDDGCM	382,483.75	DREYFUS GVT CM INST	1.000	4.16%	(382,483.75)	0.00	(382,483.75)	0.00
Purchase	06/10/2025	91282CNG2	350,000.00	UNITED STATES TREASURY 4.0 05/31/2030	99.641	4.08%	(348,742.19)	(382.51)	(349,124.70)	0.00
Purchase	06/11/2025	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029	99.991	4.36%	(79,992.78)	0.00	(79,992.78)	0.00
Purchase	06/13/2025	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028	98.797	4.27%	(246,992.19)	(326.67)	(247,318.86)	0.00
Purchase	06/13/2025	X9USDDGCM	9,458.02	DREYFUS GVT CM INST	1.000	4.17%	(9,458.02)	0.00	(9,458.02)	0.00
Purchase	06/13/2025	X9USDDGCM	4,491.00	DREYFUS GVT CM INST	1.000	4.17%	(4,491.00)	0.00	(4,491.00)	0.00
Purchase	06/16/2025	X9USDDGCM	575.53	DREYFUS GVT CM INST	1.000	4.17%	(575.53)	0.00	(575.53)	0.00
Purchase	06/16/2025	X9USDDGCM	5,289.69	DREYFUS GVT CM INST	1.000	4.17%	(5,289.69)	0.00	(5,289.69)	0.00
Purchase	06/20/2025	X9USDDGCM	253.81	DREYFUS GVT CM INST	1.000	4.18%	(253.81)	0.00	(253.81)	0.00
Purchase	06/23/2025	X9USDDGCM	20,600.00	DREYFUS GVT CM INST	1.000	4.16%	(20,600.00)	0.00	(20,600.00)	0.00
Purchase	06/25/2025	X9USDDGCM	160.60	DREYFUS GVT CM INST	1.000		(160.60)	0.00	(160.60)	0.00
Purchase	06/25/2025	X9USDDGCM	12,018.07	DREYFUS GVT CM INST	1.000		(12,018.07)	0.00	(12,018.07)	0.00
Purchase	06/30/2025	X9USDDGCM	21,437.50	DREYFUS GVT CM INST	1.000	4.21%	(21,437.50)	0.00	(21,437.50)	0.00
Total Purchase			1,145,492.50				(1,141,219.66)	(709.18)	(1,141,928.84)	0.00
TOTAL ACQUISITIONS			1,145,492.50				(1,141,219.66)	(709.18)	(1,141,928.84)	0.00
DISPOSITIONS										
Sale	06/06/2025	91282CHH7	(375,000.00)	UNITED STATES TREASURY 4.125 06/15/2026	100.035	4.10%	375,131.84	(7,351.91)	382,483.75	34.44
Sale	06/10/2025	X9USDDGCM	(349,124.70)	DREYFUS GVT CM INST	1.000	4.17%	349,124.70	0.00	349,124.70	0.00
Sale	06/11/2025	X9USDDGCM	(29,794.42)	DREYFUS GVT CM INST	1.000	4.17%	29,794.42	0.00	29,794.42	0.00
Sale	06/11/2025	X9USDDGCM	(44,742.11)	DREYFUS GVT CM INST	1.000	4.17%	44,742.11	0.00	44,742.11	0.00
Sale	06/13/2025	3130APFH3	(250,000.00)	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	99.503	0.81%	248,757.50	(753.75)	249,511.25	(1,242.50)
Total Sale			(1,048,661.23)				1,047,550.57	(8,105.66)	1,055,656.23	(1,208.06)

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

TRANSACTION LEDGER



City of Campbell | Account #11214 | As of June 30, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
TOTAL DISPOSITIONS			(1,048,661.23)				1,047,550.57	(8,105.66)	1,055,656.23	(1,208.06)
OTHER TRANSACTIONS										
Coupon	06/01/2025	3137FLN91	0.00	FHMS K-091 A2 3.505 03/25/2029		4.62%	876.25	0.00	876.25	0.00
Coupon	06/01/2025	3137BSRE5	0.00	FHMS K-059 A2 3.12 09/25/2026		4.55%	650.00	0.00	650.00	0.00
Coupon	06/01/2025	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.53%	812.50	0.00	812.50	0.00
Coupon	06/01/2025	3137FRUJ8	0.00	FHMS K-105 A2 1.872 01/25/2030		4.43%	429.00	0.00	429.00	0.00
Coupon	06/01/2025	3137FNAE0	0.00	FHMS K-095 A2 2.785 06/25/2029		4.39%	580.21	0.00	580.21	0.00
Coupon	06/01/2025	3137FPHK4	0.00	FHMS K-098 A2 2.425 08/25/2029		4.26%	606.25	0.00	606.25	0.00
Coupon	06/01/2025	3137FMCR1	0.00	FHMS K-093 A2 2.982 05/25/2029		4.15%	370.44	0.00	370.44	0.00
Coupon	06/01/2025	3137FKSH0	0.00	FHMS K-086 A2 3.859 11/25/2028		3.82%	482.37	0.00	482.37	0.00
Coupon	06/11/2025	24422EXT1	0.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		4.40%	5,456.25	0.00	5,456.25	0.00
Coupon	06/13/2025	06406RBG1	0.00	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028		4.31%	4,491.00	0.00	4,491.00	0.00
Coupon	06/15/2025	47800DAD6	0.00	JDOT 2025 A3 4.23 09/17/2029		5.09%	352.50	0.00	352.50	0.00
Coupon	06/15/2025	58773DAD6	0.00	MBART 2025-1 A3 4.78 12/17/2029		4.84%	458.08	0.00	458.08	0.00
Coupon	06/15/2025	89231HAD8	0.00	TAOT 2025-B A3 4.34 11/15/2029		4.82%	235.08	0.00	235.08	0.00

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

TRANSACTION LEDGER



City of Campbell | Account #11214 | As of June 30, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	06/15/2025	34535VAD6	0.00	FORDO 2024-D A3 4.61 08/15/2029		4.66%	461.00	0.00	461.00	0.00
Coupon	06/15/2025	47800RAD5	0.00	JDOT 2024 A3 4.96 11/15/2028		4.63%	826.67	0.00	826.67	0.00
Coupon	06/15/2025	891940AC2	0.00	TAOT 2023-A A3 4.63 09/15/2027		4.63%	393.35	0.00	393.35	0.00
Coupon	06/15/2025	02589BAE0	0.00	AMXCA 2024-3 A 4.65 07/15/2027		4.57%	775.00	0.00	775.00	0.00
Coupon	06/15/2025	89239TAD4	0.00	TAOT 2024-D A3 4.4 06/15/2029		4.51%	220.00	0.00	220.00	0.00
Coupon	06/15/2025	92970QAE5	0.00	WFCIT 2024-2 A 4.29 10/15/2029		4.29%	393.25	0.00	393.25	0.00
Coupon	06/15/2025	02582JKP4	0.00	AMXCA 2025-2 A 4.28 04/15/2030		4.28%	646.76	0.00	646.76	0.00
Coupon	06/16/2025	362955AD8	0.00	GMCAR 2025-1 A3 4.62 12/17/2029		5.03%	308.00	0.00	308.00	0.00
Coupon	06/16/2025	38014AAD3	0.00	GMCAR 2024-4 A3 4.4 08/16/2029		4.32%	220.00	0.00	220.00	0.00
Coupon	06/20/2025	362962AD4	0.00	GMALT 2025-2 A3 4.58 05/22/2028		4.84%	253.81	0.00	253.81	0.00
Coupon	06/22/2025	3133ENZC7	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.12 06/22/2026		4.12%	20,600.00	0.00	20,600.00	0.00
Coupon	06/25/2025	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		4.69%	1,726.67	0.00	1,726.67	0.00
Coupon	06/25/2025	437076DB5	0.00	HOME DEPOT INC 4.875 06/25/2027		4.25%	5,484.38	0.00	5,484.38	0.00
Coupon	06/30/2025	91282CMD0	0.00	UNITED STATES TREASURY 4.375 12/31/2029		4.45%	3,281.25	0.00	3,281.25	0.00
Coupon	06/30/2025	91282CMD0	0.00	UNITED STATES TREASURY 4.375 12/31/2029		4.45%	5,468.75	0.00	5,468.75	0.00
Coupon	06/30/2025	91282CEV9	0.00	UNITED STATES TREASURY 3.25 06/30/2029		4.31%	5,687.50	0.00	5,687.50	0.00

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

TRANSACTION LEDGER



City of Campbell | Account #11214 | As of June 30, 2025

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	06/30/2025	91282CHK0	0.00	UNITED STATES TREASURY 4.0 06/30/2028		3.76%	7,000.00	0.00	7,000.00	0.00
Total Coupon			0.00				69,546.32	0.00	69,546.32	0.00
Principal Paydown	06/01/2025	3137FMCR1	160.60	FHMS K-093 A2 2.982 05/25/2029		4.15%	160.60	--	160.60	(0.00)
Principal Paydown	06/15/2025	891940AC2	7,841.16	TAOT 2023-A A3 4.63 09/15/2027		4.63%	7,841.16	--	7,841.16	0.00
Total Principal Paydown			8,001.76				8,001.76	--	8,001.76	(0.00)
TOTAL OTHER TRANSACTIONS			8,001.76				77,548.08	0.00	77,548.08	(0.00)

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED

City of Campbell | Account #11214 | As of June 30, 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						
			8,724.53	0.00	0.00	
CCYUSD	Receivable		0.00	0.00	0.00	0.00
		377.79	0.00	0.00	0.00	
			377.79	0.00	0.00	
X9USDDGCM	DREYFUS GVT CM INST		56,901.57	0.00	0.00	
			465,492.50	474.53	0.00	474.53
		98,732.84	(423,661.23)	0.00	0.00	
			98,732.84	474.53	474.53	
			65,626.10	0.00	0.00	
			465,492.50	474.53	0.00	
			(423,661.23)	0.00	0.00	
Total Cash & Equivalents		99,110.63	99,110.63	474.53	474.53	474.53
FIXED INCOME						
00287YDY2	ABBVIE INC 4.65 03/15/2028	02/18/2025	124,847.94	1,533.85	4.48	
		02/26/2025	0.00	0.00	0.00	488.86
		125,000.00	0.00	2,018.23	4.48	
			124,852.42	484.38	488.86	
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	05/06/2025	169,996.95	363.80	0.05	
		05/13/2025	0.00	646.76	0.00	606.39
		170,000.00	0.00	323.38	0.05	
			169,997.00	606.34	606.39	
02589BAE0	AMXCA 2024-3 A 4.65 07/15/2027	02/20/2025	200,484.31	413.33	0.00	
		02/21/2025	0.00	775.00	(18.77)	756.23
		200,000.00	0.00	413.33	(18.77)	
			200,465.54	775.00	756.23	
02665WFK2	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027	09/18/2024	203,436.86	3,865.56	0.00	
		09/19/2024	0.00	0.00	(134.25)	682.41
		200,000.00	0.00	4,682.22	(134.25)	
			203,302.60	816.67	682.41	
06051GLG2	BANK OF AMERICA CORP 5.202 04/25/2029	08/12/2024	151,998.85	780.30	0.00	
		08/13/2024	0.00	0.00	(56.62)	593.63
		150,000.00	0.00	1,430.55	(56.62)	
			151,942.23	650.25	593.63	

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED

City of Campbell | Account #11214 | As of June 30, 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
06051GMK2	BANK OF AMERICA CORP 4.979 01/24/2029	01/17/2025 01/24/2025 150,000.00	150,000.00 0.00 0.00 150,000.00	2,634.72 0.00 3,257.10 622.38	0.00 0.00 0.00 622.38	622.38
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	01/22/2025 01/27/2025 100,000.00	100,000.00 0.00 0.00 100,000.00	1,723.60 0.00 2,140.60 417.00	0.00 0.00 0.00 417.00	417.00
06406RBG1	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028	09/05/2024 09/06/2024 225,000.00	223,624.73 0.00 0.00 223,680.33	4,191.60 4,491.00 449.10 748.50	55.60 0.00 55.60 804.10	804.10
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	 400,000.00	403,637.99 0.00 0.00 403,531.82	345.33 1,726.67 345.33 1,726.67	0.00 (106.17) (106.17) 1,620.50	1,620.50
13063EGT7	CALIFORNIA STATE 4.5 08/01/2029	10/30/2024 11/05/2024 205,000.00	205,950.46 0.00 0.00 205,931.72	3,075.00 0.00 3,843.75 768.75	0.00 (18.73) (18.73) 750.02	750.02
14913UAU4	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029	11/12/2024 11/15/2024 250,000.00	249,636.69 0.00 0.00 249,643.38	522.22 0.00 1,501.39 979.17	6.70 0.00 6.70 985.86	985.86
17275RBW1	CISCO SYSTEMS INC 4.55 02/24/2028	03/11/2025 03/12/2025 250,000.00	251,437.12 0.00 0.00 251,392.54	3,064.93 0.00 4,012.85 947.92	0.00 (44.58) (44.58) 903.33	903.33
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	08/12/2024 08/13/2024 225,000.00	228,619.51 0.00 0.00 228,545.69	5,153.13 5,456.25 606.25 909.38	0.00 (73.82) (73.82) 835.56	835.56
26442CAY0	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029	12/18/2024 12/19/2024 250,000.00	228,782.87 0.00 0.00 229,197.27	1,803.47 0.00 2,313.89 510.42	414.40 0.00 414.40 924.81	924.81

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED



City of Campbell | Account #11214 | As of June 30, 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
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	1,644.44 0.00 2,311.11 666.67	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 250,000.00	500,000.00 0.00 (250,000.00) 250,000.00	1,372.50 753.75 855.00 236.25	0.00 0.00 0.00 236.25	236.25
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	18,196.67 20,600.00 1,030.00 3,433.33	0.00 0.00 0.00 3,433.33	3,433.33
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	15,290.00 0.00 18,590.00 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	245,523.25 0.00 0.00 245,817.13	650.00 650.00 650.00 650.00	293.88 0.00 293.88 943.88	943.88
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	11/21/2024 11/26/2024 250,000.00	245,124.02 0.00 0.00 245,250.45	812.50 812.50 812.50 812.50	126.43 0.00 126.43 938.93	938.93
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	06/10/2025 06/13/2025 250,000.00	0.00 246,992.19 0.00 247,038.23	0.00 (326.67) 816.67 490.00	46.04 0.00 46.04 536.03	536.03
3137FKSHO	FHMS K-086 A2 3.859 11/25/2028	09/18/2024 09/23/2024 150,000.00	150,004.88 0.00 0.00 150,004.76	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	288,678.57 0.00 0.00 288,926.67	876.25 876.25 876.25 876.25	248.10 0.00 248.10 1,124.35	1,124.35

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED



City of Campbell | Account #11214 | As of June 30, 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
3137FMCR1	FHMS K-093 A2 2.982 05/25/2029	10/16/2024	142,985.03	370.44	134.08	504.12
		10/21/2024	0.00	370.44	0.00	
		148,909.71	(160.60)	370.04	134.08	
			142,958.51	370.04	504.12	
3137FNAEO	FHMS K-095 A2 2.785 06/25/2029	03/13/2025	235,453.76	580.21	298.69	878.90
		03/18/2025	0.00	580.21	0.00	
		250,000.00	0.00	580.21	298.69	
			235,752.45	580.21	878.90	
3137FPHK4	FHMS K-098 A2 2.425 08/25/2029	10/17/2024	279,443.67	606.25	405.18	1,011.43
		10/22/2024	0.00	606.25	0.00	
		300,000.00	0.00	606.25	405.18	
			279,848.85	606.25	1,011.43	
3137FRUJ8	FHMS K-105 A2 1.872 01/25/2030	03/17/2025	246,126.53	429.00	517.14	946.14
		03/20/2025	0.00	429.00	0.00	
		275,000.00	0.00	429.00	517.14	
			246,643.66	429.00	946.14	
34535VAD6	FORDO 2024-D A3 4.61 08/15/2029	11/19/2024	119,996.58	245.87	0.07	461.07
		11/22/2024	0.00	461.00	0.00	
		120,000.00	0.00	245.87	0.07	
			119,996.64	461.00	461.07	
362955AD8	GMCAR 2025-1 A3 4.62 12/17/2029	01/09/2025	79,994.51	154.00	0.10	308.10
		01/15/2025	0.00	308.00	0.00	
		80,000.00	0.00	154.00	0.10	
			79,994.61	308.00	308.10	
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	05/20/2025	94,998.42	24.17	0.04	362.63
		05/29/2025	0.00	253.81	0.00	
		95,000.00	0.00	132.95	0.04	
			94,998.47	362.59	362.63	
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	10/08/2024	59,989.93	110.00	0.20	220.20
		10/16/2024	0.00	220.00	0.00	
		60,000.00	0.00	110.00	0.20	
			59,990.13	220.00	220.20	
437076DB5	HOME DEPOT INC 4.875 06/25/2027	08/12/2024	227,609.21	4,753.13	0.00	805.80
		08/13/2024	0.00	5,484.38	(108.27)	
		225,000.00	0.00	182.81	(108.27)	
			227,500.94	914.07	805.80	

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED

City of Campbell | Account #11214 | As of June 30, 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
44935XAD7	HART 2025-B A3 4.36 12/17/2029	06/03/2025 06/11/2025 80,000.00	0.00 79,992.78 0.00 79,992.87	0.00 0.00 193.78 193.78	0.09 0.00 0.09 193.87	193.87
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	12/13/2024 12/16/2024 350,000.00	344,286.58 0.00 0.00 344,393.84	1,695.31 0.00 2,825.52 1,130.21	107.26 0.00 107.26 1,237.47	1,237.47
459058LR2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030	03/14/2025 03/20/2025 125,000.00	124,571.59 0.00 0.00 124,578.92	1,016.93 0.00 1,446.61 429.69	7.33 0.00 7.33 437.02	437.02
46647PDG8	JPMORGAN CHASE & CO 4.851 07/25/2028	08/12/2024 08/13/2024 150,000.00	150,679.81 0.00 0.00 150,653.79	2,546.78 0.00 3,153.15 606.38	0.00 (26.01) (26.01) 580.36	580.36
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	01/16/2025 01/24/2025 115,000.00	115,000.00 0.00 0.00 115,000.00	1,993.99 0.00 2,465.01 471.02	0.00 0.00 0.00 471.02	471.02
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	03/04/2025 03/11/2025 100,000.00	99,994.02 0.00 0.00 99,994.14	188.00 352.50 188.00 352.50	0.11 0.00 0.11 352.61	352.61
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	02/20/2025 02/21/2025 200,000.00	201,082.46 0.00 0.00 201,046.25	440.89 826.67 440.89 826.67	0.00 (36.20) (36.20) 790.47	790.47
532457CQ9	ELI LILLY AND CO 4.2 08/14/2029	08/12/2024 08/14/2024 235,000.00	234,806.40 0.00 0.00 234,810.19	2,933.58 0.00 3,756.08 822.50	3.78 0.00 3.78 826.28	826.28
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	03/24/2025 03/25/2025 250,000.00	249,764.17 0.00 0.00 249,768.22	2,454.17 0.00 3,422.92 968.75	4.05 0.00 4.05 972.80	972.80

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED

City of Campbell | Account #11214 | As of June 30, 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
58773DAD6	MBART 2025-1 A3 4.78 12/17/2029	01/14/2025 01/23/2025 115,000.00	114,977.30 0.00 0.00 114,977.71	244.31 458.08 244.31 458.08	0.41 0.00 0.41 458.49	458.49
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	02/20/2025 02/21/2025 250,000.00	250,519.12 0.00 0.00 250,509.85	3,918.75 0.00 4,950.00 1,031.25	0.00 (9.26) (9.26) 1,021.99	1,021.99
69371RT71	PACCAR FINANCIAL CORP 4.55 05/08/2030	05/05/2025 05/08/2025 230,000.00	229,648.19 0.00 0.00 229,654.04	668.60 0.00 1,540.68 872.08	5.86 0.00 5.86 877.94	877.94
78017FZQ9	ROYAL BANK OF CANADA 4.51 10/18/2027	11/05/2024 11/06/2024 250,000.00	249,196.42 0.00 0.00 249,224.16	1,346.74 0.00 2,286.32 939.58	27.74 0.00 27.74 967.32	967.32
857477CP6	STATE STREET CORP 4.33 10/22/2027	11/07/2024 11/08/2024 250,000.00	248,815.62 0.00 0.00 248,856.32	1,172.71 0.00 2,074.79 902.08	40.70 0.00 40.70 942.78	942.78
89115A3E0	TORONTO-DOMINION BANK 4.861 01/31/2028	01/28/2025 01/31/2025 225,000.00	225,000.00 0.00 0.00 225,000.00	3,676.13 0.00 4,587.57 911.44	0.00 0.00 0.00 911.44	911.44
891940AC2	TAOT 2023-A A3 4.63 09/15/2027	11/14/2024 11/15/2024 94,107.40	101,977.10 0.00 (7,841.16) 94,132.16	209.79 393.35 193.65 377.21	0.00 (3.77) (3.77) 373.44	373.44
89231HAD8	TAOT 2025-B A3 4.34 11/15/2029	04/24/2025 04/30/2025 65,000.00	64,996.35 0.00 0.00 64,996.42	125.38 235.08 125.38 235.08	0.07 0.00 0.07 235.15	235.15
89236TMK8	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029	08/12/2024 08/13/2024 225,000.00	225,476.13 0.00 0.00 225,466.79	3,185.00 0.00 4,038.13 853.13	0.00 (9.34) (9.34) 843.79	843.79

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED



City of Campbell | Account #11214 | As of June 30, 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
89236TNA9	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030	01/06/2025 01/09/2025 170,000.00	169,664.69 0.00 0.00 169,670.67	3,319.25 0.00 4,020.50 701.25	5.98 0.00 5.98 707.23	707.23
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	10/10/2024 10/17/2024 60,000.00	59,997.10 0.00 0.00 59,997.16	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	200,875.38 0.00 0.00 200,848.45	3,102.00 0.00 3,877.50 775.50	0.00 (26.93) (26.93) 748.57	748.57
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	11/18/2024 11/19/2024 350,000.00	336,366.85 0.00 0.00 336,641.35	4,776.24 5,687.50 30.91 942.17	274.49 0.00 274.49 1,216.66	1,216.66
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	10/31/2024 11/01/2024 350,000.00	349,616.91 0.00 0.00 349,630.42	2,445.70 0.00 3,629.10 1,183.40	13.50 0.00 13.50 1,196.91	1,196.91
91282CGP0	UNITED STATES TREASURY 4.0 02/29/2028	08/08/2024 08/09/2024 375,000.00	376,198.91 0.00 0.00 376,163.05	3,790.76 0.00 5,013.59 1,222.83	0.00 (35.86) (35.86) 1,186.97	1,186.97
91282CGR6	UNITED STATES TREASURY 4.625 03/15/2026	08/20/2024 08/21/2024 350,000.00	351,278.17 0.00 0.00 351,144.56	3,431.05 0.00 4,750.68 1,319.63	0.00 (133.61) (133.61) 1,186.03	1,186.03
91282CHH7	UNITED STATES TREASURY 4.125 06/15/2026	08/08/2024 08/09/2024 0.00	375,098.70 0.00 (375,097.40) 0.00	7,139.42 7,351.91 0.00 212.49	0.00 (1.30) (1.30) 211.18	211.18
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	08/20/2024 08/21/2024 350,000.00	352,401.55 0.00 0.00 352,337.51	5,878.45 7,000.00 38.04 1,159.59	0.00 (64.04) (64.04) 1,095.55	1,095.55

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED



City of Campbell | Account #11214 | As of June 30, 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
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	08/30/2024 08/30/2024 375,000.00	378,555.94 0.00 0.00 378,343.01	2,227.20 0.00 3,648.82 1,421.62	0.00 (212.93) (212.93) 1,208.69	1,208.69
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	08/08/2024 08/09/2024 375,000.00	386,934.91 0.00 0.00 386,648.02	1,589.67 0.00 3,079.99 1,490.32	0.00 (286.90) (286.90) 1,203.42	1,203.42
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	11/26/2024 11/27/2024 375,000.00	375,515.81 0.00 0.00 375,504.50	4,027.68 0.00 5,326.94 1,299.25	0.00 (11.31) (11.31) 1,287.94	1,287.94
91282CKE0	UNITED STATES TREASURY 4.25 03/15/2027	08/20/2024 08/21/2024 350,000.00	352,314.23 0.00 0.00 352,207.75	3,152.85 0.00 4,365.49 1,212.64	0.00 (106.48) (106.48) 1,106.15	1,106.15
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	11/18/2024 11/19/2024 350,000.00	347,802.74 0.00 0.00 347,849.86	2,445.70 0.00 3,629.10 1,183.40	47.12 0.00 47.12 1,230.52	1,230.52
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	08/08/2024 08/09/2024 375,000.00	385,423.84 0.00 0.00 385,205.00	1,508.15 0.00 2,922.04 1,413.89	0.00 (218.83) (218.83) 1,195.06	1,195.06
91282CKZ3	UNITED STATES TREASURY 4.375 07/15/2027	08/08/2024 08/09/2024 375,000.00	378,475.54 0.00 0.00 378,340.83	6,209.00 0.00 7,568.63 1,359.63	0.00 (134.71) (134.71) 1,224.92	1,224.92
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	08/20/2024 08/21/2024 350,000.00	353,905.53 0.00 0.00 353,828.50	4,679.56 0.00 5,839.78 1,160.22	0.00 (77.03) (77.03) 1,083.19	1,083.19
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	400,000.00	400,469.93 0.00 0.00 400,460.85	3,664.40 0.00 4,846.47 1,182.07	35.61 (44.69) (9.08) 1,172.98	1,172.98

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED

City of Campbell | Account #11214 | As of June 30, 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
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	400,000.00	390,772.08 0.00 0.00 390,947.07	2,371.58 0.00 3,519.13 1,147.54	174.99 0.00 174.99 1,322.53	1,322.53
91282CLRO	UNITED STATES TREASURY 4.125 10/31/2029	400,000.00	396,747.06 0.00 0.00 396,807.56	1,434.78 0.00 2,779.89 1,345.11	60.50 0.00 60.50 1,405.61	1,405.61
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	12/11/2024 12/12/2024 400,000.00	400,495.33 0.00 0.00 400,486.28	45.08 8,250.00 1,397.54 9,602.46	0.00 (9.04) (9.04) 9,593.41	9,593.41
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	400,000.00	398,778.93 0.00 0.00 398,800.81	7,348.07 8,750.00 47.55 1,449.49	24.93 (3.05) 21.88 1,471.37	1,471.37
91282CMU2	UNITED STATES TREASURY 4.0 03/31/2030	04/07/2025 04/08/2025 300,000.00	303,274.75 0.00 0.00 303,219.06	2,032.79 0.00 3,016.39 983.61	0.00 (55.69) (55.69) 927.91	927.91
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	06/09/2025 06/10/2025 350,000.00	0.00 348,742.19 0.00 348,756.74	0.00 (382.51) 1,185.79 803.28	14.55 0.00 14.55 817.83	817.83
91324PEY4	UNITEDHEALTH GROUP INC 4.6 04/15/2027	09/18/2024 09/19/2024 240,000.00	243,124.42 0.00 0.00 242,980.66	1,410.67 0.00 2,330.67 920.00	0.00 (143.76) (143.76) 776.24	776.24
92970QAE5	WFCIT 2024-2 A 4.29 10/15/2029	10/17/2024 10/24/2024 110,000.00	109,985.63 0.00 0.00 109,985.90	209.73 393.25 209.73 393.25	0.27 0.00 0.27 393.52	393.52
931142FN8	WALMART INC 4.35 04/28/2030	04/23/2025 04/28/2025 185,000.00	184,685.91 0.00 0.00 184,691.17	737.69 0.00 1,408.31 670.63	5.26 0.00 5.26 675.88	675.88

Attachment: Chandler BNY Investment statement- 6.30.25 (Monthly Investment Transactions Report June

INCOME EARNED

City of Campbell | Account #11214 | As of June 30, 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
			20,397,934.76	182,980.50	3,405.83	
			675,727.16	85,192.80	(2,212.11)	
			(633,099.16)	173,105.70	1,193.72	
Total Fixed Income		20,528,017.11	20,441,756.48	75,318.00	76,511.72	76,511.72
			20,463,560.86	182,980.50	3,405.83	
			1,141,219.66	85,667.33	(2,212.11)	
			(1,056,760.39)	173,105.70	1,193.72	
TOTAL PORTFOLIO		20,627,127.74	20,540,867.11	75,792.53	76,986.25	76,986.25

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JULY 2025							
07/01/2025	Dividend	262006208	0.00		377.79		377.79
07/01/2025	Dividend	X9USDDGCM	98,732.84	DREYFUS GVT CM INST	377.79		377.79
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	3133ENZ9	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	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
07/15/2025	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
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	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		329.42	329.42
07/15/2025	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
07/15/2025	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		826.67	826.67
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	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		360.55	360.55
07/15/2025	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	7,745.96		7,745.96
07/15/2025	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
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		308.00	308.00
07/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
07/21/2025	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
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	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,726.67	1,726.67
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	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
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

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/25/2025	Coupon	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029		370.04	370.04
07/25/2025	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	174.79		174.79
07/25/2025	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
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	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
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	250,000.00	FEDERAL HOME LOAN BANKS 0.81 07/29/2025		1,012.50	1,012.50
07/29/2025	Final Maturity	3130APFH3	250,000.00	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	250,000.00		250,000.00
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
July 2025 Total					258,676.33	76,567.42	335,243.76
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
08/07/2025	Coupon	63743HFX5	250,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		6,187.50	6,187.50
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	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
08/15/2025	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
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	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
08/15/2025	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
08/15/2025	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		826.67	826.67
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	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		330.66	330.66
08/15/2025	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	7,734.61		7,734.61
08/15/2025	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
08/15/2025	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
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		308.00	308.00
08/18/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
08/20/2025	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
08/25/2025	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,726.67	1,726.67
08/25/2025	Coupon	17275RBW1	250,000.00	CISCO SYSTEMS INC 4.55 02/24/2028		5,687.50	5,687.50
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	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
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	148,909.71	FHMS K-093 A2 2.982 05/25/2029		369.61	369.61
08/25/2025	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	161.47		161.47
08/25/2025	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
08/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
08/25/2025	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
August 2025 Total					7,896.08	47,462.72	55,358.80
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	00287YDY2	125,000.00	ABBVIE INC 4.65 03/15/2028		3,213.02	3,213.02
09/15/2025	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
09/15/2025	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
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	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
09/15/2025	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
09/15/2025	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		826.67	826.67
09/15/2025	Coupon	571748CA8	250,000.00	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030		5,812.50	5,812.50
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	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		300.82	300.82

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2025	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	7,351.42		7,351.42
09/15/2025	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
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		308.00	308.00
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
09/22/2025	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
09/22/2025	Coupon	459058LR2	125,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030		2,578.13	2,578.13
09/25/2025	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,726.67	1,726.67
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	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
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	148,909.71	FHMS K-093 A2 2.982 05/25/2029		369.21	369.21
09/25/2025	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	161.95		161.95
09/25/2025	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
09/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
09/25/2025	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
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
09/30/2025	Coupon	91282CMU2	300,000.00	UNITED STATES TREASURY 4.0 03/31/2030		6,000.00	6,000.00
September 2025 Total					1,007,513.37	94,466.88	1,101,980.25
OCTOBER 2025							
10/15/2025	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/15/2025	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
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	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
10/15/2025	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
10/15/2025	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		826.67	826.67
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	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		272.45	272.45
10/15/2025	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	7,052.92		7,052.92
10/15/2025	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
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		308.00	308.00
10/16/2025	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
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	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
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	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,726.67	1,726.67
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	532.32		532.32
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	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
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	148,909.71	FHMS K-093 A2 2.982 05/25/2029		368.80	368.80
10/27/2025	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	176.17		176.17
10/27/2025	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
10/27/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/27/2025	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
10/28/2025	Coupon	931142FN8	185,000.00	WALMART INC 4.35 04/28/2030		4,023.75	4,023.75
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					7,761.41	79,157.84	86,919.25
NOVEMBER 2025							
11/10/2025	Coupon	69371RT71	230,000.00	PACCAR FINANCIAL CORP 4.55 05/08/2030		5,232.50	5,232.50
11/17/2025	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
11/17/2025	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
11/17/2025	Coupon	14913UUAU4	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		308.00	308.00
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	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
11/17/2025	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
11/17/2025	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		826.67	826.67
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	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		245.24	245.24
11/17/2025	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	6,869.15		6,869.15
11/17/2025	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
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
11/20/2025	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
11/25/2025	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,726.67	1,726.67
11/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		648.62	648.62
11/25/2025	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	507.31		507.31
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	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
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

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/25/2025	Coupon	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029		368.37	368.37
11/25/2025	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	162.95		162.95
11/25/2025	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
11/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
11/25/2025	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
November 2025 Total					7,539.41	24,225.43	31,764.84
DECEMBER 2025							
12/01/2025	Coupon	91282CMA6	400,000.00	UNITED STATES TREASURY 4.125 11/30/2029		8,250.00	8,250.00
12/01/2025	Coupon	91282CNG2	350,000.00	UNITED STATES TREASURY 4.0 05/31/2030		7,000.00	7,000.00
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	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
12/15/2025	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
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	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
12/15/2025	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
12/15/2025	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		826.67	826.67
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	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		218.74	218.74
12/15/2025	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	6,438.08		6,438.08
12/15/2025	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
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	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		308.00	308.00
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
12/22/2025	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
12/25/2025	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,726.67	1,726.67
12/25/2025	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		647.30	647.30

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/25/2025	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	534.82		534.82
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	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
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	148,909.71	FHMS K-093 A2 2.982 05/25/2029		367.96	367.96
12/25/2025	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	177.12		177.12
12/25/2025	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
12/25/2025	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
12/25/2025	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
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					7,150.02	85,808.83	92,958.85
JANUARY 2026							
01/09/2026	Coupon	02665WFK2	200,000.00	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027		4,900.00	4,900.00
01/09/2026	Coupon	89236TNA9	170,000.00	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030		4,207.50	4,207.50
01/12/2026	Coupon	3133ENZ9	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.96 07/12/2027		19,800.00	19,800.00
01/15/2026	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
01/15/2026	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
01/15/2026	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
01/15/2026	Coupon	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
01/15/2026	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
01/15/2026	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		826.67	826.67
01/15/2026	Principal Paydown	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028	15,968.93		15,968.93
01/15/2026	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
01/15/2026	Coupon	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		193.90	193.90
01/15/2026	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	5,801.33		5,801.33

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2026	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
01/15/2026	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
01/15/2026	Coupon	91282CKZ3	375,000.00	UNITED STATES TREASURY 4.375 07/15/2027		8,203.13	8,203.13
01/15/2026	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
01/16/2026	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		308.00	308.00
01/16/2026	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
01/20/2026	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
01/26/2026	Coupon	06051GMK2	150,000.00	BANK OF AMERICA CORP 4.979 01/24/2029		3,734.25	3,734.25
01/26/2026	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,726.67	1,726.67
01/26/2026	Principal Paydown	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029	8,317.04		8,317.04
01/26/2026	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		645.91	645.91
01/26/2026	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	10,271.51		10,271.51
01/26/2026	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
01/26/2026	Coupon	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
01/26/2026	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
01/26/2026	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
01/26/2026	Coupon	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029		367.52	367.52
01/26/2026	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	163.97		163.97
01/26/2026	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
01/26/2026	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
01/26/2026	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
01/26/2026	Coupon	46647PDG8	150,000.00	JPMORGAN CHASE & CO 4.851 07/25/2028		3,638.25	3,638.25
01/26/2026	Coupon	46647PEU6	115,000.00	JPMORGAN CHASE & CO 4.915 01/24/2029		2,826.13	2,826.13
01/27/2026	Coupon	06368MJG0	100,000.00	BANK OF MONTREAL 5.004 01/27/2029		2,502.00	2,502.00
January 2026 Total					40,522.77	62,874.28	103,397.05
FEBRUARY 2026							
02/02/2026	Coupon	13063EGT7	205,000.00	CALIFORNIA STATE 4.5 08/01/2029		4,612.50	4,612.50
02/02/2026	Coupon	89115A3E0	225,000.00	TORONTO-DOMINION BANK 4.861 01/31/2028		5,468.63	5,468.63
02/02/2026	Coupon	91159HJK7	200,000.00	US BANCORP 4.653 02/01/2029		4,653.00	4,653.00
02/02/2026	Coupon	91282CLC3	350,000.00	UNITED STATES TREASURY 4.0 07/31/2029		7,000.00	7,000.00
02/09/2026	Coupon	63743HFX5	250,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		6,187.50	6,187.50

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/09/2026	Coupon	89236TMK8	225,000.00	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029		5,118.75	5,118.75
02/16/2026	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
02/16/2026	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		308.00	308.00
02/16/2026	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
02/16/2026	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
02/16/2026	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		760.66	760.66
02/16/2026	Principal Paydown	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028	12,054.06		12,054.06
02/16/2026	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
02/16/2026	Coupon	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		171.51	171.51
02/16/2026	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	5,726.17		5,726.17
02/16/2026	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
02/16/2026	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
02/17/2026	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
02/17/2026	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
02/17/2026	Coupon	26442CAY0	250,000.00	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029		3,062.50	3,062.50
02/17/2026	Coupon	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
02/17/2026	Coupon	532457CQ9	235,000.00	ELI LILLY AND CO 4.2 08/14/2029		4,935.00	4,935.00
02/17/2026	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
02/20/2026	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
02/24/2026	Coupon	17275RBW1	250,000.00	CISCO SYSTEMS INC 4.55 02/24/2028		5,687.50	5,687.50
02/25/2026	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,690.76	1,690.76
02/25/2026	Principal Paydown	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029	21,811.46		21,811.46
02/25/2026	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		619.20	619.20
02/25/2026	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	2,104.59		2,104.59
02/25/2026	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
02/25/2026	Coupon	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
02/25/2026	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
02/25/2026	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
02/25/2026	Coupon	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029		367.11	367.11
02/25/2026	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	164.45		164.45
02/25/2026	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/25/2026	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
02/25/2026	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
February 2026							
Total					41,860.72	59,637.00	101,497.72
MARCH 2026							
03/02/2026	Coupon	91282CGP0	375,000.00	UNITED STATES TREASURY 4.0 02/29/2028		7,500.00	7,500.00
03/02/2026	Coupon	91282CKD2	375,000.00	UNITED STATES TREASURY 4.25 02/28/2029		7,968.75	7,968.75
03/02/2026	Coupon	91282CLK5	400,000.00	UNITED STATES TREASURY 3.625 08/31/2029		7,250.00	7,250.00
03/16/2026	Coupon	00287YDY2	125,000.00	ABBVIE INC 4.65 03/15/2028		2,906.25	2,906.25
03/16/2026	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
03/16/2026	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
03/16/2026	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
03/16/2026	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		308.00	308.00
03/16/2026	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
03/16/2026	Coupon	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
03/16/2026	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
03/16/2026	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		710.84	710.84
03/16/2026	Principal Paydown	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028	8,417.61		8,417.61
03/16/2026	Coupon	571748CA8	250,000.00	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030		5,812.50	5,812.50
03/16/2026	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
03/16/2026	Coupon	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		149.42	149.42
03/16/2026	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	5,570.17		5,570.17
03/16/2026	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
03/16/2026	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
03/16/2026	Coupon	91282CGR6	350,000.00	UNITED STATES TREASURY 4.625 03/15/2026		8,093.75	8,093.75
03/16/2026	Final Maturity	91282CGR6	350,000.00	UNITED STATES TREASURY 4.625 03/15/2026	350,000.00		350,000.00
03/16/2026	Coupon	91282CKE0	350,000.00	UNITED STATES TREASURY 4.25 03/15/2027		7,437.50	7,437.50
03/16/2026	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
03/20/2026	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
03/20/2026	Coupon	459058LR2	125,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030		2,578.13	2,578.13

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/25/2026	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,596.61	1,596.61
03/25/2026	Principal Paydown	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029	21,143.27		21,143.27
03/25/2026	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		613.73	613.73
03/25/2026	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	18,533.65		18,533.65
03/25/2026	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
03/25/2026	Coupon	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
03/25/2026	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
03/25/2026	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
03/25/2026	Coupon	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029		366.70	366.70
03/25/2026	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	205.69		205.69
03/25/2026	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
03/25/2026	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
03/25/2026	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
03/31/2026	Coupon	91282CFM8	350,000.00	UNITED STATES TREASURY 4.125 09/30/2027		7,218.75	7,218.75
03/31/2026	Coupon	91282CKG5	350,000.00	UNITED STATES TREASURY 4.125 03/31/2029		7,218.75	7,218.75
03/31/2026	Coupon	91282CLN9	400,000.00	UNITED STATES TREASURY 3.5 09/30/2029		7,000.00	7,000.00
03/31/2026	Coupon	91282CMU2	300,000.00	UNITED STATES TREASURY 4.0 03/31/2030		6,000.00	6,000.00
March 2026 Total					403,870.39	89,724.05	493,594.44
APRIL 2026							
04/15/2026	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
04/15/2026	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00
04/15/2026	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
04/15/2026	Coupon	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
04/15/2026	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
04/15/2026	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		676.05	676.05
04/15/2026	Principal Paydown	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028	10,426.53		10,426.53
04/15/2026	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
04/15/2026	Coupon	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		127.93	127.93
04/15/2026	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	5,724.99		5,724.99
04/15/2026	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
04/15/2026	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
04/15/2026	Coupon	91282CJC6	375,000.00	UNITED STATES TREASURY 4.625 10/15/2026		8,671.88	8,671.88

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/15/2026	Coupon	91324PEY4	240,000.00	UNITEDHEALTH GROUP INC 4.6 04/15/2027		5,520.00	5,520.00
04/15/2026	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
04/16/2026	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		308.00	308.00
04/16/2026	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
04/16/2026	Coupon	459058LN1	350,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		6,781.25	6,781.25
04/20/2026	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
04/20/2026	Coupon	78017FZQ9	250,000.00	ROYAL BANK OF CANADA 4.51 10/18/2027		5,637.50	5,637.50
04/22/2026	Coupon	857477CP6	250,000.00	STATE STREET CORP 4.33 10/22/2027		5,412.50	5,412.50
04/27/2026	Coupon	06051GLG2	150,000.00	BANK OF AMERICA CORP 5.202 04/25/2029		3,901.50	3,901.50
04/27/2026	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,505.34	1,505.34
04/27/2026	Principal Paydown	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029	21,258.56		21,258.56
04/27/2026	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		565.54	565.54
04/27/2026	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	450.32		450.32
04/27/2026	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
04/27/2026	Coupon	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
04/27/2026	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
04/27/2026	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
04/27/2026	Coupon	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029		366.19	366.19
04/27/2026	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	165.57		165.57
04/27/2026	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
04/27/2026	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
04/27/2026	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
04/28/2026	Coupon	931142FN8	185,000.00	WALMART INC 4.35 04/28/2030		4,023.75	4,023.75
04/30/2026	Coupon	91282CJF9	375,000.00	UNITED STATES TREASURY 4.875 10/31/2028		9,140.63	9,140.63
04/30/2026	Coupon	91282CKP5	375,000.00	UNITED STATES TREASURY 4.625 04/30/2029		8,671.88	8,671.88
04/30/2026	Coupon	91282CLR0	400,000.00	UNITED STATES TREASURY 4.125 10/31/2029		8,250.00	8,250.00
April 2026 Total					38,025.98	78,554.30	116,580.28
MAY 2026							
05/08/2026	Coupon	69371RT71	230,000.00	PACCAR FINANCIAL CORP 4.55 05/08/2030		5,232.50	5,232.50
05/15/2026	Coupon	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030		606.33	606.33
05/15/2026	Coupon	02589BAE0	200,000.00	AMXCA 2024-3 A 4.65 07/15/2027		775.00	775.00

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

CASH FLOW REPORT



City of Campbell | Account #11214 | As of June 30, 2025

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/15/2026	Coupon	14913UUA4	250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029		5,875.00	5,875.00
05/15/2026	Coupon	34535VAD6	120,000.00	FORDO 2024-D A3 4.61 08/15/2029		461.00	461.00
05/15/2026	Coupon	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029		290.67	290.67
05/15/2026	Coupon	47800DAD6	100,000.00	JDOT 2025 A3 4.23 09/17/2029		352.50	352.50
05/15/2026	Coupon	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028		632.95	632.95
05/15/2026	Principal Paydown	47800RAD5	200,000.00	JDOT 2024 A3 4.96 11/15/2028	10,052.73		10,052.73
05/15/2026	Coupon	58773DAD6	115,000.00	MBART 2025-1 A3 4.78 12/17/2029		458.08	458.08
05/15/2026	Coupon	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027		105.84	105.84
05/15/2026	Principal Paydown	891940AC2	94,107.40	TAOT 2023-A A3 4.63 09/15/2027	5,524.56		5,524.56
05/15/2026	Coupon	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029		235.08	235.08
05/15/2026	Coupon	89239TAD4	60,000.00	TAOT 2024-D A3 4.4 06/15/2029		220.00	220.00
05/15/2026	Coupon	92970QAE5	110,000.00	WFCIT 2024-2 A 4.29 10/15/2029		393.25	393.25
05/18/2026	Coupon	362955AD8	80,000.00	GMCAR 2025-1 A3 4.62 12/17/2029		308.00	308.00
05/18/2026	Coupon	38014AAD3	60,000.00	GMCAR 2024-4 A3 4.4 08/16/2029		220.00	220.00
05/20/2026	Coupon	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/22/2028		379.21	379.21
05/25/2026	Coupon	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029		1,413.58	1,413.58
05/25/2026	Principal Paydown	096919AD7	400,000.00	BMWOT 2024-A A3 5.18 02/26/2029	20,405.02		20,405.02
05/25/2026	Coupon	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026		564.37	564.37
05/25/2026	Principal Paydown	3137BSRE5	250,000.00	FHMS K-059 A2 3.12 09/25/2026	474.41		474.41
05/25/2026	Coupon	3137FJEH8	250,000.00	FHMS K-081 A2 3.9 08/25/2028		812.50	812.50
05/25/2026	Coupon	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028		816.67	816.67
05/25/2026	Coupon	3137FKSH0	150,000.00	FHMS K-086 A2 3.859 11/25/2028		482.38	482.38
05/25/2026	Coupon	3137FLN91	300,000.00	FHMS K-091 A2 3.505 03/25/2029		876.25	876.25
05/25/2026	Coupon	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029		365.78	365.78
05/25/2026	Principal Paydown	3137FMCR1	148,909.71	FHMS K-093 A2 2.982 05/25/2029	179.57		179.57
05/25/2026	Coupon	3137FNAE0	250,000.00	FHMS K-095 A2 2.785 06/25/2029		580.21	580.21
05/25/2026	Coupon	3137FPHK4	300,000.00	FHMS K-098 A2 2.425 08/25/2029		606.25	606.25
05/25/2026	Coupon	3137FRUJ8	275,000.00	FHMS K-105 A2 1.872 01/25/2030		429.00	429.00
May 2026 Total					36,636.30	23,492.39	60,128.69
Grand Total			82,760,109.21		1,857,452.78	721,971.15	2,579,423.93

Attachment: Chandler BNY Investment statement-6.30.25 (Monthly Investment Transactions Report June

IMPORTANT DISCLOSURES

City of Campbell | Account #11214 | As of June 30, 2025

Chandler Asset Management, Inc. (“Chandler”) is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

Information contained in this monthly statement is confidential and is provided for informational purposes only and should not be construed as specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of this statement, but may become outdated or superseded at any time without notice.

Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client’s Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Source ICE Data Indices, LLC (“ICE”), used with permission. ICE PERMITS USE OF THE ICE INDICES AND RELATED DATA ON AN “AS IS” BASIS; ICE, ITS AFFILIATES AND THEIR RESPECTIVE THIRD PARTY SUPPLIERS DISCLAIM ANY AND ALL WARRANTIES AND REPRESENTATIONS, EXPRESS AND/OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, INCLUDING THE INDICES, INDEX DATA AND ANY DATA INCLUDED IN, RELATED TO, OR DERIVED THEREFROM. NEITHER ICE DATA, ITS AFFILIATES OR THEIR RESPECTIVE THIRD PARTY PROVIDERS GUARANTEE THE QUALITY, ADEQUACY, ACCURACY, TIMELINESS OR COMPLETENESS OF THE INDICES OR THE INDEX DATA OR ANY COMPONENT THEREOF, AND THE INDICES AND INDEX DATA AND ALL COMPONENTS THEREOF ARE PROVIDED ON AN “AS IS” BASIS AND LICENSEE’S USE IS AT LICENSEE’S OWN RISK. ICE DATA, ITS AFFILIATES AND THEIR RESPECTIVE THIRD PARTY DO NOT SPONSOR, ENDORSE, OR RECOMMEND CHANDLER, OR ANY OF ITS PRODUCTS OR SERVICES.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody’s, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities (“MBS”) reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a high rating by S&P, Moody’s and Fitch respectively.

BENCHMARK INDEX & DISCLOSURES

City of Campbell | Account #11214 | As of June 30, 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.



*City
Council
Report*

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

TITLE: Investment Report - Quarter Ending June 2025

RECOMMENDED ACTION

That the City Council approve the Investment Report for the quarter ending June 2025 and the report be noted and filed.

DISCUSSION

The City invests in fixed income securities of varying maturities providing sufficient liquidity to meet the City's operational needs as well as safety and return objectives as specified in the City's FY 2024-25 Investment Strategy <<https://www.campbellca.gov/AgendaCenter/ViewFile/Agenda/09172024-2975#page=359>>; discussed with the City Council on September 17, 2024.

During the quarter ending June 30, 2025, the City's overall pooled investment portfolio increased \$658,000 to \$71.3 million as shown in **Table 1** below; primarily with increased LAIF and CAMP deposits, balancing operational cash flow needs with investments, driven by large secured personal property receipts typically received this period along with sales tax and with other expected revenue sources, offset by Measure O project and other expenditures. \$718,000 in interest was earned during the current quarter and \$3.3 million in the full fiscal year, from the City's LAIF, CAMP and BNY investment accounts, exceeding and reaching 433% of the full year FY 2025 interest income estimates. With oversight from the City's investment portfolio team, staff has incorporated CAMP into the City's money market holdings as part of a continuing broader shift toward a more diversified investment strategy. This improves the City's ability to better manage liquidity, risk and performance. Although the investment performance in **Table 1a** shows that the BNY / Chandler portfolio earning is slightly below the City's LAIF and CAMP holdings, the City is also locking long-term rates with its BNY /Chandler holdings as short-term LAIF and CAMP rates are expected to eventually decrease.

Table 1

Investment Balance and Earnings - Quarter ending 6/30/2025							
Description	Bal. at Beg. of Quarter 4/1/2025	Purchases/ Deposits	Maturities/ Withdrawals	Bal. at End of Quarter 6/30/2025	Interest Earned- Q4 6/30/2025	Interest Earned YTD	% of Interest Earned YTD/Budget
LAIF Regular	27,327,787	14,839,862	(12,550,000)	29,617,649	350,428	1,346,881	176%
CAMP Regular	-	7,115,227	-	7,115,227	15,227	15,227	2%
CAMP MEAS K Sales tax escrow	-	491,200	-	491,200	441	441	0%
LAIF MEAS O (Series 2020)	-	-	-	-	-	47,588	6%
LAIF MEAS O (Series 2022)	21,940,792	262,582	(8,677,000)	13,526,374	-	1,161,252	152%
BNY- Custodial	20,360,290	1,939,858	(1,759,872)	20,540,276	352,232	740,996	97%
BNY Trustee- LRB/TARB debt	1,006,337	26	(1,004,135)	2,229	26	107	0%
	\$ 70,635,206	\$ 24,648,755	\$ (23,991,007)	\$ 71,292,955	\$ 718,354	\$ 3,312,493	433%

The City pools all cash for investment purposes, but accounts, reports, and tracks investment income, other revenue, and expenditures separately for each fund to properly meet the purpose and restrictions of each funding source. This is common and appropriate practice used in public agencies to gain the benefit of economies of scale when investing.

The following are the yields for all 3 accounts.

Table 1a

	Investment Performance		
	Curr Mo	QTR	YTD
	Jun'25	Q4'25	FY'25
LAIF	4.269	4.274	4.411
CAMP	4.400	4.423	4.430
BNY/Chandler	4.040	4.040	4.235

All investments are also made in accordance with the City's established Investment Policy <<https://www.campbellca.gov/AgendaCenter/ViewFile/Agenda/09172024-2975#page=345>> update (Approved by **Resolution No. 13211** on September 17, 2024) or as authorized pursuant to bond covenants. Presented within this report are the following. Staff and Chandler can assist with questions as needed on the new reporting statement. As Chandler is fully integrated and onboard, reports may also be refined over time to ensure maximum benefit and transparency:

- Summary of investments by type - Qtr. ending June 2025 (**Table 2**)
- List of investments by institution - Qtr. ending June 2025 (**Table 3**)
- Reconciliation of pooled cash - Qtr. ending June 2025 (**Table 4**)
- Summary of Total Cash Invested - Qtr. ending June 2025 (**Table 5**)
- BNY Qtrly statement (Chandler) - Qtr. ending June 2025 (**Attachment A**)
- Cash flow projections for July 2025 through December 2025 (**Attachment B**)
- Actual Receipts & Disbursements - Qtr. ending June 2025 (**Attachment C**)

Table 2

Summary of Investments by Type - Quarter ending 6/30/2025						
Description	Current Quarter 6/30/2025	% of Total Portfolio	Prior Quarter 3/31/2025	% of Total Portfolio	Prior Year Total Quarter Ending 6/30/2024	% of Total Portfolio
Money Market (Unrestricted)						
LAIF Regular	\$ 29,617,649	42%	\$27,327,787	39%	\$ 40,438,495	42%
CAMP Regular	7,115,227	10%	-	0%	-	0%
MM- Unrestricted	36,732,876	52%	27,327,787	39%	\$ 40,438,495	42%
Money Market (Restricted)						
CAMP- MEAS K sales tax escrow	491,200	-	-	-	-	-
LAIF MEAS O (Series 2020)	-	0%	-	0%	7,006,606	7%
LAIF MEAS O (Series 2022)	13,526,374	19%	21,940,792	31%	\$ 31,466,597	33%
MM- Restricted	14,017,574	20%	21,940,792	31%	38,473,203	40%
MM- Total	50,750,450	71%	49,268,579	70%	78,911,698	82%
BNY Custodial						
ABS (Asset- backed securities)	1,954,963	3%	1,569,139	2%	-	0%
Agencies	3,250,000	5%	4,000,000	6%	15,999,860	17%
Agency CMBS (Mortgage backed)	2,070,003	3%	1,824,050	3%	-	0%
Corporate Notes	5,119,298	7%	4,704,974	7%	1,000,000	1%
Municipal bonds	206,080	0%	206,080	0%	-	0%
US Treasury	7,372,956	10%	468,243	1%	-	0%
Supranational	468,243	1%	7,448,462	11%	-	0%
Money Market	99,111	0%	139,341	0%	-	0%
Statement accruals	(378)	0%	-	0%	-	0%
BNY Custodial	20,540,276	29%	20,360,289	29%	16,999,860	18%
BNY Trustee- LRB/TARB debt	2,229	0%	1,006,337	1%	1,692	0%
Total	\$ 71,292,955	100%	\$70,635,205	100%	\$ 95,913,250	100%

Cash Flow

The cash flow projection reflects sufficient funds available to meet the City of Campbell's anticipated expenditures for July 2025 through December 2025. (**Attachment B**). When highly liquid LAIF and CAMP funds (\$50.8 million) are combined with actual cash on deposit (\$0.8 million), the City had \$51.6 million in liquidity at the end of June 30, 2025, of which \$14.0 million was restricted to the Measure K sales tax escrow CAMP account and Measure O bond accounts. For the next 6 months, staff is forecasting \$24.5 million in net outgoing operational cash flow, resulting in our managed liquidity decreasing to \$27.0 million by the end of December 2025; of which \$7.2 million (Measure K escrow- \$4.0M) and (MEAS O project spending- \$3.3M) will be restricted. Primarily driving the decrease in cash & money market will be the annual FY'26 CalPERS unfunded retirement liability prepayments, PLAN JPA insurance premiums, Measure O project spending, MEAS O, LRB and TARB debt service payments and increased A/P activity due to the seasonal trends.

Table 3

List of Investments by Institution - Quarter ending 6/30/2025				
<u>Institution</u>	<u>Cost</u>	<u>% of Total Portfolio</u>	<u>Market Value (A)</u>	<u>Diff. Bet. Cost & Market</u>
Money Market (Unrestricted)				
LAIF Regular Acct	\$29,617,649	41.54%	\$ 29,653,140	\$ 35,491
CAMP Regular Acct	<u>7,115,227</u>	<u>9.98%</u>	<u>7,115,227</u>	<u>\$ -</u>
Unrestricted	36,732,876	51.52%	36,768,367	\$ 35,491
Money Market (Restricted)				
CAMP- MEAS K sales tax escrow	491,200	0.69%	491,200	-
LAIF MEAS O (Series 2022)	<u>13,526,374</u>	<u>18.97%</u>	<u>\$ 13,542,583</u>	<u>16,209</u>
Restricted	14,017,574	19.66%	14,033,783	16,209
BNY Custodial				
ABS (Asset- backed securities)	1,954,963	2.74%	1,965,574	10,611
Agencies	3,250,000	4.56%	3,237,967	(12,033)
Agency CMBS (Mortgage backed)	2,070,003	2.90%	2,100,745	30,742
Corporate Notes	5,119,298	7.18%	5,166,462	47,164
Municipal bonds	206,080	0.29%	208,638	2,558
Supranational	468,243	0.66%	477,354	9,111
US Treasury	7,372,956	10.34%	7,426,016	53,060
Money Market	99,111	0.14%	99,111	-
Statement accruals	<u>(378)</u>	<u>0.00%</u>	<u>(3,206)</u>	<u>(2,828)</u>
BNY Custodia	20,540,276	28.81%	20,678,661	138,385
BNY Trustee- LRB/TARB debt	BNY Trustee * <u>2,229</u>	0.00%	<u>2,229</u>	-
Grand Total	<u>\$71,292,955</u>	<u>100%</u>	<u>\$ 71,483,040</u>	<u>\$ 190,085</u>
Market Value				
(A) LAIF MV's based on LAIF's <u>published 6/30/25 fair value factor of 1.00119831</u>				
CAMP MV's = <u>statement ending balances</u> (Per CAMP)				
BNY MV's based on Chandler statement data				

* The City intends to hold treasury/agency securities to maturity or until they are called, as a result this is a paper gain and/or loss that will not be realized. In a decreasing interest rate environment, as we are experiencing, unrealized gains are expected.

** Cash with fiscal agent held for debt service payments.

*** Staff prioritizes safety, liquidity, and maximizing return in that order.

Table 4

<u>Reconciliation of Pooled Cash per Ledgers to Investment Report</u>	
<u>Quarter ending 6/30/2025</u>	
Balance per ledger - Qtr Ending Quarter ending 6/30/2025	\$ 69,723,112
Investment Cost	<u>71,292,955</u>
June activity to be journaled	Difference \$ (1,569,843)

Table 5

<u>Summary of Total Cash Invested</u>			
Description	Current Quarter	Prior Quarter	Prior Year
	<u>Qtr ending 6/30/2025</u>	<u>Qtr ending 3/31/2025</u>	<u>Qtr ending 6/30/2024</u>
Cash on Deposit	\$ 802,164	\$ 1,437,163	\$ 2,340,443
Investments	71,292,955	70,635,205	95,223,541
Total Cash and Investments	<u>\$ 72,095,119</u>	<u>\$ 72,072,368</u>	<u>\$ 97,563,984</u>
% of Total Cash Invested	<u>98.9%</u>	<u>98.0%</u>	<u>97.6%</u>

Prepared by: 
 John Formale, Accountant

Reviewed by: 
 Will Fuentes, Finance Director

Approved by: 
 Brian Loventhal, City Manager

Attachment:

- a. Chandler Quarterly Report- 6.30.25
- b. Cashflow projections
- c. Actual Results

INVESTMENT REPORT

City of Campbell | As of June 30, 2025

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

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



TABLE OF CONTENTS

[ECONOMIC UPDATE](#)

[ACCOUNT PROFILE](#)

[PORTFOLIO HOLDINGS](#)

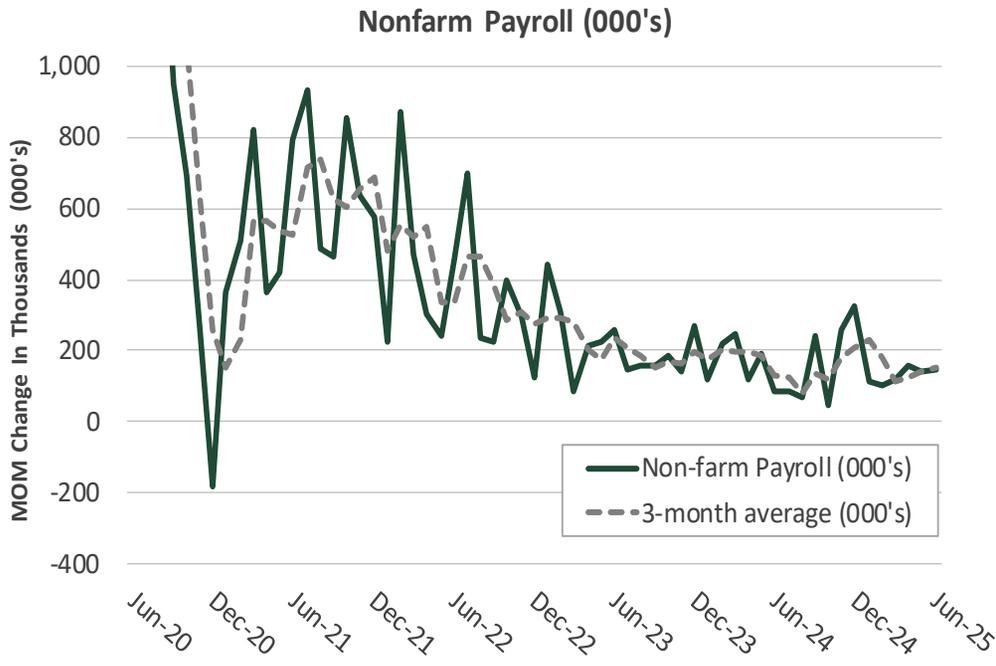
[TRANSACTIONS](#)

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

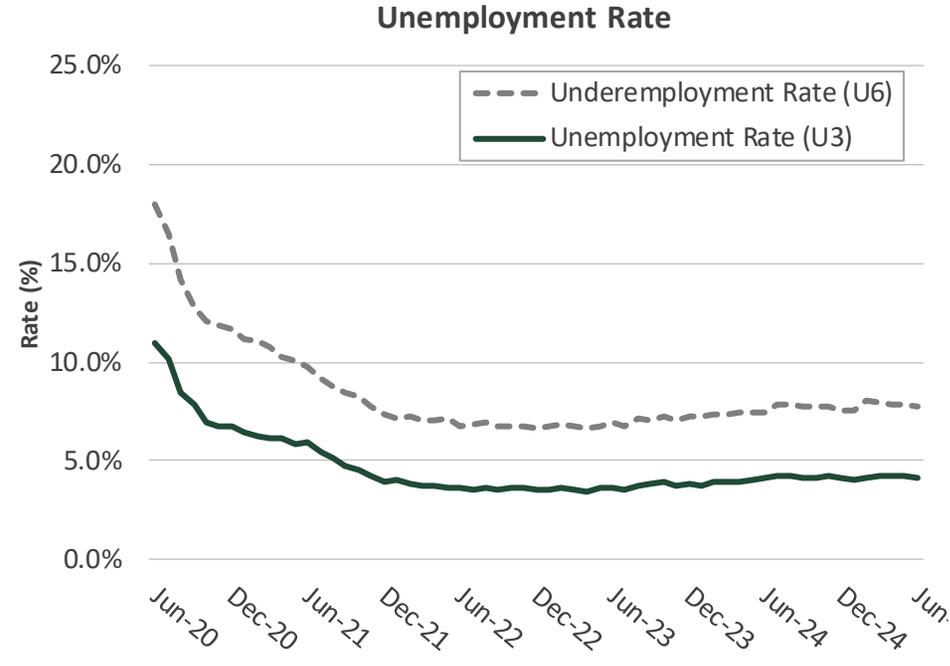
ECONOMIC UPDATE

- Recent economic data suggest slower growth in 2025 and greater market uncertainty as the effects of fiscal policy unfold. Inflationary trends have subsided, but some components remain sticky, and core levels remain above the Fed's target. The labor market reflects improved balance between supply and demand for workers. While job creation has been robust, continuing jobless claims remain elevated. Given the economic outlook, we expect gradual normalization of monetary policy and a steepening yield curve.
- As broadly anticipated, the Federal Open Market Committee (FOMC) left the Federal Funds Rate unchanged at the range of 4.25 - 4.50% at the June meeting. Fed Chair Powell continued to emphasize the Committee's "wait and see" approach amidst economic uncertainty that remains elevated but diminished. Federal Reserve officials continued to pencil in two rate cuts in 2025.
- US Treasury yields declined in June. The 2-year Treasury yield fell 18 basis points to 3.72%, the 5-year Treasury dropped 17 basis points to 3.80%, and the 10-year Treasury yield also declined 17 basis points to 4.23%. The spread between the 2-year and 10-year Treasury yield points on the curve edged up to +51 basis points at June month-end versus +50 basis points at May month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was -36 basis points. The spread between the 3-month and 10-year Treasury yield points on the curve was -7 basis points in June, versus -6 basis points in May.

EMPLOYMENT



Source: US Department of Labor

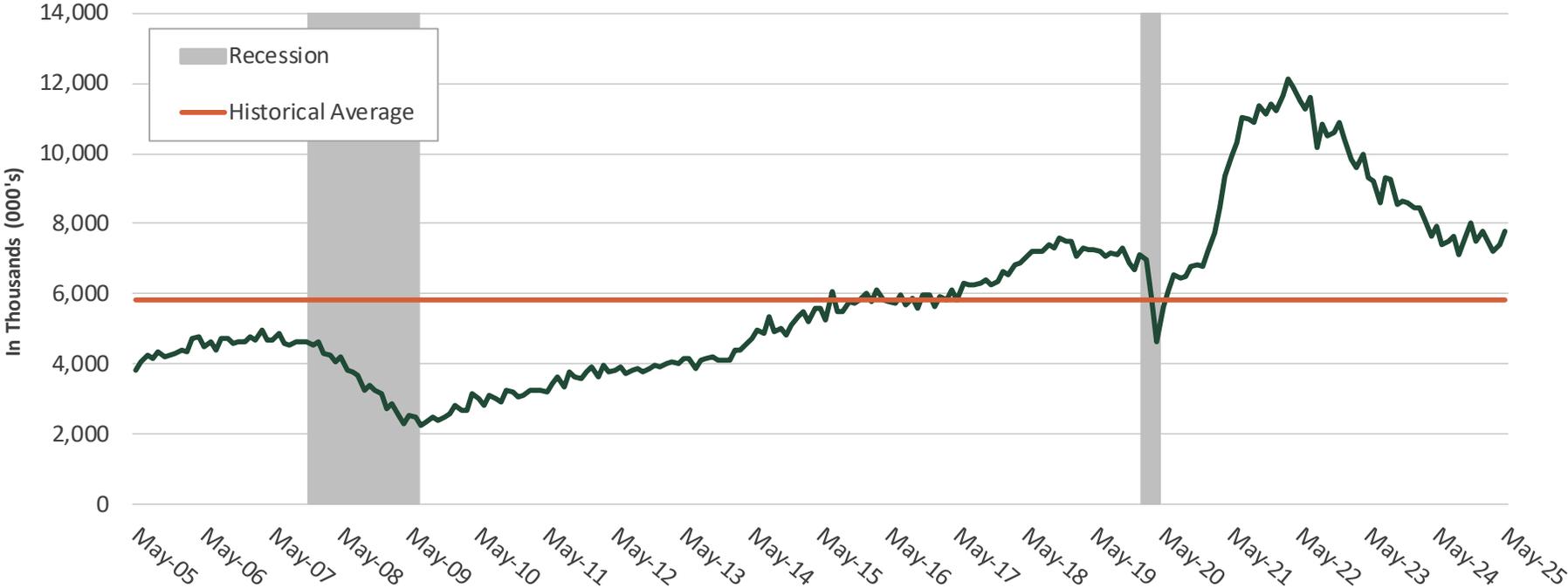


Source: US Department of Labor

The U.S. economy added 147,000 jobs in June, exceeding consensus expectations, and the last two months were revised up by 16,000. Gains were primarily driven by state and local government education, while job growth in service sectors languished. The three-month moving average and six-month moving average payrolls totaled 150,000 and 130,000 respectively. The unemployment rate declined to 4.1% in June from 4.2% in May, due to a shrinking labor force. The labor participation rate dipped to 62.3%, remaining below the pre-pandemic level of 63.3%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons dropped to 7.7% in June. Average hourly earnings fell slightly, marking a 3.7% year-over-year increase.

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

Job Openings



Source: US Department of Labor

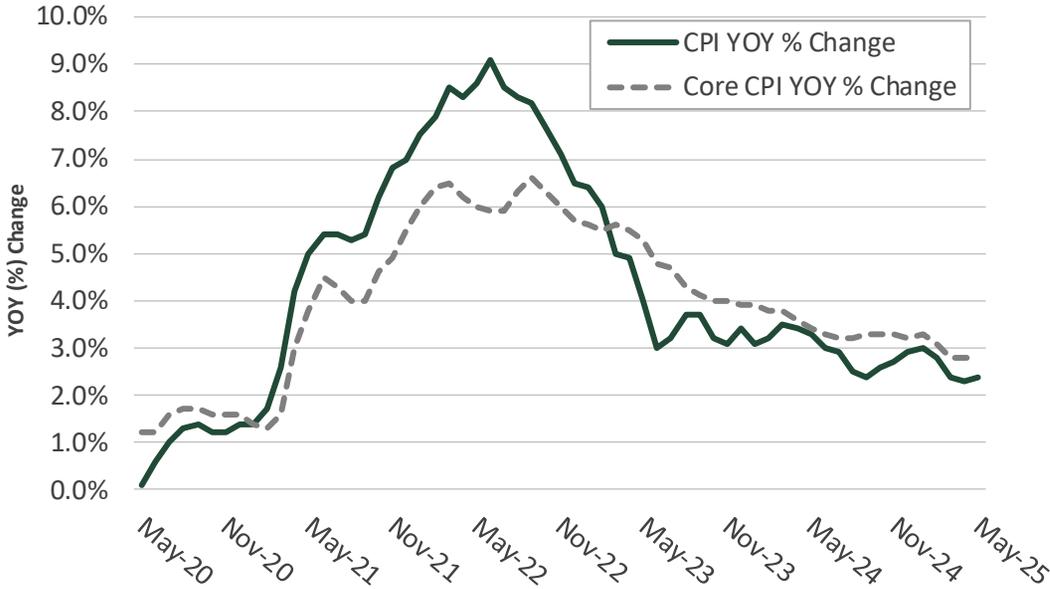
The Labor Department’s Job Openings and Labor Turnover Survey (JOLTS) unexpectedly rose to 7.77 million new job openings in May from 7.40 million in April. Layoffs declined and the quits rate increased. Job openings indicate a ratio of approximately 1.1 jobs for each unemployed individual, representing a relatively balanced labor market.

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

INFLATION

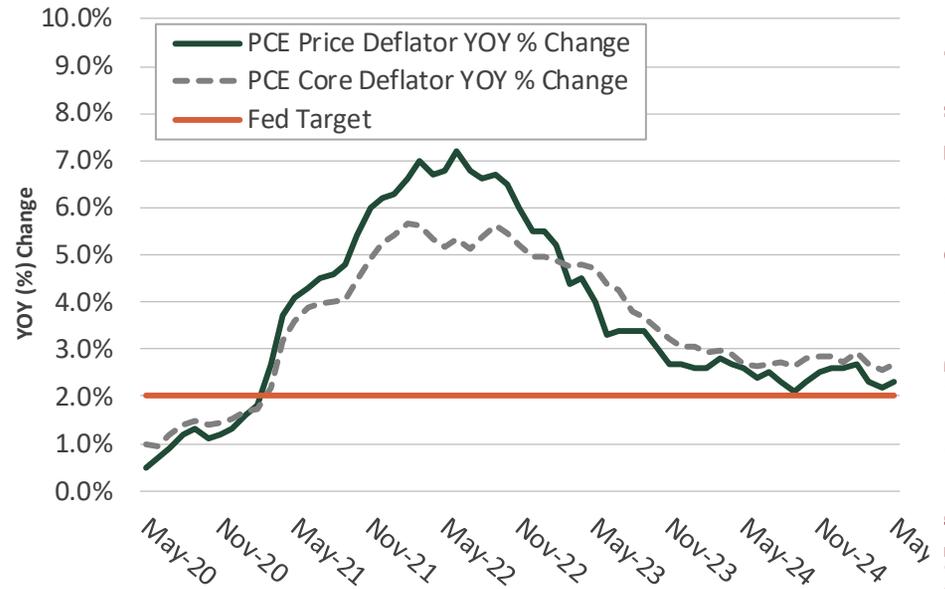


Consumer Price Index (CPI)



Source: US Department of Labor

Personal Consumption Expenditures (PCE)

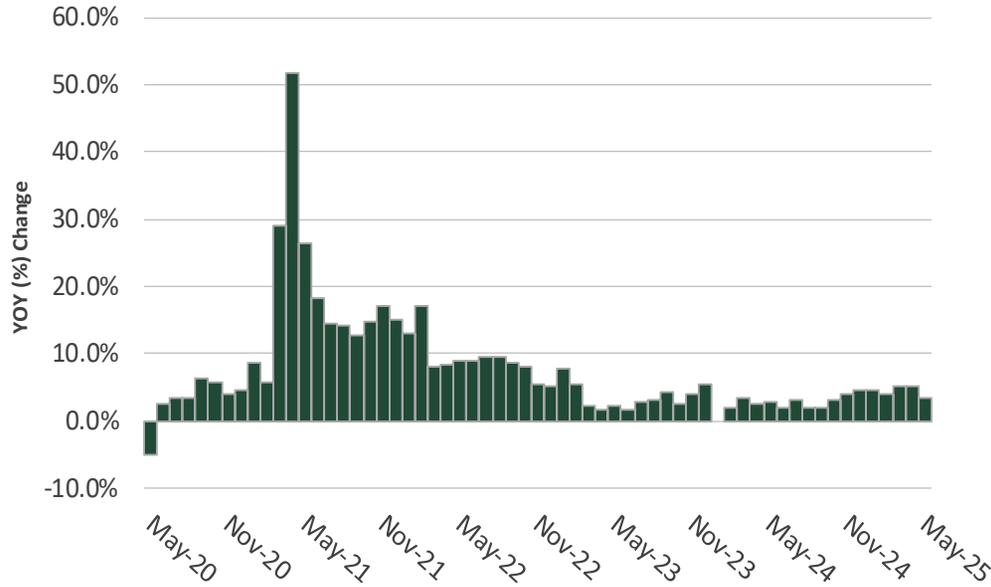


Source: US Department of Commerce

In May, the Consumer Price Index (CPI) cooled slightly more than consensus expectations. The headline CPI increased 0.1% month-over-month and rose 2.4% year-over-year, while the Core CPI rose 0.1% month-over-month and 2.8% year-over-year. The Personal Consumption Expenditures (PCE) price index increased 0.1% month-over-month and rose 2.3% year-over-year in May. The Core PCE deflator, which excludes food and energy and is the Fed’s preferred gauge, increased 0.2% month-over-month and 2.7% year-over-year, up from April’s 2.6% year-over-year increase. Inflation is hovering above the Fed’s 2% target.

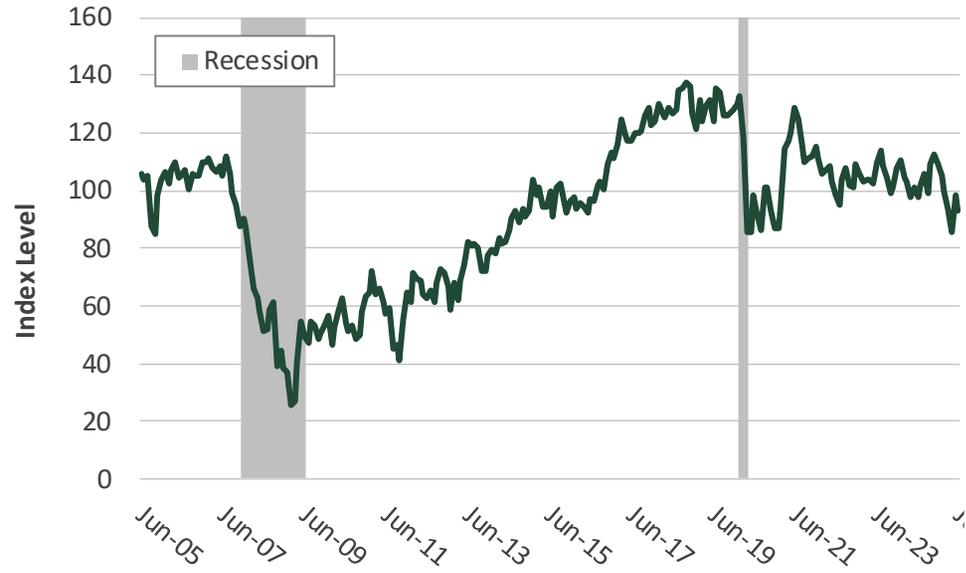
Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

Retail Sales YOY % Change



Source: US Department of Commerce

Consumer Confidence

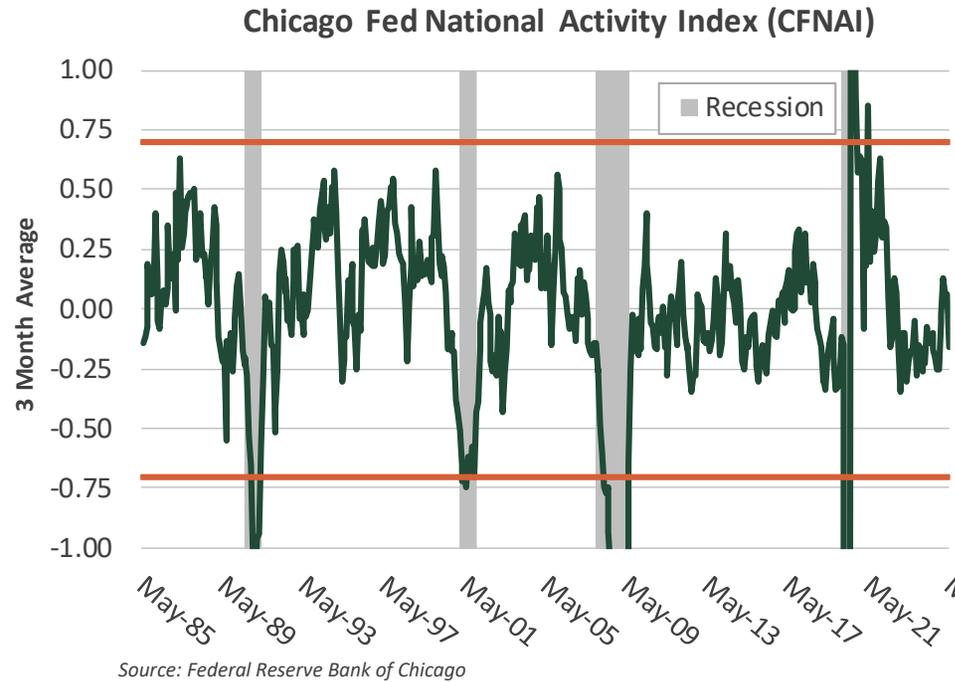
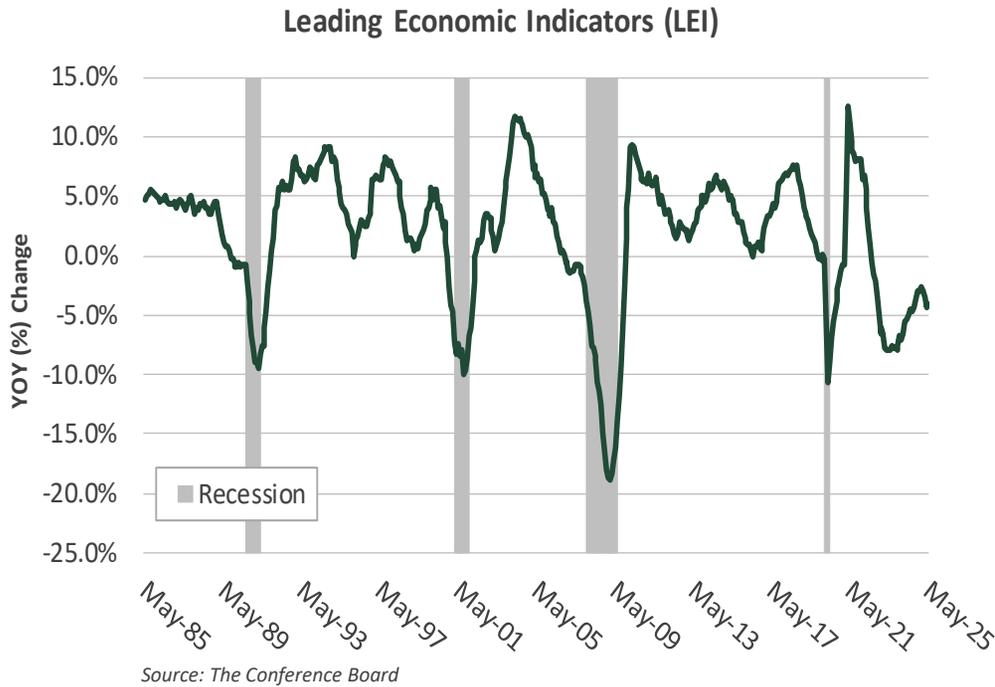


Source: The Conference Board
All time high is 144.70 (1/31/00); All time low is 25.30 (2/28/09)

Advance Retail Sales were down 0.9% month-over-month in May, further slowing from a downwardly revised -0.1% in April. Declines were led by auto sales, building materials, garden equipment and supplies, and spending at restaurants and bars fell by the most since early 2023. Control group sales, which feed into GDP, were the only bright spot in the report, with a 0.4% increase. On a year-over-year basis, Retail Sales grew 3.3% in May following a 5.0% increase in April. The Conference Board’s Consumer Confidence Index dropped to 93.0 in June from 98.4 in May, as consumers’ assessment of both the current situation and future expectations for income and labor markets soured. While the consumer has been resilient, elevated inflation expectations, concerns about trade policies and tariffs, and general economic and policy uncertainty could pose potential risks to future spending.

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

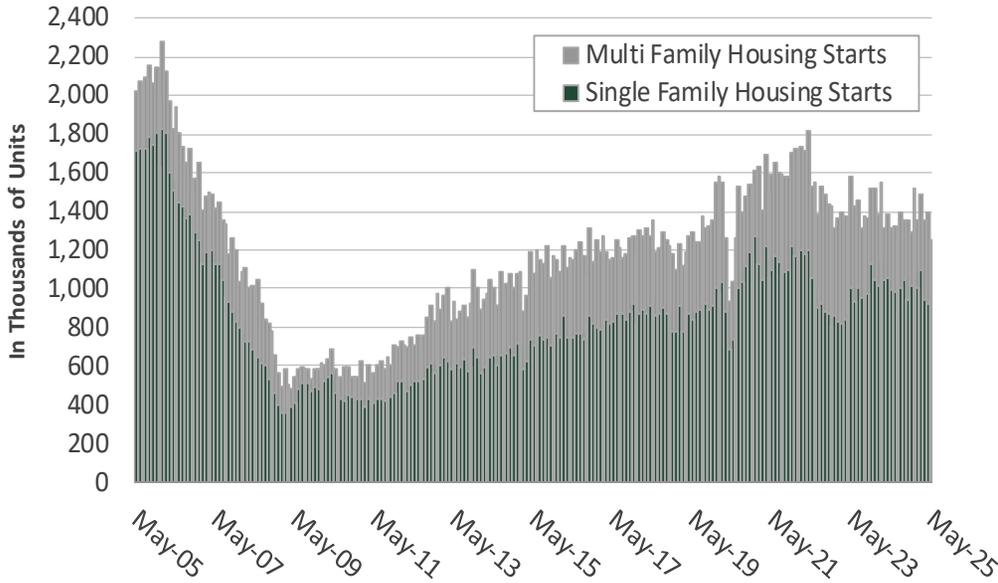
LEADING INDICATORS OF ECONOMIC ACTIVITY



The Conference Board’s Leading Economic Index (LEI) fell by 0.1% in May, following a downwardly revised 1.4% decline in April. The LEI decreased by 4.0% year-over-year. The rebound in the stock market was the primary positive contributor, offset by consumer pessimism, weak new orders in manufacturing, the second consecutive month of rising initial unemployment claims, and a drop in housing permits. The Chicago Fed National Activity Index (CFNAI) improved to -0.28 in May from a downwardly revised -0.36 in April. The three-month moving average dropped to -0.16 in May from 0.06 in April, indicating slightly below trend growth.

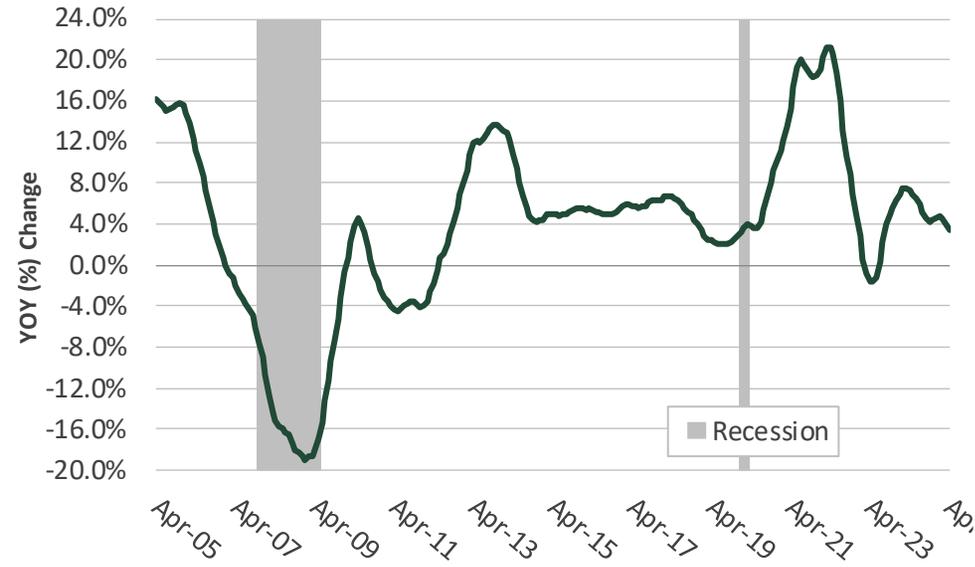
Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

Annualized Housing Starts



Source: US Department of Commerce

S&P/Case-Shiller 20 City Composite Home Price Index

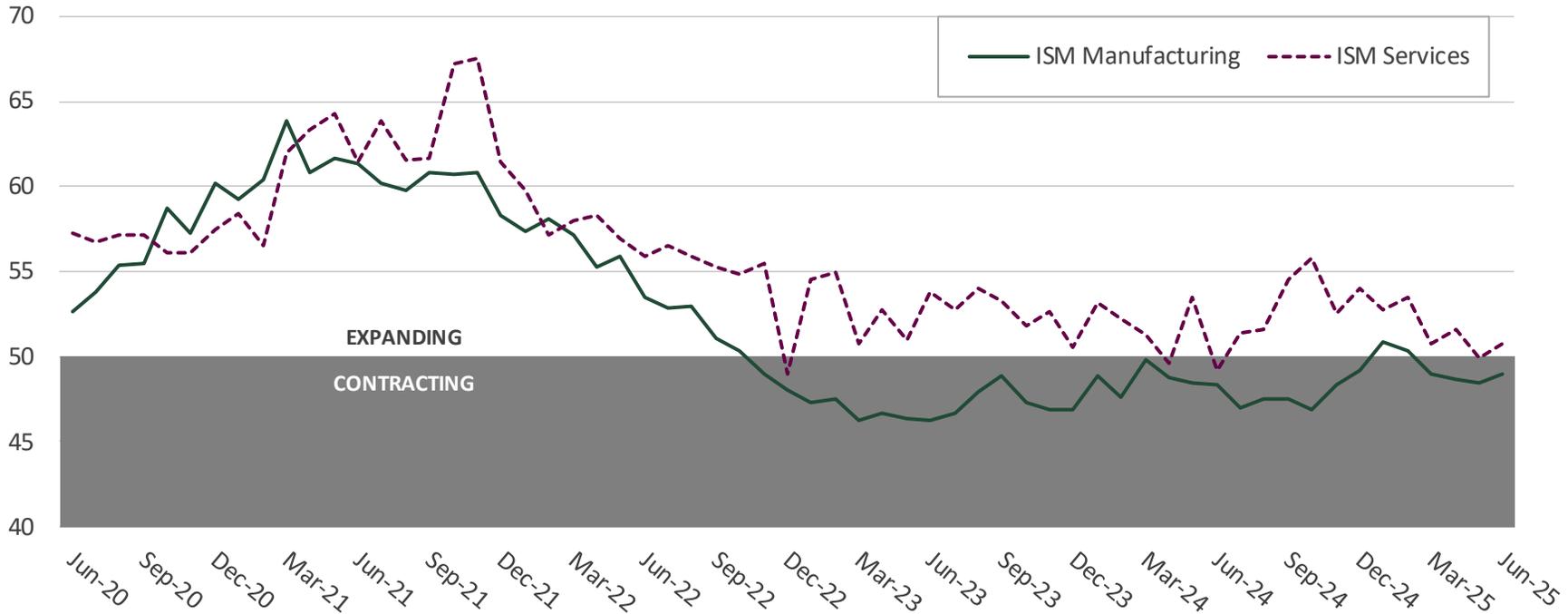


Source: S&P

Housing starts declined 9.8% month-over-month in May to a seasonally adjusted annual rate of 1.256 million units. Single family starts increased 0.4% above the revised April figures, whereas multi-family starts fell -30.4%. Total starts dropped 4.6% compared to May 2024. Homebuilder confidence is shaky due to elevated mortgage rates, affordability constraints, and a weakening economic outlook. The Freddie Mac 30-year fixed rate mortgage averaged approximately 6.8% in June. According to the Case-Shiller 20-City Home Price Index, housing prices rose 3.4% year-over-year in April, compared to 4.1% in March. Limited inventory, elevated mortgage rates, and lack of affordability continue to weigh on the housing market.

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

Institute of Supply Management (ISM) Surveys



Source: Institute for Supply Management

The Institute for Supply Management (ISM) Manufacturing index edged up to 49.0 in June from 48.5 in May, indicating a continuation of modest contraction in the sector. Inventories and production improved as companies worked through backlogs, while employment and new orders contracted. The ISM Services index increased to 50.8 in June from 49.9 in May, as new orders improved. However, ongoing concerns about the impact of tariffs remain. A reading over 50 indicates expansion, while a reading under 50 indicates contraction.

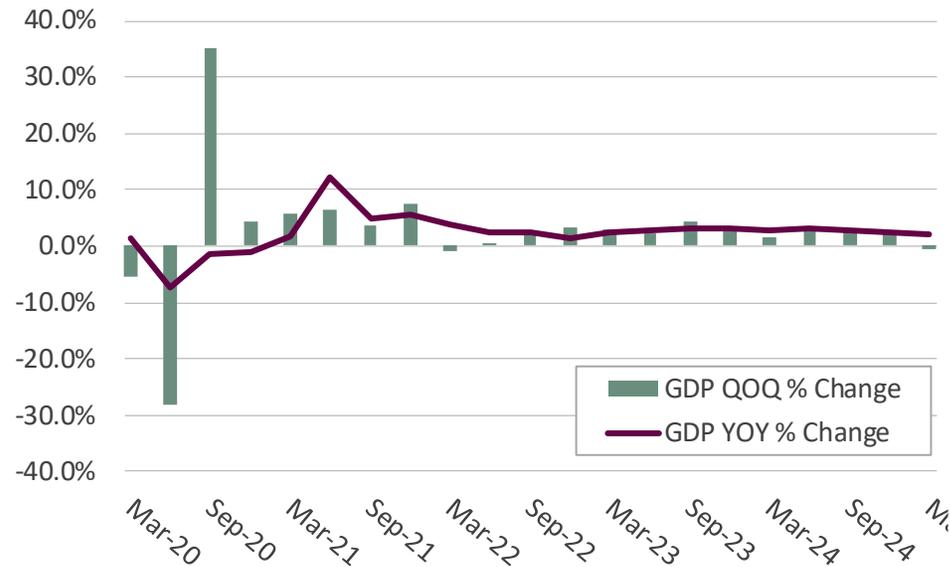
GROSS DOMESTIC PRODUCT (GDP)



Components of GDP	6/24	9/24	12/24	3/25
Personal Consumption Expenditures	1.9%	2.5%	2.7%	0.3%
Gross Private Domestic Investment	1.5%	0.2%	-1.0%	3.9%
Net Exports and Imports	-0.9%	-0.4%	0.3%	-4.6%
Federal Government Expenditures	0.3%	0.6%	0.3%	-0.3%
State and Local (Consumption and Gross Investment)	0.3%	0.3%	0.3%	0.2%
Total	3.0%	3.1%	2.5%	-0.5%

Source: US Department of Commerce

Gross Domestic Product (GDP)

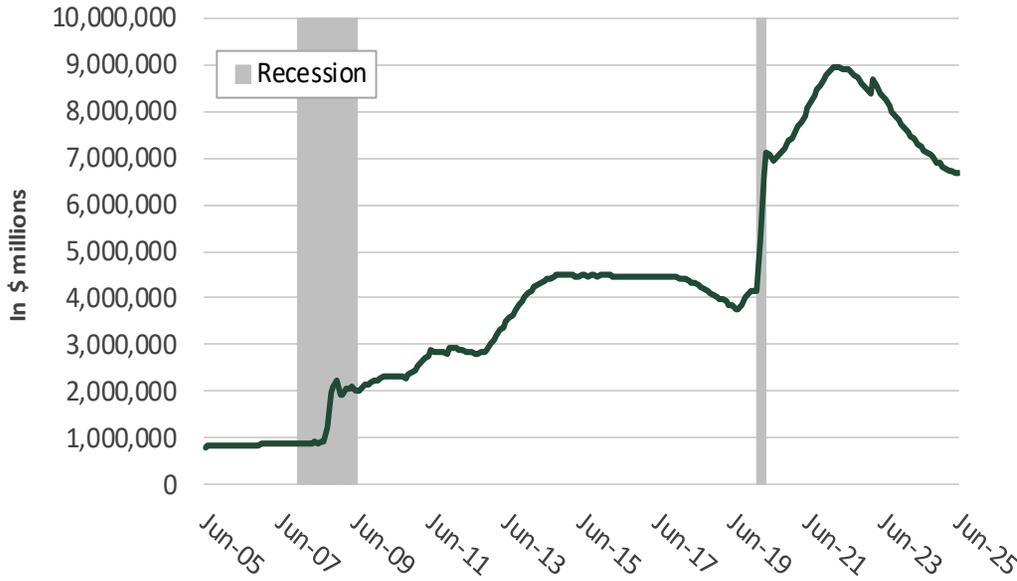


Source: US Department of Commerce

Real GDP decreased at an annualized rate of 0.5% in the first quarter of 2025, according to the third and final estimate from the Bureau of Economic Analysis, a downward revision from the previously estimated 0.2% decline. This marks the first negative quarter since 2022. The primary driver of the downward revision was weaker personal consumption expenditures. Net exports remained the primary drag on growth, as imports rose sharply in anticipation of higher tariffs. Gross investment contributed positively, powered by business decisions to get ahead of possible cost increases. The consensus projection calls for 2.1% growth for the second quarter and 1.5% for the full year 2025.

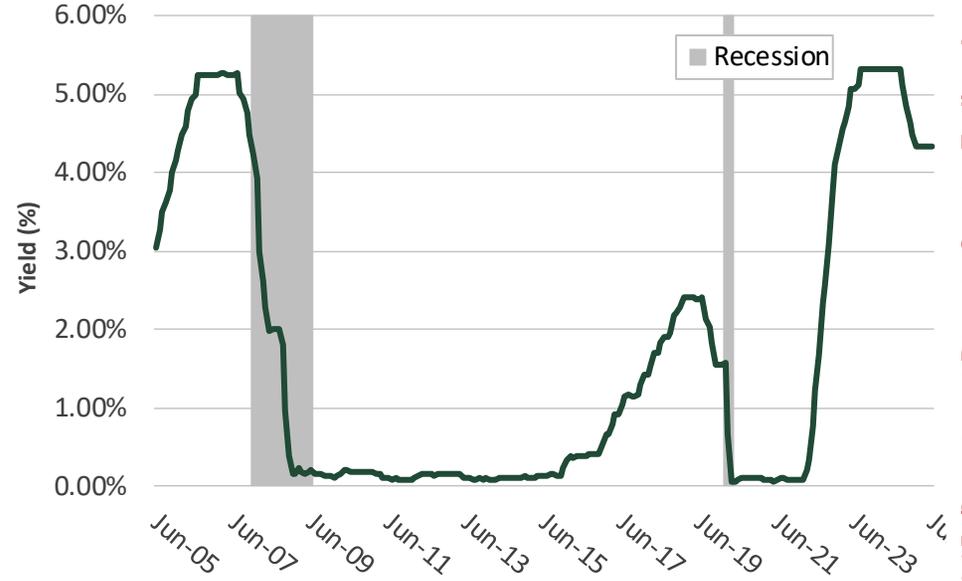
Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

Federal Reserve Balance Sheet Assets



Source: Federal Reserve

Effective Federal Funds Rate



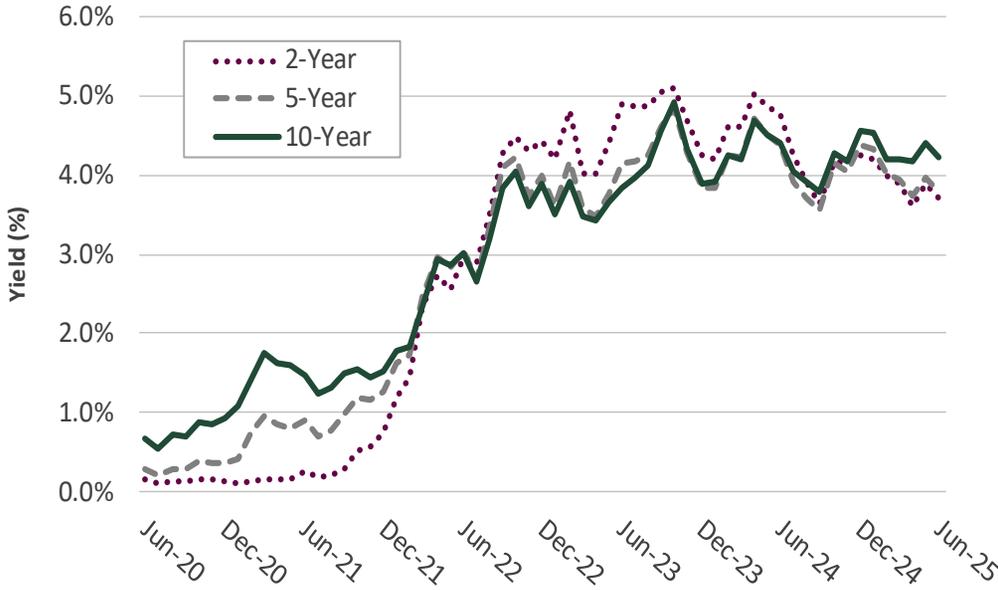
Source: Bloomberg

As broadly anticipated, the Federal Open Market Committee (FOMC) left the Federal Funds Rate unchanged at the range of 4.25 - 4.50% at the June meeting. In the Summary of Economic Projections (SEP), Federal Reserve officials continued to pencil in two rate cuts in 2025, while downgrading estimates for economic growth and raising forecasts for both unemployment and inflation this year. The statement indicated that uncertainty about the economic outlook remained elevated but had diminished. The monthly redemption cap on Treasuries will remain at \$5 billion, while the cap on agencies and mortgage-backed securities will be maintained at \$35 billion. Since the Fed began its Quantitative Tightening campaign in June 2022, securities holdings have declined by about \$2.2 trillion to approximately \$6.7 trillion.

BOND YIELDS

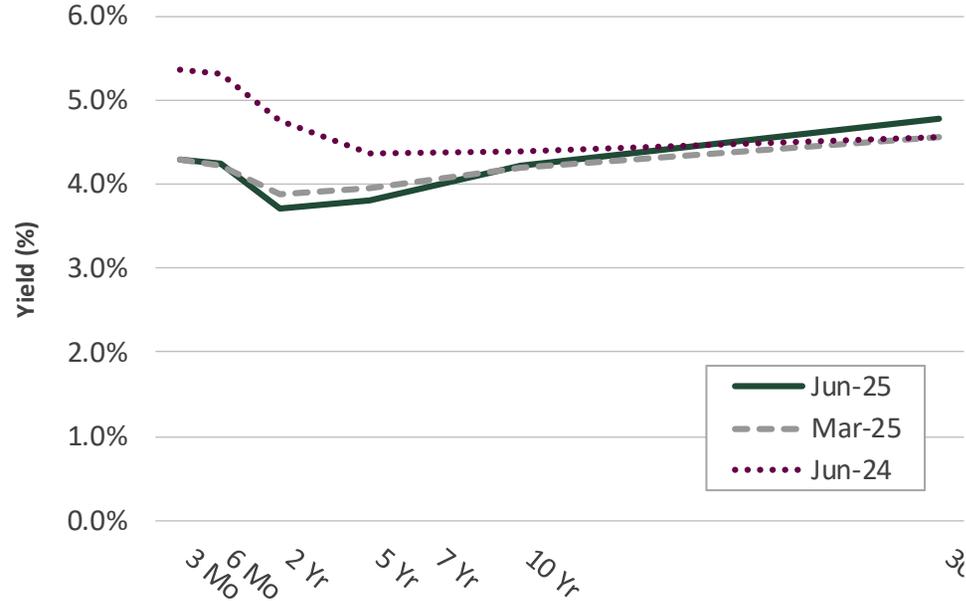


US Treasury Note Yields



Source: Bloomberg

US Treasury Yield Curve



Source: Bloomberg

At the end of June, the 2-year Treasury yield was 103 basis points lower, and the 10-Year Treasury yield was 17 basis points lower, year-over-year. The spread between the 2-year and 10-year Treasury yield points on the curve edged up to +51 basis points at June month-end versus +50 basis points at May month-end. The recent yield curve inversion which began in July 2022 was historically long. The average historical spread (since 2005) is about +99 basis points. The spread between the 3-month and 10-year Treasury yield points on the curve was -7 basis points in June, versus -6 basis points in May.

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

ACCOUNT PROFILE

OBJECTIVES

Investment Objectives

Safety of principal is the foremost objective of the investment program. The investment portfolio shall remain sufficiently liquid to meet all requirements that may be reasonably anticipated. The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the investment policy and all regulations governing the funds.



PORTFOLIO CHARACTERISTICS

City of Campbell | Account #11214 | As of June 30, 2025

	Benchmark*	6/30/2025 Portfolio	3/31/2025 Portfolio
Average Maturity (yrs)	2.65	3.09	3.02
Average Modified Duration	2.48	2.58	2.55
Average Purchase Yield		4.06%	3.93%
Average Market Yield	3.78%	4.04%	4.20%
Average Quality**	AA+	AA+	AA+
Total Market Value		20,854,973	20,536,778

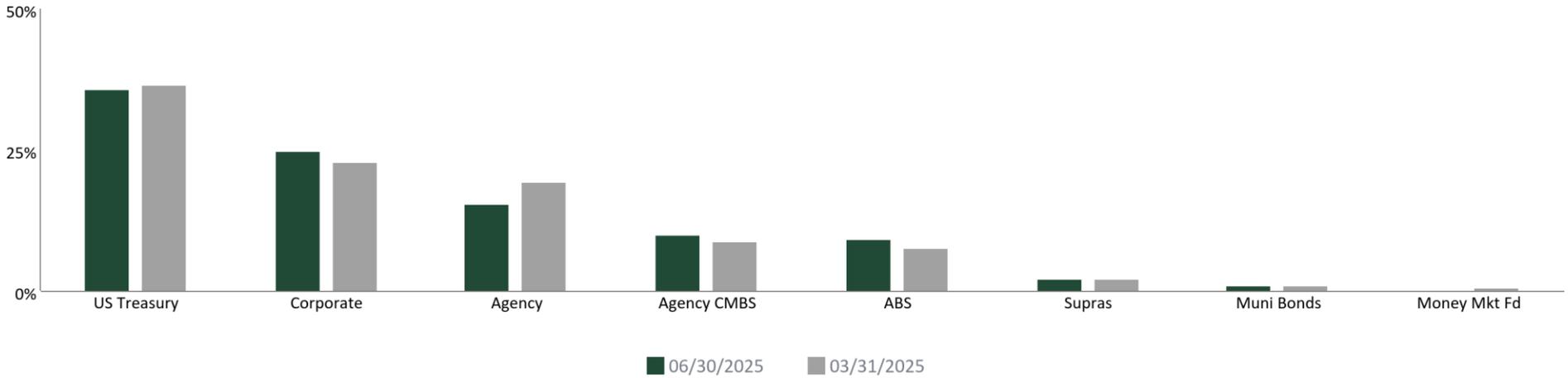
*Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index

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

SECTOR DISTRIBUTION



City of Campbell | Account #11214 | As of June 30, 2025



Sector as a Percentage of Market Value

Sector	06/30/2025	03/31/2025
US Treasury	35.91%	36.63%
Corporate	24.98%	23.15%
Agency	15.66%	19.46%
Agency CMBS	10.16%	9.00%
ABS	9.50%	7.72%
Supras	2.31%	2.32%
Muni Bonds	1.01%	1.02%
Money Mkt Fd	0.48%	0.68%

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

ISSUERS

City of Campbell | Account #11214 | As of June 30, 2025

Issuer	Investment Type	% Portfolio
Government of The United States	US Treasury	35.91%
FHLMC	Agency CMBS	10.16%
Farm Credit System	Agency	9.65%
Federal Home Loan Banks	Agency	6.00%
International Bank for Recon and Dev	Supras	2.31%
BMW Vehicle Owner Trust	ABS	1.96%
Toyota Motor Corporation	Corporate	1.94%
American Express Credit Master Trust	ABS	1.81%
Bank of America Corporation	Corporate	1.48%
John Deere Owner Trust	ABS	1.46%
JPMorgan Chase & Co.	Corporate	1.30%
National Rural Utilities Cooperative	Corporate	1.24%
Caterpillar Inc.	Corporate	1.23%
Cisco Systems, Inc.	Corporate	1.22%
Marsh & McLennan Companies, Inc.	Corporate	1.22%
State Street Corporation	Corporate	1.21%
Royal Bank of Canada	Corporate	1.21%
UnitedHealth Group Incorporated	Corporate	1.17%
GM Financial Securitized Term	ABS	1.14%
Eli Lilly and Company	Corporate	1.14%
Duke Energy Corporation	Corporate	1.13%
PACCAR Inc	Corporate	1.13%
Deere & Company	Corporate	1.11%
The Home Depot, Inc.	Corporate	1.11%
The Toronto-Dominion Bank	Corporate	1.10%
BNY Mellon Corp	Corporate	1.08%
Toyota Auto Receivables Owner Trust	ABS	1.06%
State of California	Muni Bonds	1.01%
Honda Motor Co., Ltd.	Corporate	0.98%
U.S. Bancorp	Corporate	0.97%

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

ISSUERS



City of Campbell | Account #11214 | As of June 30, 2025

Issuer	Investment Type	% Portfolio
Walmart Inc.	Corporate	0.90%
AbbVie Inc.	Corporate	0.61%
Ford Credit Auto Owner Trust	ABS	0.59%
Mercedes-Benz Auto Receivables Trust	ABS	0.56%
WF Card Issuance Trust	ABS	0.53%
Bank of Montreal	Corporate	0.49%
Money Market Fund	Money Mkt Fd	0.48%
Hyundai Auto Receivables Trust	ABS	0.39%
Cash	Cash	0.00%
TOTAL		100.00%

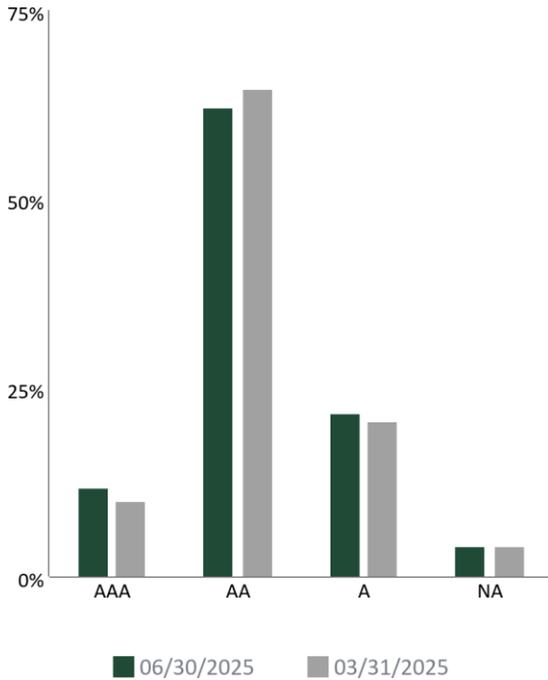
Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

QUALITY DISTRIBUTION



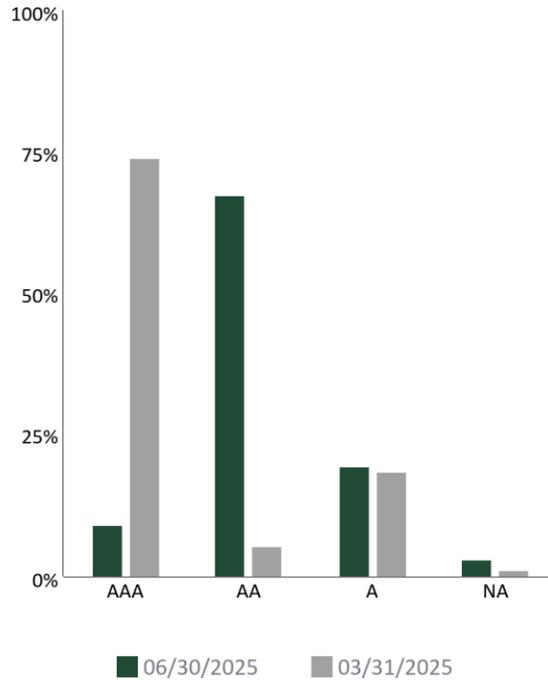
City of Campbell | Account #11214 | As of June 30, 2025

S&P Rating



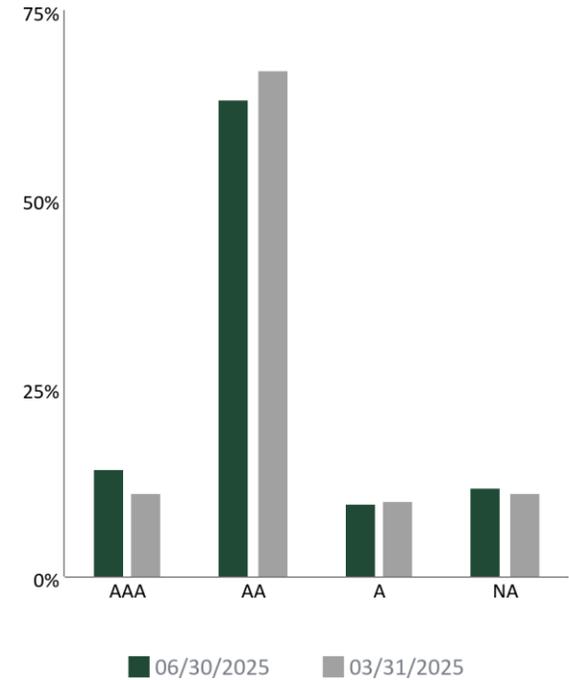
Rating	06/30/2025	03/31/2025
AAA	11.8%	10.3%
AA	62.2%	64.7%
A	21.7%	20.8%
NA	4.2%	4.3%

Moody's Rating



Rating	06/30/2025	03/31/2025
AAA	9.54%	74.20%
AA	67.44%	5.62%
A	19.62%	18.62%
NA	3.41%	1.56%

Fitch Rating



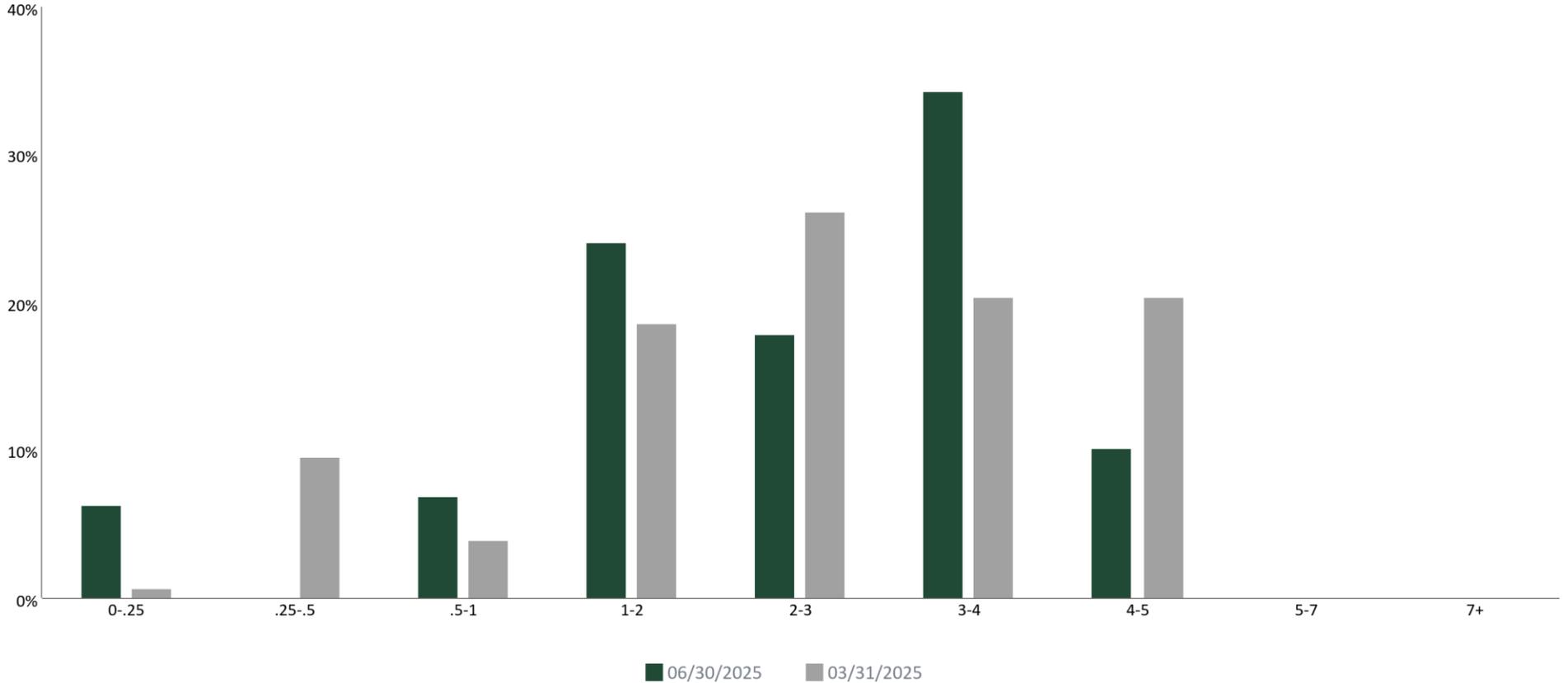
Rating	06/30/2025	03/31/2025
AAA	14.36%	11.41%
AA	63.53%	67.27%
A	10.02%	10.11%
NA	12.08%	11.22%

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

DURATION DISTRIBUTION



City of Campbell | Account #11214 | As of June 30, 2025



Date	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
06/30/2025	6.4%	0.0%	7.0%	24.2%	17.9%	34.3%	10.2%	0.0%	0.0%
03/31/2025	0.7%	9.6%	4.0%	18.7%	26.2%	20.4%	20.4%	0.0%	0.0%

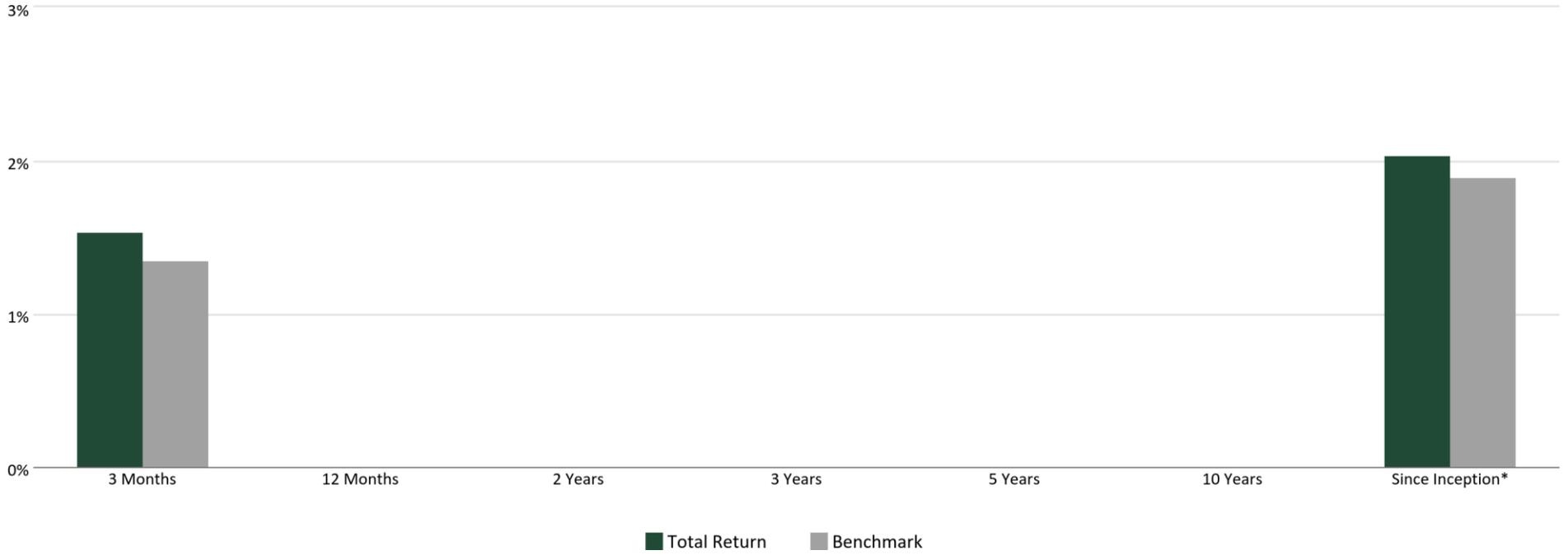
Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

INVESTMENT PERFORMANCE



City of Campbell | Account #11214 | As of June 30, 2025

Total Rate of Return : Inception | 03/01/2025



	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
TOTAL RATE OF RETURN							
City of Campbell	1.54%						2.05%
Benchmark	1.36%						1.89%

*Periods over 1 year are annualized.

Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index

Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

PORTFOLIO HOLDINGS

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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	94,107.40	11/14/2024 4.63%	94,144.15 94,132.16	100.04 4.59%	94,149.22 193.65	0.46% 17.05	NA/AAA AAA	2.21 0.51
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	95,000.00	05/20/2025 4.84%	94,998.42 94,998.47	100.64 4.23%	95,606.70 132.95	0.46% 608.23	NA/AAA AAA	2.90 1.62
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	200,000.00	02/20/2025 4.63%	201,203.13 201,046.25	100.92 4.29%	201,847.52 440.89	0.98% 801.27	Aaa/NA AAA	3.38 1.27
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	400,000.00	-- 4.69%	404,156.25 403,531.82	101.26 4.11%	405,043.20 345.33	1.96% 1,511.38	Aaa/AAA NA	3.66 1.12
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	60,000.00	10/10/2024 4.51%	59,996.65 59,997.16	100.42 4.15%	60,253.07 117.33	0.29% 255.92	Aaa/AAA NA	3.96 1.44
02589BAE0	AMXCA 2024-3 A 4.65 07/15/2027	200,000.00	02/20/2025 4.57%	200,546.88 200,465.54	101.17 4.08%	202,349.26 413.33	0.98% 1,883.72	NA/AAA AAA	2.04 1.91
34535VAD6	FORDO 2024-D A3 4.61 08/15/2029	120,000.00	11/19/2024 4.66%	119,996.15 119,996.64	101.00 4.08%	121,200.89 245.87	0.59% 1,204.25	Aaa/NA AAA	4.13 1.73
38014AAD3	GMCAR 2024-4 A3 4.4 08/16/2029	60,000.00	10/08/2024 4.32%	59,988.44 59,990.13	100.29 4.24%	60,172.75 110.00	0.29% 182.62	Aaa/AAA NA	4.13 1.41
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	100,000.00	03/04/2025 5.09%	99,993.71 99,994.14	100.25 4.16%	100,246.96 188.00	0.48% 252.82	Aaa/NA AAA	4.22 2.18
92970QAE5	WFCIT 2024-2 A 4.29 10/15/2029	110,000.00	10/17/2024 4.29%	109,983.65 109,985.90	100.47 4.11%	110,517.11 209.73	0.53% 531.21	Aaa/AAA NA	4.29 2.14
89231HAD8	TAOT 2025-B A3 4.34 11/15/2029	65,000.00	04/24/2025 4.82%	64,996.28 64,996.42	100.62 4.08%	65,399.93 125.38	0.32% 403.51	NA/AAA AAA	4.38 2.02
44935XAD7	HART 2025-B A3 4.36 12/17/2029	80,000.00	06/03/2025 4.36%	79,992.78 79,992.87	100.64 4.09%	80,512.16 193.78	0.39% 519.29	NA/AAA AAA	4.47 2.07
58773DAD6	MBART 2025-1 A3 4.78 12/17/2029	115,000.00	01/14/2025 4.84%	114,975.54 114,977.71	101.32 4.06%	116,519.02 244.31	0.56% 1,541.31	Aaa/NA AAA	4.47 1.71
362955AD8	GMCAR 2025-1 A3 4.62 12/17/2029	80,000.00	01/09/2025 5.03%	79,994.06 79,994.61	100.90 4.09%	80,716.64 154.00	0.39% 722.03	Aaa/NA AAA	4.47 1.55
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	170,000.00	05/06/2025 4.28%	169,996.92 169,997.00	100.61 4.08%	171,039.84 323.38	0.83% 1,042.84	NA/AAA AAA	4.79 2.58
Total ABS		1,949,107.40	4.63%	1,954,963.01 1,954,096.83	100.85 4.15%	1,965,574.27 3,437.93	9.50% 11,477.45		3.71 1.63

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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									
3130APFH3	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	250,000.00	10/29/2021 0.81%	250,000.00 250,000.00	99.72 4.36%	249,308.92 855.00	1.21% (691.08)	Aa1/AA+ AA+	0.08 0.08
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	99.23 4.47%	992,303.44 2,311.11	4.80% (7,696.56)	Aa1/AA+ AA+	0.22 0.21
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	99.95 4.17%	999,479.58 1,030.00	4.83% (520.42)	Aa1/AA+ AA+	0.98 0.95
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	99.69 4.12%	996,874.94 18,590.00	4.82% (3,125.06)	Aa1/AA+ AA+	2.03 1.90
Total Agency		3,250,000.00	2.80%	3,250,000.00	99.63 4.26%	3,237,966.88 22,786.11	15.66% (12,033.12)		1.00 0.95
AGENCY CMBS									
3137BSRES	FHMS K-059 A2 3.12 09/25/2026	250,000.00	11/21/2024 4.55%	243,691.41 245,817.13	98.61 4.22%	246,520.70 650.00	1.19% 703.57	Aa1/AAA AAA	1.24 1.10
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	250,000.00	11/21/2024 4.53%	244,335.94 245,250.45	99.55 4.00%	248,864.08 812.50	1.20% 3,613.63	Aa1/AA+ AAA	3.15 2.89
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	250,000.00	06/10/2025 4.27%	246,992.19 247,038.23	99.65 3.98%	249,132.28 816.67	1.20% 2,094.05	Aa1/AA+ AAA	3.24 2.92
3137FKSHO	FHMS K-086 A2 3.859 11/25/2028	150,000.00	09/18/2024 3.82%	150,005.86 150,004.76	99.34 4.02%	149,004.90 482.38	0.72% (999.86)	Aaa/AA+ AA+	3.41 3.09
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	300,000.00	11/14/2024 4.62%	287,074.22 288,926.67	98.06 4.05%	294,181.08 876.25	1.42% 5,254.41	Aa1/AAA AA+	3.73 3.34
3137FMCR1	FHMS K-093 A2 2.982 05/25/2029	148,909.71	10/16/2024 4.15%	141,883.04 142,958.51	96.30 4.05%	143,405.00 370.04	0.69% 446.49	Aa1/AA+ AAA	3.90 3.40
3137FNAEO	FHMS K-095 A2 2.785 06/25/2029	250,000.00	03/13/2025 4.39%	234,707.03 235,752.45	95.37 4.06%	238,423.20 580.21	1.15% 2,670.75	Aa1/AA+ AAA	3.99 3.60
3137FPHK4	FHMS K-098 A2 2.425 08/25/2029	300,000.00	10/17/2024 4.26%	276,445.31 279,848.85	93.83 4.07%	281,486.73 606.25	1.36% 1,637.88	Aa1/AA+ AAA	4.15 3.78
3137FRUJ8	FHMS K-105 A2 1.872 01/25/2030	275,000.00	03/17/2025 4.43%	244,868.16 246,643.66	90.81 4.12%	249,727.50 429.00	1.21% 3,083.84	Aa1/AA+ AAA	4.57 4.23

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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 Agency CMBS		2,173,909.71	4.37%	2,070,003.16 2,082,240.71	96.73 4.07%	2,100,745.46 5,623.29	10.16% 18,504.75		3.49 3.15
CASH									
CCYUSD	Receivable	377.79	--	377.79 377.79	1.00 0.00%	377.79 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		377.79		377.79 377.79	1.00 0.00%	377.79 0.00	0.00% 0.00		0.00 0.00
CORPORATE									
91324PEY4	UNITEDHEALTH GROUP INC 4.6 04/15/2027	240,000.00	09/18/2024 3.83%	244,346.40 242,980.66	100.60 4.25%	241,436.43 2,330.67	1.17% (1,544.24)	A2/A+ A	1.79 1.61
437076DB5	HOME DEPOT INC 4.875 06/25/2027	225,000.00	08/12/2024 4.25%	228,663.00 227,500.94	101.58 4.04%	228,545.17 182.81	1.11% 1,044.23	A2/A A	1.99 1.80
02665WFK2	AMERICAN HONDA FINANCE CORP 4.9 07/09/2027	200,000.00	09/18/2024 4.03%	204,578.00 203,302.60	101.23 4.26%	202,455.80 4,682.22	0.98% (846.80)	A3/A- NA	2.02 1.87
78017FZQ9	ROYAL BANK OF CANADA 4.51 10/18/2027	250,000.00	11/05/2024 4.66%	249,005.00 249,224.16	100.18 3.33%	250,455.32 2,286.32	1.21% 1,231.16	A1/A AA-	2.30 1.24
857477CP6	STATE STREET CORP 4.33 10/22/2027	250,000.00	11/07/2024 4.54%	248,537.50 248,856.32	100.51 4.09%	251,272.77 2,074.79	1.21% 2,416.45	Aa3/A AA-	2.31 2.09
89115A3E0	TORONTO-DOMINION BANK 4.861 01/31/2028	225,000.00	01/28/2025 4.86%	225,000.00 225,000.00	101.37 4.29%	228,079.71 4,587.57	1.10% 3,079.71	A2/A- AA-	2.59 2.36
17275RBW1	CISCO SYSTEMS INC 4.55 02/24/2028	250,000.00	03/11/2025 4.32%	251,557.50 251,392.54	101.32 4.02%	253,304.98 4,012.85	1.22% 1,912.44	A1/AA- NA	2.65 2.36
00287YDY2	ABBVIE INC 4.65 03/15/2028	125,000.00	02/18/2025 4.70%	124,833.75 124,852.42	101.51 4.05%	126,889.76 2,018.23	0.61% 2,037.33	A3/A- NA	2.71 2.41
06406RBG1	BANK OF NEW YORK MELLON CORP 3.992 06/13/2028	225,000.00	09/05/2024 4.31%	223,128.00 223,680.33	99.65 4.63%	224,202.92 449.10	1.08% 522.59	Aa3/A AA-	2.96 1.85
46647PDG8	JPMORGAN CHASE & CO 4.851 07/25/2028	150,000.00	08/12/2024 4.62%	150,933.00 150,653.79	101.04 4.96%	151,563.74 3,153.15	0.73% 909.94	A1/A AA-	3.07 1.91
46647PEU6	JPMORGAN CHASE & CO 4.915 01/24/2029	115,000.00	01/16/2025 4.92%	115,000.00 115,000.00	101.34 4.58%	116,544.28 2,465.01	0.56% 1,544.28	A1/A AA-	3.57 2.34

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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
06051GMK2	BANK OF AMERICA CORP 4.979 01/24/2029	150,000.00	01/17/2025 4.98%	150,000.00 150,000.00	101.43 4.61%	152,139.58 3,257.10	0.74% 2,139.58	A1/A- AA-	3.57 2.34
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	100,000.00	01/22/2025 5.01%	100,000.00 100,000.00	101.62 4.53%	101,619.27 2,140.60	0.49% 1,619.27	A2/A- AA-	3.58 2.35
91159HJK7	US BANCORP 4.653 02/01/2029	200,000.00	09/05/2024 4.47%	201,116.00 200,848.45	100.65 4.72%	201,297.45 3,877.50	0.97% 449.00	A3/A A	3.59 2.37
06051GLG2	BANK OF AMERICA CORP 5.202 04/25/2029	150,000.00	08/12/2024 4.69%	152,550.00 151,942.23	102.20 4.77%	153,294.30 1,430.55	0.74% 1,352.07	A1/A- AA-	3.82 2.58
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	225,000.00	08/12/2024 4.40%	229,338.00 228,545.69	102.46 4.17%	230,531.60 606.25	1.11% 1,985.90	A1/A A+	3.95 3.56
89236TMK8	TOYOTA MOTOR CREDIT CORP 4.55 08/09/2029	225,000.00	08/12/2024 4.49%	225,567.00 225,466.79	100.80 4.33%	226,803.74 4,038.13	1.10% 1,336.94	A1/A+ A+	4.11 3.65
532457CQ9	ELI LILLY AND CO 4.2 08/14/2029	235,000.00	08/12/2024 4.22%	234,769.70 234,810.19	100.35 4.10%	235,834.11 3,756.08	1.14% 1,023.92	Aa3/A+ NA	4.12 3.62
26442CAY0	DUKE ENERGY CAROLINAS LLC 2.45 08/15/2029	250,000.00	12/18/2024 4.72%	226,517.50 229,197.27	93.27 4.25%	233,182.12 2,313.89	1.13% 3,984.85	Aa3/A NA	4.13 3.82
14913UUAU4	CATERPILLAR FINANCIAL SERVICES CORP 4.7 11/15/2029	250,000.00	11/12/2024 4.74%	249,592.50 249,643.38	101.85 4.23%	254,613.14 1,501.39	1.23% 4,969.76	A2/A A+	4.38 3.90
89236TNA9	TOYOTA MOTOR CREDIT CORP 4.95 01/09/2030	170,000.00	01/06/2025 5.00%	169,636.20 169,670.67	102.26 4.39%	173,846.26 4,020.50	0.84% 4,175.59	A1/A+ A+	4.53 3.93
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	250,000.00	02/20/2025 4.90%	250,550.00 250,509.85	102.28 4.40%	255,709.62 4,950.00	1.24% 5,199.76	A2/NA A	4.61 3.94
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	250,000.00	03/24/2025 4.67%	249,755.00 249,768.22	101.13 4.38%	252,819.51 3,422.92	1.22% 3,051.29	A3/A- A-	4.71 4.07
931142FN8	WALMART INC 4.35 04/28/2030	185,000.00	04/23/2025 4.39%	184,679.95 184,691.17	101.15 4.09%	187,118.26 1,408.31	0.90% 2,427.10	Aa2/AA AA	4.83 4.22
69371RT71	PACCAR FINANCIAL CORP 4.55 05/08/2030	230,000.00	05/05/2025 4.59%	229,643.50 229,654.04	101.26 4.26%	232,902.25 1,540.68	1.13% 3,248.21	A1/A+ NA	4.85 4.29
Total Corporate		5,125,000.00	4.54%	5,119,297.50 5,117,191.72	100.84 4.27%	5,166,462.06 66,506.61	24.98% 49,270.34		3.46 2.86

MONEY MARKET
FUND

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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
X9USDDGCM	DREYFUS GVT CM INST	98,732.84	-- 4.21%	98,732.84 98,732.84	1.00 4.21%	98,732.84 0.00	0.48% 0.00	Aaa/AAAm NA	0.00 0.00
Total Money Market Fund		98,732.84	4.21%	98,732.84 98,732.84	1.00 4.21%	98,732.84 0.00	0.48% 0.00		0.00 0.00

MUNICIPAL BONDS									
13063EGT7	CALIFORNIA STATE 4.5 08/01/2029	205,000.00	10/30/2024 4.38%	206,080.35 205,931.72	101.77 4.02%	208,637.73 3,843.75	1.01% 2,706.00	Aa2/AA- AA	4.09 3.64
Total Municipal Bonds		205,000.00	4.38%	206,080.35 205,931.72	101.77 4.02%	208,637.73 3,843.75	1.01% 2,706.00		4.09 3.64

SUPRANATIONAL									
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	350,000.00	12/13/2024 4.29%	343,689.50 344,393.84	100.24 3.81%	350,822.70 2,825.52	1.70% 6,428.86	Aaa/AAA NA	4.30 3.89
459058LR2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030	125,000.00	03/14/2025 4.20%	124,553.75 124,578.92	101.23 3.84%	126,531.37 1,446.61	0.61% 1,952.45	Aaa/AAA NA	4.72 4.21
Total Supranational		475,000.00	4.27%	468,243.25 468,972.77	100.50 3.82%	477,354.07 4,272.14	2.31% 8,381.30		4.41 3.98

US TREASURY									
91282CGR6	UNITED STATES TREASURY 4.625 03/15/2026	350,000.00	08/20/2024 4.14%	352,542.97 351,144.56	100.35 4.11%	351,233.89 4,750.68	1.70% 89.33	Aa1/AA+ AA+	0.71 0.68
91282CJC6	UNITED STATES TREASURY 4.625 10/15/2026	375,000.00	08/30/2024 3.90%	380,507.81 378,343.01	100.89 3.91%	378,339.84 3,648.82	1.83% (3.17)	Aa1/AA+ AA+	1.29 1.23
91282CKE0	UNITED STATES TREASURY 4.25 03/15/2027	350,000.00	08/20/2024 3.86%	353,322.27 352,207.75	100.76 3.78%	352,652.34 4,365.49	1.71% 444.59	Aa1/AA+ AA+	1.71 1.61
91282CKZ3	UNITED STATES TREASURY 4.375 07/15/2027	375,000.00	08/08/2024 3.91%	379,804.69 378,340.83	101.25 3.73%	379,672.85 7,568.63	1.84% 1,332.02	Aa1/AA+ AA+	2.04 1.90
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	350,000.00	10/31/2024 4.17%	349,521.48 349,630.42	100.91 3.70%	353,185.55 3,629.10	1.71% 3,555.13	Aa1/AA+ AA+	2.25 2.11

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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
91282CGP0	UNITED STATES TREASURY 4.0 02/29/2028	375,000.00	08/08/2024 3.87%	376,552.73 376,163.05	100.76 3.70%	377,841.80 5,013.59	1.83% 1,678.74	Aa1/AA+ AA+	2.67 2.48
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	350,000.00	08/20/2024 3.76%	353,007.81 352,337.51	100.86 3.69%	353,007.81 38.04	1.71% 670.30	Aa1/AA+ AA+	3.00 2.80
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	375,000.00	08/08/2024 3.85%	389,765.63 386,648.02	103.59 3.72%	388,476.75 3,079.99	1.88% 1,828.73	Aa1/AA+ AA+	3.34 3.04
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	375,000.00	11/26/2024 4.21%	375,585.94 375,504.50	101.76 3.73%	381,606.45 5,326.94	1.85% 6,101.95	Aa1/AA+ AA+	3.67 3.33
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	350,000.00	11/18/2024 4.31%	347,498.05 347,849.86	101.35 3.73%	354,730.47 3,629.10	1.72% 6,880.60	Aa1/AA+ AA+	3.75 3.42
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	375,000.00	08/08/2024 3.84%	387,583.01 385,205.00	103.13 3.74%	386,718.75 2,922.04	1.87% 1,513.75	Aa1/AA+ AA+	3.83 3.47
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	350,000.00	11/18/2024 4.31%	334,591.80 336,641.35	98.17 3.75%	343,601.56 30.91	1.66% 6,960.22	Aa1/AA+ AA+	4.00 3.71
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	350,000.00	08/20/2024 3.70%	354,634.77 353,828.50	100.93 3.75%	353,267.58 5,839.78	1.71% (560.92)	Aa1/AA+ AA+	4.08 3.68
91282CLK5	UNITED STATES TREASURY 3.625 08/31/2029	400,000.00	-- 3.60%	400,687.50 400,460.85	99.50 3.75%	398,015.62 4,846.47	1.92% (2,445.22)	Aa1/AA+ AA+	4.17 3.79
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	400,000.00	-- 4.09%	389,617.18 390,947.07	98.99 3.76%	395,968.75 3,519.13	1.91% 5,021.68	Aa1/AA+ AA+	4.25 3.88
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	400,000.00	-- 4.33%	396,388.68 396,807.56	101.43 3.76%	405,718.75 2,779.89	1.96% 8,911.19	Aa1/AA+ AA+	4.34 3.91
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	400,000.00	12/11/2024 4.09%	400,546.88 400,486.28	101.47 3.76%	405,875.20 1,397.54	1.96% 5,388.92	Aa1/AA+ AA+	4.42 4.00
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	400,000.00	-- 4.45%	398,679.69 398,800.81	102.48 3.77%	409,921.88 47.55	1.98% 11,121.06	Aa1/AA+ AA+	4.50 4.06
91282CMU2	UNITED STATES TREASURY 4.0 03/31/2030	300,000.00	04/07/2025 3.75%	303,375.00 303,219.06	100.93 3.78%	302,789.06 3,016.39	1.46% (430.00)	Aa1/AA+ AA+	4.75 4.25
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	350,000.00	06/09/2025 4.08%	348,742.19 348,756.74	100.97 3.78%	353,390.80 1,185.79	1.71% 4,634.06	Aa1/AA+ AA+	4.92 4.42
Total US Treasury		7,350,000.00	4.01%	7,372,956.08 7,363,322.73	101.05 3.77%	7,426,015.70 66,635.88	35.91% 62,692.97		3.40 3.10

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

HOLDINGS REPORT



City of Campbell | Account #11214 | As of June 30, 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 Portfolio		20,627,127.74	4.06%	20,540,653.98	99.83	20,681,866.80	100.00%		3.09
Total Market Value + Accrued				20,540,867.11	4.04%	173,105.70	140,999.69		2.58
						20,854,972.50			

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

TRANSACTIONS

TRANSACTION LEDGER



City of Campbell | Account #11214 | 04/01/2025 Through 06/30/2025 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	04/08/2025	91282CMU2	300,000.00	UNITED STATES TREASURY 4.0 03/31/2030	101.125	3.75%	(303,375.00)	(262.30)	(303,637.30)	0.00
Purchase	04/28/2025	931142FN8	185,000.00	WALMART INC 4.35 04/28/2030	99.827	4.39%	(184,679.95)	0.00	(184,679.95)	0.00
Purchase	04/30/2025	89231HAD8	65,000.00	TAOT 2025-B A3 4.34 11/15/2029	99.994	4.82%	(64,996.28)	0.00	(64,996.28)	0.00
Purchase	05/08/2025	69371RT71	230,000.00	PACCAR FINANCIAL CORP 4.55 05/08/2030	99.845	4.59%	(229,643.50)	0.00	(229,643.50)	0.00
Purchase	05/13/2025	02582JKP4	170,000.00	AMXCA 2025-2 A 4.28 04/15/2030	99.998	4.28%	(169,996.92)	0.00	(169,996.92)	0.00
Purchase	05/29/2025	362962AD4	95,000.00	GMALT 2025-2 A3 4.58 05/20/2028	99.998	4.84%	(94,998.42)	0.00	(94,998.42)	0.00
Purchase	06/10/2025	91282CNG2	350,000.00	UNITED STATES TREASURY 4.0 05/31/2030	99.641	4.08%	(348,742.19)	(382.51)	(349,124.70)	0.00
Purchase	06/11/2025	44935XAD7	80,000.00	HART 2025-B A3 4.36 12/17/2029	99.991	4.36%	(79,992.78)	0.00	(79,992.78)	0.00
Purchase	06/13/2025	3137FJKE8	250,000.00	FHMS K-082 A2 3.92 09/25/2028	98.797	4.27%	(246,992.19)	(326.67)	(247,318.86)	0.00
Total Purchase			1,725,000.00				(1,723,417.23)	(971.48)	(1,724,388.71)	0.00
TOTAL ACQUISITIONS			1,725,000.00				(1,723,417.23)	(971.48)	(1,724,388.71)	0.00
DISPOSITIONS										
Sale	04/08/2025	91282CJL6	(350,000.00)	UNITED STATES TREASURY 4.875 11/30/2025	100.500	4.30%	351,750.00	6,046.88	357,796.88	510.61
Sale	05/08/2025	3130APFH3	(500,000.00)	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	99.190	0.81%	495,950.00	1,113.75	497,063.75	(4,050.00)
Sale	06/06/2025	91282CHH7	(375,000.00)	UNITED STATES TREASURY 4.125 06/15/2026	100.035	4.10%	375,131.84	7,351.91	382,483.75	34.44
Sale	06/13/2025	3130APFH3	(250,000.00)	FEDERAL HOME LOAN BANKS 0.81 07/29/2025	99.503	0.81%	248,757.50	753.75	249,511.25	(1,242.50)
Total Sale			(1,475,000.00)				1,471,589.34	15,266.29	1,486,855.63	(4,747.45)

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

TRANSACTION LEDGER



City of Campbell | Account #11214 | 04/01/2025 Through 06/30/2025 |

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
TOTAL DISPOSITIONS			(1,475,000.00)				1,471,589.34	15,266.29	1,486,855.63	(4,747.45)

Attachment: Chandler Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

IMPORTANT DISCLOSURES



2025 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc (“IDS”), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client’s Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Source ICE Data Indices, LLC (“ICE”), used with permission. ICE permits use of the ICE indices and related data on an “as is” basis; ICE, its affiliates and their respective third party suppliers disclaim any and all warranties and representations, express and or implied, including any warranties of merchantability or fitness for a particular purpose or use, including the indices, index data and any data included in, related to, or derived therefrom. Neither ICE data, its affiliates or their respective third party providers guarantee the quality, adequacy, accuracy, timeliness or completeness of the indices or the index data or any component thereof, and the indices and index data and all components thereof are provided on an “as is” basis and licensee’s use it at licensee’s own risk. ICE data, its affiliates and their respective third party do not sponsor, endorse, or recommend chandler asset management, or any of its products or services.

This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody’s, s&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities “MBS” reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

BENCHMARK DISCLOSURES



City of Campbell | Account #11214 | As of June 30, 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 Quarterly Report- 6.30.25 (Investment Report - Quarter Ending June 2025)

Cashflow Projections for the Month of July 2025

7.b

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	260,000	Bills & Claims	3,600,000
Environmental Services Fees	75,000	Bills & Claims- Meas O	2,700,000
Franchise Fees	15,000	Payroll (3)	2,700,000
Property Taxes	50,000	Annual Cambrian 36 Annexation payment	200,000
Other Taxes	65,000	CalPERS- health & retirement pmts	700,000
Licenses and Permits	375,000	Mission Square retirement payments	150,000
Fines/Forfeitures/Penalties	15,000	Plan JPA Insurance- Annual premium	1,924,000
Intergovernmental--Gas Taxes	90,000	Annual prepaid CalPERS payment	6,837,114
Intergovernmental--Other incl RPTTF	600,000	Other charges & bank fees	30,000
Investment earnings & interest	588,704	Meas K sales tax escrow deposit	580,000
Charges for Current Services	477,350		
Sales & Use Tax	1,940,000		
Sales & Use Tax- MEAS K	580,000		
Transient Occupancy Tax (monthly)	405,000		
Miscellaneous Receipts	210,000		
Sub-total (Receipts)	5,746,054	Sub-total (Expenditure)	19,421,114
Amount withdrew from Investments to cover this month's expenditures.	13,675,060	Amount of expected revenue Available for investment.	-
Total	\$ 19,421,114	Total	\$ 19,421,114

Attachment: Cashflow projections (Investment Report - Quarter Ending June 2025)

Cashflow Projections for the Month of August 2025

7.b

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	260,000	Bills & Claims	1,950,000
Environmental Services Fees	15,000	Bills & Claims- Meas O	2,700,000
Franchise Fees	375,000	Payroll	1,800,000
Property Taxes	65,000	MEAS O semi-annual debt service	1,731,300
Other Taxes	20,000	CalPERS	700,000
Licenses and Permits	750,000	SUI Qtrly Tax pmt	75,000
Intergovernmental--Gas Taxes	115,000	Mission Square retirement contribu	150,000
Intergovernmental--Other incl RPTTF	1,950,000	Other charges & bank fees	30,000
Investment earnings & interest	55,650	Meas K sales tax escrow deposit	580,000
Charges for Current Services	735,000		
Sales & Use Tax (incl. Meas.K)	1,440,000		
Sales & Use Tax- MEAS K	580,000		
Transient Occupancy Tax (monthly)	340,000		
Miscellaneous Receipts	200,000		
Misc Rec- JPA/798	1,000		
Sub-total (Receipts)	6,901,650	Sub-total (Expenditure)	9,716,300
Amount withdrew from Investments to cover this month's expenditures.	2,814,650	Amount of expected revenue Available for investment.	-
Total	\$ 9,716,300	Total	\$ 9,716,300

Attachment: Cashflow projections (Investment Report - Quarter Ending June 2025)

Cashflow Projections for the Month of September 2025

7.b

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	260,000	Bills & Claims	2,800,000
Environmental Services Fees	22,000	Bills & Claims- Meas O	2,700,000
Property Taxes	55,000	Payroll	1,800,000
Other Taxes	35,000	LRB/TARB semi-annual debt serv	1,656,117
Licenses and Permits	500,000	CalPERS	700,000
Fines/Forfeitures/Penalties	7,000	Mission Square retirement contrib	150,000
Intergovernmental--Gas Taxes	115,000	Armored Vehicle (Bearcat)-annual	60,750
Intergovernmental--Other incl RPTTF	585,000	Other charges & bank fees	30,000
Investment earnings & interest	55,650	Meas K sales tax escrow deposit	580,000
Charges for Current Services	335,000		
Sales & Use Tax (incl. Meas.K)	1,440,000		
Sales & Use Tax- MEAS K	580,000		
SVCE Library grant	500,000		
Transient Occupancy Tax (monthly)	210,000		
Miscellaneous Receipts	40,000		
Misc Rec- JPA/798	61,000		
Sub-total (Receipts)	4,800,650	Sub-total (Expenditure)	10,476,867
Amount withdrew from Investments to cover this month's expenditures.	5,676,217	Amount of expected revenue Available for investment.	-
Total	\$ 10,476,867	Total	\$ 10,476,867

Attachment: Cashflow projections (Investment Report - Quarter Ending June 2025)

Cashflow Projections for the Month of October 2025

7.b

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	260,000	Bills & Claims	3,300,000
Environmental Services Fees	20,000	Bills & Claims- Meas O	2,700,000
Property Taxes	930,000	Payroll	1,800,000
Other Taxes	65,000	Wire payments-postage machine	24,100
Licenses and Permits	990,000	CalPERS- health & retirement pr	700,000
Fines/Forfeitures/Penalties	13,000	Mission Square retirement payme	150,000
Intergovernmental--Gas Taxes	115,000	Other charges & bank fees	30,000
Intergovernmental--Other incl RPTTF	260,000	Meas K sales tax escrow deposit	580,000
Investment earnings & interest	360,854		
Charges for Current Services	475,000		
Sales & Use Tax (incl. Meas.K)	1,440,000		
Sales & Use Tax- MEAS K	580,000		
Transient Occupancy Tax (monthly)	485,000		
Miscellaneous Receipts	80,000		
Misc Rec- JPA/798	65,000		
Sub-total (Receipts)	6,138,854	Sub-total (Expenditure)	9,284,100
Amount withdrew from Investments to cover this month's expenditures.	3,145,246	Amount of expected revenue Available for investment.	-
Total	\$ 9,284,100	Total	\$ 9,284,100

Attachment: Cashflow projections (Investment Report - Quarter Ending June 2025)

Cashflow Projections for the Month of November 2025

7.b

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	260,000	Bills & Claims	1,500,000
Environmental Services Fees	33,677	Bills & Claims- Meas O	1,800,000
Franchise Fees	115,333	Payroll	1,800,000
Property Taxes	3,186,000	CalPERS	700,000
Other Taxes	45,615	Mission Square retirement contribu	150,000
Licenses and Permits	435,000	Other charges & bank fees	30,000
Licenses and Permits- Pulte Group	750,000	Meas K sales tax escrow deposit	580,000
Fines/Forfeitures/Penalties	10,000		
Intergovernmental--Gas Taxes	90,000		
Intergovernmental--Other incl RPTTF	165,000		
Investment earnings & interest	36,667		
Charges for Current Services	300,000		
Sales & Use Tax (incl. Meas.K)	1,440,000		
Sales & Use Tax- MEAS K	580,000		
Transient Occupancy Tax (monthly)	352,822		
Miscellaneous Receipts	298,541		
Misc Rec- JPA/798	59,634		
Sub-total (Receipts)	8,158,288	Sub-total (Expenditure)	6,560,000
Amount withdrew from Investments to cover this month's expenditures.		Amount of expected revenue Available for investment.	1,598,288
Total	\$ 8,158,288	Total	\$ 8,158,288

Attachment: Cashflow projections (Investment Report - Quarter Ending June 2025)

Cashflow Projections for the Month of December 2025

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	260,000	Bills & Claims	1,200,000
Environmental Services Fees	21,000	Bills & Claims- Meas O	2,708,840
Property Taxes	2,433,000	Payroll	1,800,000
Other Taxes	75,000	CalPERS	700,000
Licenses and Permits	400,000	Mission Square retirement contrib	150,000
Fines/Forfeitures/Penalties	3,000	Other charges & bank fees	30,000
Intergovernmental--Gas Taxes	90,000	Meas K sales tax escrow deposit	580,000
Intergovernmental--Other incl RPTTF	160,000		
Investment earnings & interest	30,353		
Charges for Current Services	550,000		
Sales & Use Tax (incl. Meas.K)	1,440,000		
Sales & Use Tax- MEAS K	580,000		
Transient Occupancy Tax (monthly)	185,000		
Miscellaneous Receipts	80,000		
Misc Rec- JPA/798	61,000		
	6,368,353	Sub-total (Expenditure)	7,168,840
Amount withdrew from Investments to cover this month's expenditures.	800,487	Amount of expected revenue Available for investment.	-
Total	\$ 7,168,840	Total	\$ 7,168,840

Attachment: Cashflow projections (Investment Report - Quarter Ending June 2025)

Actual Results for the Month of April 2025

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	278,535	Outstanding Checks	521,004
Environmental Services Fees	44,891	Bills & Claims	2,153,763
Franchise Fees	842,405	Bills & Claims- Meas O	1,342,000
Property Taxes	3,284,389	Payroll	1,742,763
Other Taxes	79,257	CalPERS- health & retirement pmts	873,536
Licenses and Permits	740,575	Lathrop retention withheld escrow deposit	50,188
Fines/Forfeitures/Penalties	12,758	Mission Square retirement payments	148,396
Intergovernmental--Gas Taxes	94,406	Other charges & bank fees	28,770
Intergovernmental--Other incl RPTTF	165,368		
Investment earnings & interest	603,034		
Charges for Current Services	381,894		
Sales & Use Tax	1,127,477		
Transient Occupancy Tax (monthly)	341,649		
Miscellaneous Receipts	127,501		
Misc Rec- JPA/798	<u>122,818</u>		
Sub-total (Receipts)	8,246,955	Sub-total (Expenditure)	6,860,420
Amount withdrew from Investments to cover this month's expenditures.	-	Amount of expected revenue Available for investment.	1,386,535
Total	\$ 8,246,955	Total	\$ 8,246,955

Attachment: Actual Results (Investment Report - Quarter Ending June 2025)

Actual Results for the Month of May 2025

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	256,747	Outstanding Checks	454,978
Environmental Services Fees	22,742	Bills & Claims	3,557,257
Franchise Fees	101,909	Bills & Claims- Meas O	1,913,000
Property Taxes	3,445,726	Payroll	1,738,277
Other Taxes	57,925	CalPERS	676,230
Licenses and Permits	521,300	Mission Square retirement contributions	147,078
Fines/Forfeitures/Penalties	9,690	Lathrop retention withheld escrow deposit	86,698
Intergovernmental--Gas Taxes	57,387	Meas K sales tax escrow deposit	7,343
Intergovernmental--Other incl RPTTF	393,995	Other charges & bank fees	22,055
Investment earnings & interest	15,350		
Charges for Current Services	523,778		
Sales & Use Tax	1,311,731		
Sales & Use Tax- MEAS K	7,343		
Transient Occupancy Tax (monthly)	319,496		
Miscellaneous Receipts	187,818		
Misc Rec- JPA/798	127,826		
Sub-total (Receipts)	7,360,761	Sub-total (Expenditure)	8,602,916
Amount withdrew from Investments to cover this month's expenditures.	1,242,155	Amount of expected revenue	
		Available for investment.	-
Total	\$ 8,602,916	Total	\$ 8,602,916

Attachment: Actual Results (Investment Report - Quarter Ending June 2025)

Actual Results for the Month of June 2025

Revenue Description	Receipt Amount	Expenditure Description	Payment Amount
Community Center/Dev. Leases/Rentals	281,680	Outstanding Checks	2,270,645
Environmental Services Fees	3,248	Bills & Claims	3,829,121
Franchise Fees	335,553	Bills & Claims- Meas O	5,189,000
Property Taxes	5,805,885	Lathrop retention withheld escrow deposit	112,697
Other Taxes	22,645	Payroll	2,026,446
Licenses and Permits	424,938	CalPERS	668,773
Fines/Forfeitures/Penalties	8,327	Mission Square retirement contributions	199,455
Intergovernmental--Gas Taxes	115,406	Meas K sales tax escrow deposit	483,417
Intergovernmental--Other incl RPTTF	1,959,699	Other charges & bank fees	33,794
Charges for Current Services	454,741		
Sales & Use Tax	1,442,365		
Sales & Use Tax- MEAS K	483,417		
Transient Occupancy Tax	358,329		
Miscellaneous Receipts	52,223		
Misc Rec- JPA/798	42,536		
Sub-total (Receipts)	11,790,992	Sub-total (Expenditure)	14,813,348
Amount withdrew from Investments to cover this month's expenditures.	3,022,356	Amount of expected revenue	
		Available for investment.	-
Total	\$ 14,813,348	Total	\$ 14,813,348

Attachment: Actual Results (Investment Report - Quarter Ending June 2025)



*City
Council
Report*

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

TITLE: Approval of Parcel Map Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 251 Curtner Avenue (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution approving the Parcel Map and accept the street dedication and public service easements as shown on the map for the property located at 251 Curtner Avenue.

BACKGROUND

On November 27, 2024, the Community Development Director conditionally approved a Tentative Parcel Map (PLN-2024-66) to allow a two-lot, single-family, residential subdivision of property located at 251 Curtner Avenue.

DISCUSSION

The Parcel Map includes the 30-foot public street dedication and 5-foot public service easements necessary to accommodate the approved use of the property. Staff has reviewed the map and found it in compliance with the approved Tentative Parcel Map, the Subdivision Map Act, and Title 20 of the Campbell Municipal Code. The attached resolution has been prepared for Council's consideration for approval of the Parcel Map and acceptance of the street dedication and public service easements offered for dedication.

FISCAL IMPACT

In addition to the entitlement application fees already paid, and permit fees required for off-site improvement review, the developer has contributed \$31,452.00 in Parkland Dedication Fees.

ALTERNATIVES

Determine that the Parcel Map is not consistent with the Tentative Parcel Map or applicable codes, and do not approve the Parcel Map or accept dedications.

Prepared by:



Roger Storz, Senior Civil Engineer

Reviewed by:



Amy Olay, Public Works Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution
- b. Parcel Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
APPROVING THE PARCEL MAP AND ACCEPTING THE
PUBLIC STREET AND PUBLIC SERVICE EASEMENTS OFFERED FOR
DEDICATION FOR THE PROPERTY LOCATED AT
251 CURTNER AVENUE**

WHEREAS, on November 27, 2024, the Community Development Director conditionally approved a Tentative Parcel Map (PLN-2024-66) to allow a two-lot, single-family, residential subdivision of property located at 251 Curtner Avenue; and

WHEREAS, a 30-foot public street dedication and 5-foot public service easements are necessary to accommodate the approved use of the property and have been offered for dedication on the Parcel Map; and

WHEREAS, the Parcel Map has been prepared, reviewed by staff, and found to be in compliance with the Tentative Parcel Map, the Subdivision Map Act and Title 20 of the Campbell Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Campbell that the Parcel Map is hereby approved and the Public Street and Public Service Easements offered for dedication as shown on said map are hereby accepted in conformity with the terms for which they are offered.

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 (Approval of Parcel Map)

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO PUBLIC USE ALL STREET AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS SHOWN ON THE MAP WITHIN SAID SUBDIVISION, AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND SAID PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, AND ALL PUBLIC UTILITIES AND ANY AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN PORTIONS OF LAND DELINEATED AS DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT). SAID PUBLIC SERVICE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

AS OWNERS: HOMAYOUN FARAHANI AND SUARNA MEHULIC, HUSBAND AND WIFE

BY: _____ BY: _____
HOMAYOUN FARAHANI SUARNA MEHULIC

BENEFICIARY STATEMENT

WE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS), A DELAWARE CORPORATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED APRIL 16, 2003 AS DOCUMENT NO. 16971367, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA DOES HEREBY CONSENT TO THE MAKING AND FILING OF THIS PARCEL MAP.

BY: _____

NAME: _____

ITS: _____

BENEFICIARY STATEMENT

WE, WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED JULY 26, 2006 AS DOCUMENT NO. 19034729, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA DOES HEREBY CONSENT TO THE MAKING AND FILING OF THIS PARCEL MAP.

BY: _____

NAME: _____

ITS: _____

OWNER'S ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA SS.
COUNTY OF SANTA CLARA

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

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

WITNESS MY HAND
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
NOTARY'S COMMISSION NUMBER _____
EXPIRATION OF NOTARY'S COMMISSION _____

PARCEL MAP

BEING A PORTION OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.M., MORE PARTICULARLY BEING ALL OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED AUGUST 3, 2022 AS DOCUMENT NUMBER 25353031, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA AND LYING WITHIN THE CITY OF CAMPBELL COUNTY OF SANTA CLARA, STATE OF CALIFORNIA CONSISTING OF TWO SHEETS APRIL, 2025



Carnes & Ekparian, Inc.

LAND SURVEYORS
9505 SUGAR BABE DRIVE GILROY, CA 95020
T: (408) 847-2013 F: (408) 846-7248 Email: office@ce-pls.com

BENEFICIARY'S ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA SS.
COUNTY OF SANTA CLARA

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

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

WITNESS MY HAND
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
NOTARY'S COMMISSION NUMBER _____
EXPIRATION OF NOTARY'S COMMISSION _____

OWNER'S ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA SS.
COUNTY OF SANTA CLARA

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

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

WITNESS MY HAND
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
NOTARY'S COMMISSION NUMBER _____
EXPIRATION OF NOTARY'S COMMISSION _____

BENEFICIARY'S ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA SS.
COUNTY OF SANTA CLARA

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

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

WITNESS MY HAND
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
NOTARY'S COMMISSION NUMBER _____
EXPIRATION OF NOTARY'S COMMISSION _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HOMAYOUN FARAHANI AND SUARNA MEHULIC IN DECEMBER 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2026, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

BY: _____
DREXYL EKPARIAN
PLS 9362



DATE: _____

SOILS AND GEOLOGICAL REPORT

GEOLOGICAL EVALUATION FOR 241 AND 251 CURTNER AVENUE HAS BEEN PREPARED BY ROMIG ENGINEERS INC., REPORT DATED FEBRUARY 28, 2025. REFERENCE ROMIG PROJECT NO. 6808-1 AND IS ON FILE AT THE OFFICE OF THE CITY ENGINEER.

CERTIFICATE OF DEDICATION

THE CITY OF CAMPBELL SHALL RECONVEY THE STREET DEDICATION TO THE BELOW-NAMED OWNER, OR SUCCESSOR OF INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTIONS 66477.5 THAT THE SAME PUBLIC PURPOSES FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNER: HOMAYOUN FARAHANI & SUARNA MEHULIC
20242 ALMADEN ROAD
SAN JOSE, CALIFORNIA 95120

CITY ENGINEER'S STATEMENT

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

DATE: _____ BY: _____



AMY OLAY,
CITY ENGINEER
CITY OF CAMPBELL, CALIFORNIA
RCE NO 61922

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____ BY: _____



ANNE-SOPHIE TRUONG
PLS NO 8998
ACTING CITY SURVEYOR
CITY OF CAMPBELL
(CSG CONSULTANTS, INC.)

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS MAP, DESIGNATED AS A PARCEL MAP, CONSISTING OF TWO (2) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CAMPBELL AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID COUNCIL ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ALL STREETS AND EASEMENTS DEDICATED TO PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATE: _____ BY: _____

ANDREA SANDERS
DEPUTY CITY CLERK OF THE CITY OF CAMPBELL

RECORDER'S STATEMENT

FILE No. _____ FEE \$____ PAID. ACCEPTED FOR RECORD AND FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF MAPS AT PAGE _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

[251 CURTNER AVENUE]

Attachment: Parcel Map (Approval of Parcel Map)



*City
Council
Report*

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

TITLE: Approval of Tract Map Approval of Tract Map No. 10641 Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 57-101 Gilman Avenue & 60 Dillon Avenue (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution approving the Tract Map for Tract No. 10641 and accept the street dedication and public service easements offered for dedication as shown on the map for the property located at 57-101 Gilman Avenue and 60 Dillon Avenue.

BACKGROUND

On May 7, 2024, the City Council adopted Resolution No. 13151 conditionally approving a Tentative Subdivision Map (PLN-2023-125) to subdivide an existing parcel to create 26 private lots and nine (9) common lots to accommodate 25 townhome units and 10 apartment units on the property located at 57-101 Gilman Avenue & 60 Dillon Avenue.

DISCUSSION

The Tract Map includes an additional five (5) feet of public street dedication along a portion of the Gilman Avenue frontage to provide the required 30-foot half-street, and public service easements for utilities and emergency access within the proposed private streets necessary to accommodate the approved use of the property. Staff has reviewed the map and found it in compliance with the approved Vesting Tentative Subdivision Map, the Subdivision Map Act, and Title 20 of the Campbell Municipal Code. The attached resolution has been prepared for Council's consideration for approval of the Tract Map, and acceptance of the street dedication and public service easements offered on said map.

FISCAL IMPACT

The fiscal impacts associated with this subdivision include the project generating the following revenue: Parkland Dedication Fees of \$634,600 and estimated annual Property Tax Increase of \$64,000. These revenues will be accounted for in the City's

budget once the timing of their payment is known.

ALTERNATIVES

Determine that the Tract Map is not consistent with the Tentative Map or applicable codes, and do not approve the Tract Map with the proposed dedications.

Prepared by:



Roger Storz, Senior Civil Engineer

Reviewed by:



Amy Olay, Public Works Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution
- b. Gilman Ave Tract Map 10641

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
APPROVING THE TRACT MAP FOR TRACT NO. 10641 AND ACCEPTING THE
PUBLIC STREET AND PUBLIC SERVICE EASEMENTS OFFERED FOR
DEDICATION FOR THE PROPERTY LOCATED AT 57-101 GILMAN AVENUE & 60
DILLON AVENUE**

WHEREAS, on May 7, 2024 the City Council adopted Resolution No. 13151 approving a Tentative Subdivision Map (PLN-2023-125) for the property located at 57-101 Gilman Avenue and 60 Dillon Avenue; and

WHEREAS, public street dedication and public service easements are necessary to accommodate the approved use of the property and have been offered for dedication on the Tract Map; and

WHEREAS, the Tract Map has been prepared, reviewed by staff, and found to be in compliance with the Tentative Map, the Subdivision Map Act and Title 20 of the Campbell Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Campbell that Tract Map 10641 is hereby approved, and the public streets and public service easements offered for dedication as shown on said map are hereby accepted in conformity with the terms for which they are offered.

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 (Approval of Tract Map No. 10641)

TRACT 10641

A SUBDIVISION OF 26 RESIDENTIAL LOTS
CONSISTING OF SEVEN (7) SHEETS

BEING A MERGER AND RESUBDIVISION OF LOTS 36, 37, 38, 39, 40 & 41 IN BLOCK 2, AS SHOWN ON THAT MAP ENTITLED, "MAP OF RUCKER'S ADDITION", FILED FOR RECORD MAY 20, 1895 IN BOOK "F" OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS. PARCELS 1 & 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD MAY 20, 1977 IN BOOK 397 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS. PARCEL A, AS SHOWN ON PARCEL MAP FILED FOR RECORD ON JULY 14, 1971, IN BOOK 286 OF MAPS PAGE 17.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

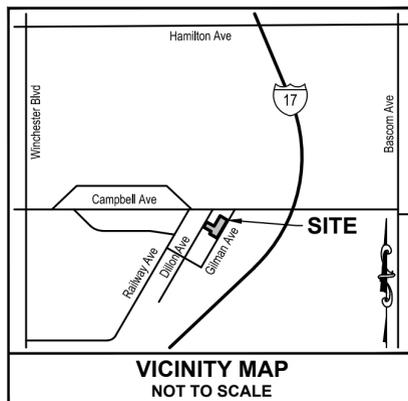
DATE: JULY 2025



Civil Engineering Associates

Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008



VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS SHOWN ON THE MAP WITHIN SAID SUBDIVISION, AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND SAID PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, AND ALL PUBLIC UTILITIES AND ANY AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN PORTIONS OF LAND DELINEATED AND DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT). SAID PUBLIC SERVICE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES, LAWFUL FENCES AND LAWFUL BUILDING OVERHANGS.

WE ALSO HEREBY DEDICATE FOR PUBLIC PURPOSES EASEMENTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLE ACCESS UNDER ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF BUILDING AND STRUCTURES OF ANY KIND EXCEPT TRAFFIC RATED UNDERGROUND UTILITY COMPANY STRUCTURES.

WE HEREBY RESERVE EASEMENTS FOR STORM DRAINAGE PURPOSES AND SANITARY SEWER PURPOSES DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAINAGE EASEMENT), "PSDR" (PRIVATE SURFACE DRAINAGE RELEASE EASEMENT) AND "PSSE" (PRIVATE SANITARY SEWER EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM AND PRIVATE SANITARY SEWER FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED BUILDING OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED FOR DEDICATION TO, NOR ARE THEY ACCEPTED BY, THE CITY OF CAMPBELL.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 26, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PIEE" (PRIVATE INGRESS AND EGRESS EASEMENT). SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF CAMPBELL.

WE ALSO HEREBY DESIGNATE LOTS D THROUGH I AS COMMON AREA AND ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE EXCLUSIVE USE OF THE HOMEOWNERS OF TRACT NO. 10641 AND THEIR GUESTS.

LOTS A THROUGH C CONTAINED WITHIN SAID TRACT IS A PRIVATE STREET AND IS NOT OFFERED NOR ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

LOTS D THROUGH I ARE RESERVED FOR OPEN SPACE AND ARE NOT DEVELOPABLE LOTS.

OWNER

ROBSON HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: ROBSON PROPERTIES, INC., A CALIFORNIA CORPORATION, ITS MANAGER

BY: _____
MARK E. ROBSON, PRESIDENT

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

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

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

WITNESS MY HAND

SIGNATURE _____

NAME (PRINT) _____

PRINCIPAL PLACE OF BUSINESS _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF DEDICATION

THE CITY OF CAMPBELL SHALL RECONVEY THE STREET DEDICATION TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNER: ROBSON HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA
SAN JOSE, CA 95126

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBSON HOMES, LLC IN OCTOBER, 2022. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE OCTOBER, 2027; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN GAYLORD
LS 9931



DATE: _____

SOILS AND GEOLOGICAL REPORT

GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY GEO-LOGIC ASSOCIATES DATED JUNE 28, 2023, PROJECT NO. PA22.1046.00. THE REPORT IS ON FILE WITH THE CITY OF CAMPBELL BUILDING DEPARTMENT.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS TRACT MAP; THAT THE MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF; AND THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

AMY OLAY, CITY ENGINEER
OF THE CITY OF CAMPBELL, CALIFORNIA
RCE NO. 61922



DATE: _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THE WITHIN TRACT MAP IS TECHNICALLY CORRECT.

ANNE-SOPHIE TRUONG, P.L.S. 8998
ACTING CITY SURVEYOR
FOR THE CITY OF CAMPBELL
(CSG CONSULTANTS, INC.)



DATE: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS MAP, DESIGNATED AS TRACT 10641, CONSISTING OF SEVEN (7) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CAMPBELL AT MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 20____ AND THAT SAID COUNCIL ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ALL STREETS AND EASEMENTS DEDICATED TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

ANDREA SANDERS
CITY CLERK OF THE CITY OF CAMPBELL

DATE: _____

RECORDER'S STATEMENT

FILE NO. _____ FEE \$ _____ PAID. ACCEPTED FOR RECORD AND FILED

THIS _____ DAY OF _____, 20____, AT _____M.

IN BOOK _____ OF MAPS AT PAGE(S) _____ SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF CIVIL ENGINEERING ASSOCIATES.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____

DEPUTY

SHEET 1 OF 7 FILE NAME: 1 22139FM

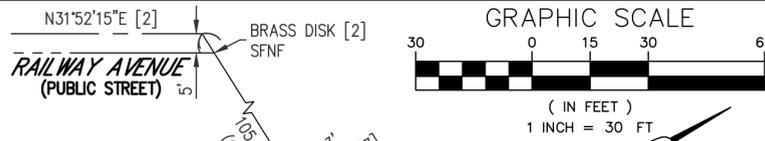
Attachment: Gilman Ave Tract Map 10641 (Approval of Tract Map No. 10641)

LEGEND

---	DISTINCTIVE BORDER
- - -	RIGHT OF WAY
---	NEW PROPERTY LINE
---	EXISTING PROPERTY LINE
---	HISTORIC PROPERTY LINE
---	CENTER LINE
---	MONUMENT LINE
---	NEW EASEMENT LINE
---	EXISTING EASEMENT LINE
---	TIE LINE
⊙	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
⊙	STANDARD CITY MONUMENT, TO BE SET PER MAP REFERENCE [11]
⊙	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
⊙	3/4" IRON PIPE OR NAIL & TAG TO BE SET PER MAP REFERENCE [11]
⊙	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
⊙	FOUND NAIL (AS NOTED)
(100.00')[1]	RECORD DATA W/ REFERENCE

ABBREVIATIONS

CL	CENTER LINE
CL-CL	CENTER LINE TO CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
M-CL	MONUMENT TO CENTER LINE
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
SF	SQUARE FEET



TRACT 10641

A SUBDIVISION OF 26 RESIDENTIAL LOTS
CONSISTING OF SEVEN (7) SHEETS

BEING A MERGER AND RESUBDIVISION OF LOTS 36, 37, 38, 39, 40 & 41 IN BLOCK 2, AS SHOWN ON THAT MAP ENTITLED, "MAP OF RUCKER'S ADDITION", FILED FOR RECORD MAY 20, 1895 IN BOOK "F" OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS. PARCELS 1 & 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD MAY 20, 1977 IN BOOK 397 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS. PARCEL A, AS SHOWN ON PARCEL MAP FILED FOR RECORD ON JULY 14, 1971, IN BOOK 286 OF MAPS PAGE 17.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

DATE: JULY 2025



Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008

NOTES

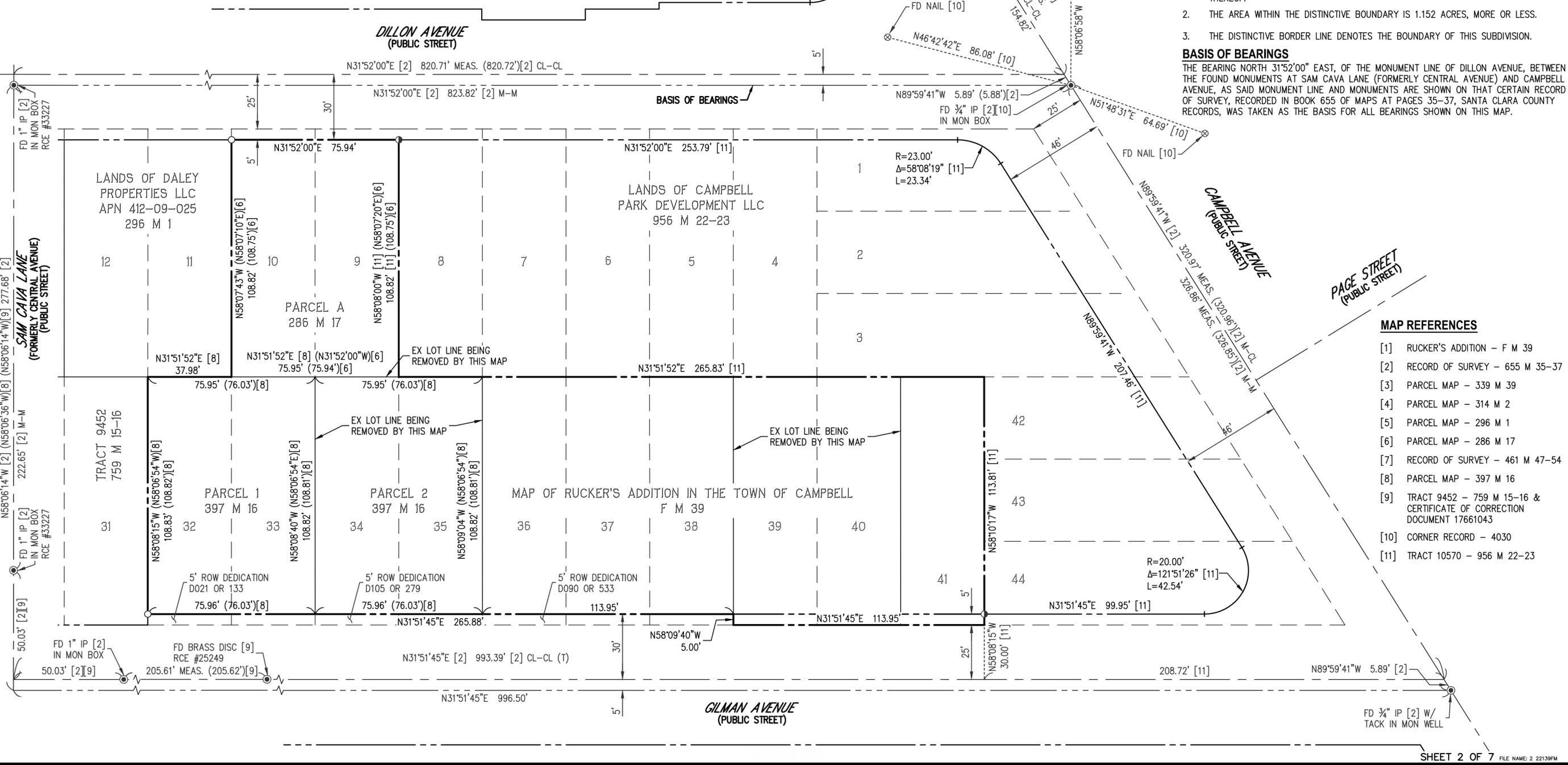
- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 1.152 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT SAM CAVA LANE (FORMERLY CENTRAL AVENUE) AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 655 OF MAPS AT PAGES 35-37, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

MAP REFERENCES

- [1] RUCKER'S ADDITION - F M 39
- [2] RECORD OF SURVEY - 655 M 35-37
- [3] PARCEL MAP - 339 M 39
- [4] PARCEL MAP - 314 M 2
- [5] PARCEL MAP - 296 M 1
- [6] PARCEL MAP - 286 M 17
- [7] RECORD OF SURVEY - 461 M 47-54
- [8] PARCEL MAP - 397 M 16
- [9] TRACT 9452 - 759 M 15-16 & CERTIFICATE OF CORRECTION DOCUMENT 17661043
- [10] CORNER RECORD - 4030
- [11] TRACT 10570 - 956 M 22-23



Attachment: Gilman Ave Tract Map 10641 (Approval of Tract Map No. 10641)

LEGEND

- DISTINCTIVE BORDER
- - - RIGHT OF WAY
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- - - HISTORIC PROPERTY LINE
- CENTER LINE
- MONUMENT LINE
- - - NEW EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - TIE LINE
- ⊙ FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
- ⊙ STANDARD CITY MONUMENT, TO BE SET PER MAP REFERENCE [11]
- ⊙ SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2½" BRASS DISK IN CONCRETE, TAGGED LS 9931
- ⊙ ¾" IRON PIPE OR NAIL & TAG TO BE SET PER MAP REFERENCE [11]
- SET ¾" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
- ⊗ FOUND NAIL (AS NOTED)
- (100.00')[1] RECORD DATA W/ REFERENCE

ABBREVIATIONS

- CL CENTER LINE
- CL-CL CENTER LINE TO CENTER LINE
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- FD FOUND
- IP IRON PIPE
- MON MONUMENT
- M-M MONUMENT TO MONUMENT
- M-CL MONUMENT TO CENTER LINE
- NTS NOT TO SCALE
- O.R. OFFICIAL RECORDS
- PIEE PRIVATE INGRESS EGRESS EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSDRE PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- SFNF SEARCHED FOR NOT FOUND
- SF SQUARE FEET

TRACT 10641

A SUBDIVISION OF 26 RESIDENTIAL LOTS
CONSISTING OF SEVEN (7) SHEETS

BEING A MERGER AND RESUBDIVISION OF LOTS 36, 37, 38, 39, 40 & 41 IN BLOCK 2, AS SHOWN ON THAT MAP ENTITLED, "MAP OF RUCKER'S ADDITION", FILED FOR RECORD MAY 20, 1895 IN BOOK "F" OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS. PARCELS 1 & 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD MAY 20, 1977 IN BOOK 397 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS. PARCEL A, AS SHOWN ON PARCEL MAP FILED FOR RECORD ON JULY 14, 1971, IN BOOK 286 OF MAPS PAGE 17.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

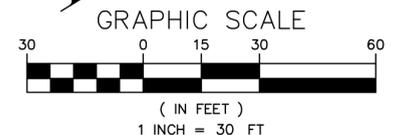
DATE: JULY 2025



Civil Engineering Associates

Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008

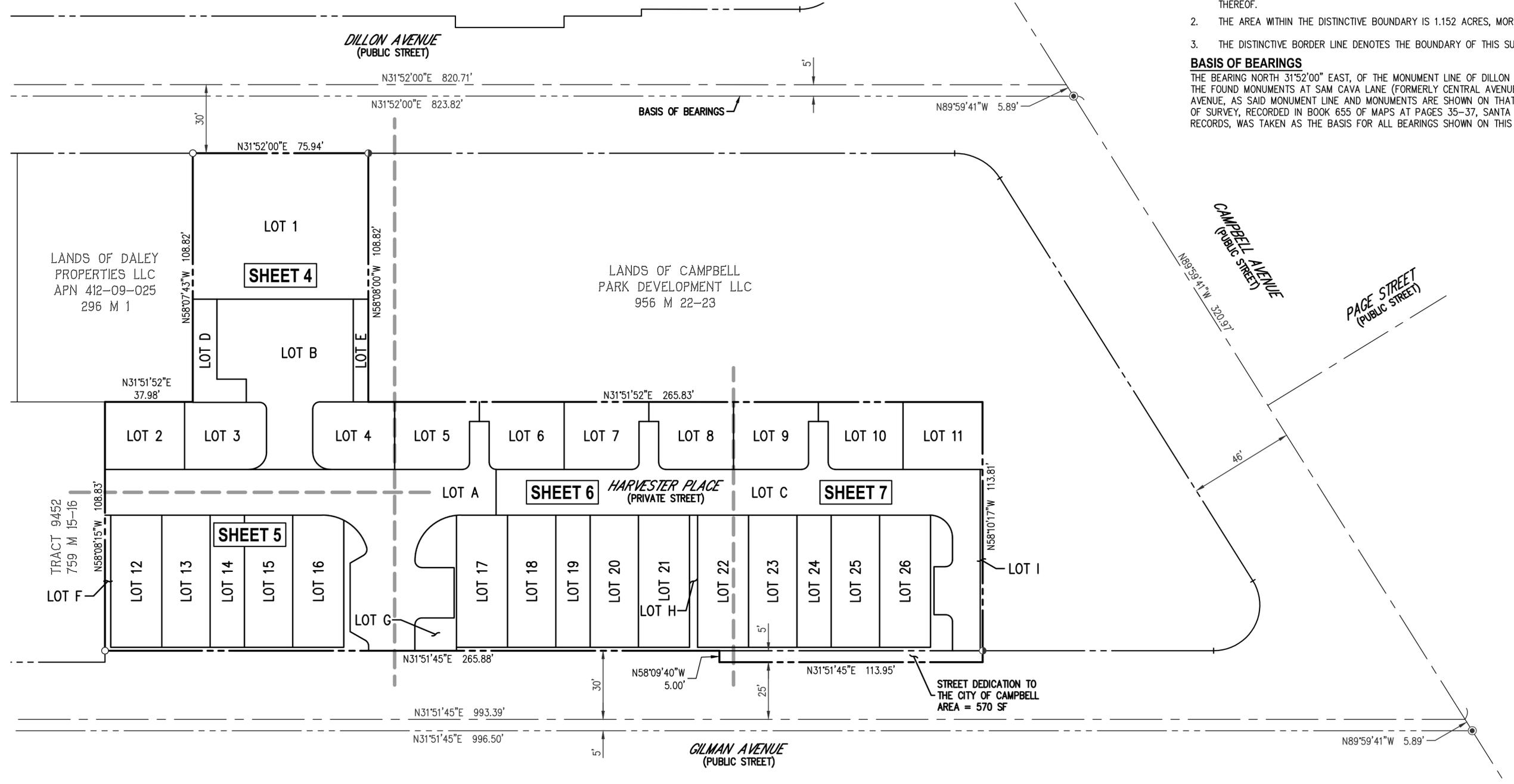


NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 1.152 ACRES, MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT SAM CAVA LANE (FORMERLY CENTRAL AVENUE) AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 655 OF MAPS AT PAGES 35-37, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.



Attachment: Gilman Ave Tract Map 10641 (Approval of Tract Map No. 10641)

TRACT 10641

A SUBDIVISION OF 26 RESIDENTIAL LOTS
CONSISTING OF SEVEN (7) SHEETS

BEING A MERGER AND RESUBDIVISION OF LOTS 36, 37, 38, 39, 40 & 41 IN BLOCK 2, AS SHOWN ON THAT MAP ENTITLED, "MAP OF RUCKER'S ADDITION", FILED FOR RECORD MAY 20, 1895 IN BOOK "F" OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS. PARCELS 1 & 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD MAY 20, 1977 IN BOOK 397 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS. PARCEL A, AS SHOWN ON PARCEL MAP FILED FOR RECORD ON JULY 14, 1971, IN BOOK 286 OF MAPS PAGE 17.

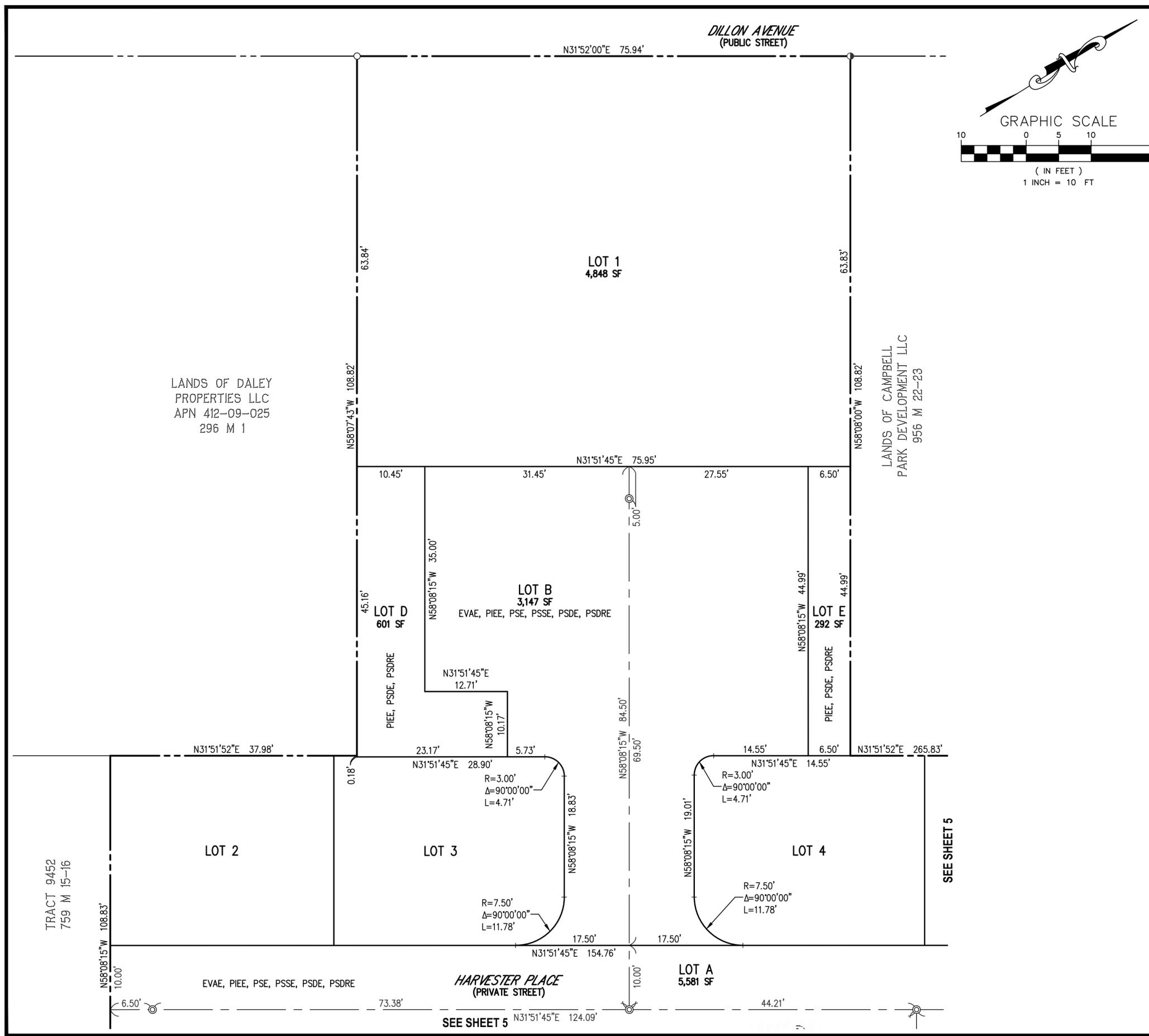
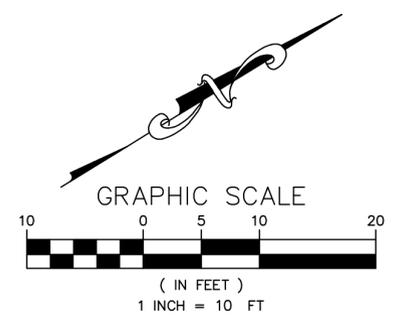
LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

DATE: JULY 2025



Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008



NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 1.152 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT SAM CAVA LANE (FORMERLY CENTRAL AVENUE) AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 655 OF MAPS AT PAGES 35-37, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

ABBREVIATIONS

CL	CENTER LINE
CL-CL	CENTER LINE TO CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
M-CL	MONUMENT TO CENTER LINE
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
SF	SQUARE FEET

LEGEND

	DISTINCTIVE BORDER
	RIGHT OF WAY
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	HISTORIC PROPERTY LINE
	CENTER LINE
	MONUMENT LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	TIE LINE
	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
	STANDARD CITY MONUMENT, TO BE SET PER MAP REFERENCE [11]
	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
	3/4" IRON PIPE OR NAIL & TAG TO BE SET PER MAP REFERENCE [11]
	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
	FOUND NAIL (AS NOTED)
	(100.00')[1] RECORD DATA W/ REFERENCE

LANDS OF CAMPBELL
PARK DEVELOPMENT LLC
956 M 22-23

LANDS OF DALEY
PROPERTIES LLC
APN 412-09-025
296 M 1

TRACT 9452
759 M 15-16

SEE SHEET 5

SEE SHEET 5

Attachment: Gilman Ave Tract Map 10641 (Approval of Tract Map No. 10641)

LANDS OF DALEY PROPERTIES LLC
APN 412-09-025
296 M 1

SEE SHEET 4

LOT B
EVAE, PIEE, PSE, PSSE, PSDE

LOT E
PIEE, PSDE, PSDRE

LANDS OF CAMPBELL
PARK DEVELOPMENT LLC
956 M 22-23

TRACT 10641

A SUBDIVISION OF 26 RESIDENTIAL LOTS
CONSISTING OF SEVEN (7) SHEETS

BEING A MERGER AND RESUBDIVISION OF LOTS 36, 37, 38, 39, 40 & 41 IN BLOCK 2, AS SHOWN ON THAT MAP ENTITLED, "MAP OF RUCKER'S ADDITION", FILED FOR RECORD MAY 20, 1895 IN BOOK "F" OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS. PARCELS 1 & 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD MAY 20, 1977 IN BOOK 397 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS. PARCEL A, AS SHOWN ON PARCEL MAP FILED FOR RECORD ON JULY 14, 1971, IN BOOK 286 OF MAPS PAGE 17.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.
DATE: JULY 2025

Civil Engineers • Planners • Surveyors

Civil Engineering Associates

28 Railway Avenue
Campbell, CA 95008

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 1.152 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT SAM CAVA LANE (FORMERLY CENTRAL AVENUE) AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 655 OF MAPS AT PAGES 35-37, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

ABBREVIATIONS

CL	CENTER LINE
CL-CL	CENTER LINE TO CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
M-CL	MONUMENT TO CENTER LINE
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
SF	SQUARE FEET

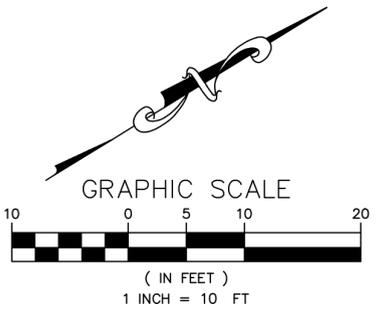
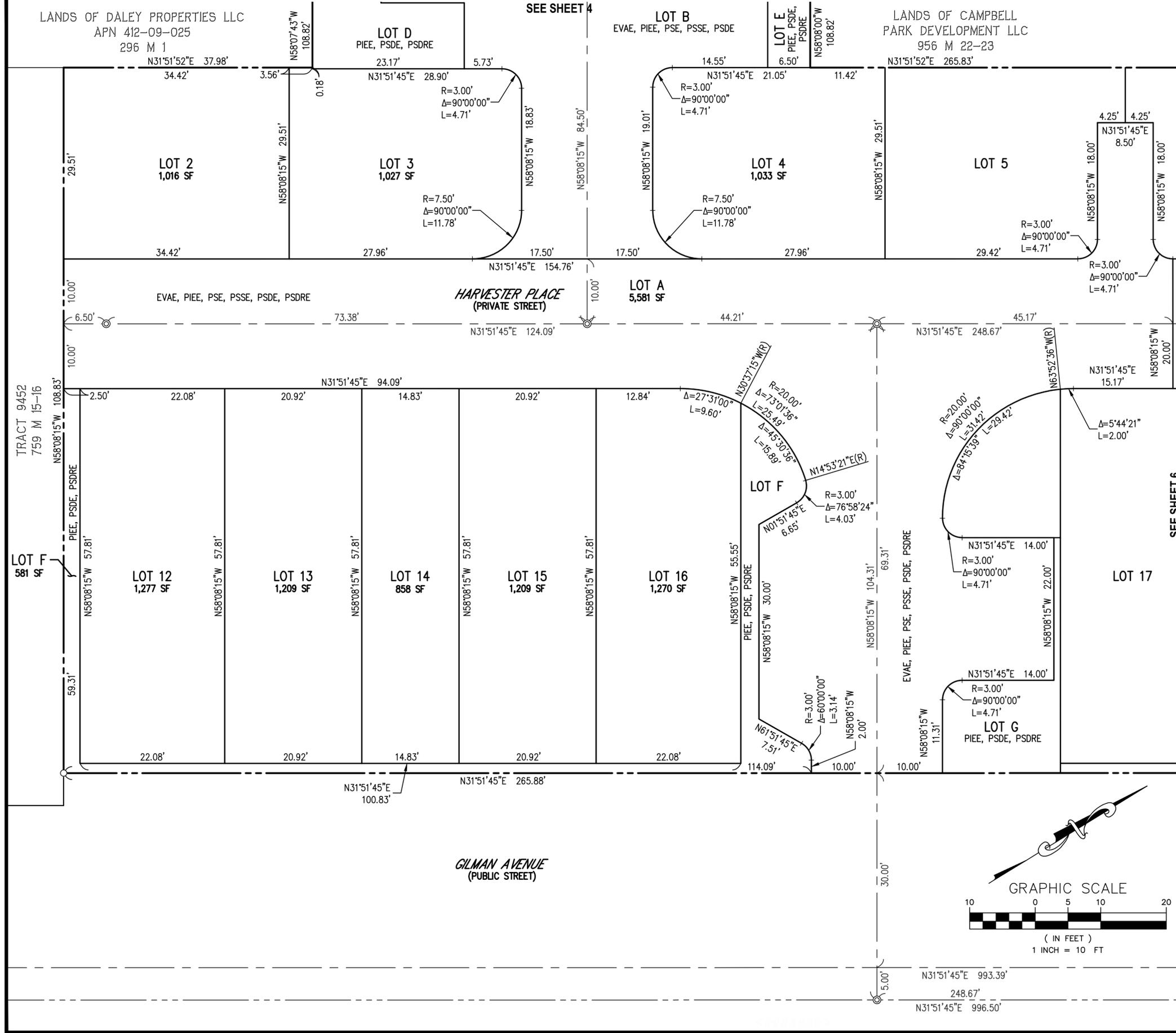
LEGEND

	DISTINCTIVE BORDER
	RIGHT OF WAY
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	HISTORIC PROPERTY LINE
	CENTER LINE
	MONUMENT LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	TIE LINE
	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
	STANDARD CITY MONUMENT, TO BE SET PER MAP REFERENCE [11]
	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
	3/4" IRON PIPE OR NAIL & TAG TO BE SET PER MAP REFERENCE [11]
	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
	FOUND NAIL (AS NOTED)
	RECORD DATA W/ REFERENCE

SEE SHEET 6

TRACT 9452
759 M 15-16

LOT F
581 SF



Attachment: Gilman Ave Tract Map 10641 (Approval of Tract Map No. 10641)

TRACT 10641

A SUBDIVISION OF 26 RESIDENTIAL LOTS
CONSISTING OF SEVEN (7) SHEETS

BEING A MERGER AND RESUBDIVISION OF LOTS 36, 37, 38, 39, 40 & 41 IN BLOCK 2, AS SHOWN ON THAT MAP ENTITLED, "MAP OF RUCKER'S ADDITION", FILED FOR RECORD MAY 20, 1895 IN BOOK "F" OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS. PARCELS 1 & 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD MAY 20, 1977 IN BOOK 397 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS. PARCEL A, AS SHOWN ON PARCEL MAP FILED FOR RECORD ON JULY 14, 1971, IN BOOK 286 OF MAPS PAGE 17.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.
DATE: JULY 2025

Civil Engineers • Planners • Surveyors

Civil Engineering Associates

28 Railway Avenue
Campbell, CA 95008

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 1.152 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT SAM CAVA LANE (FORMERLY CENTRAL AVENUE) AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 655 OF MAPS AT PAGES 35-37, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

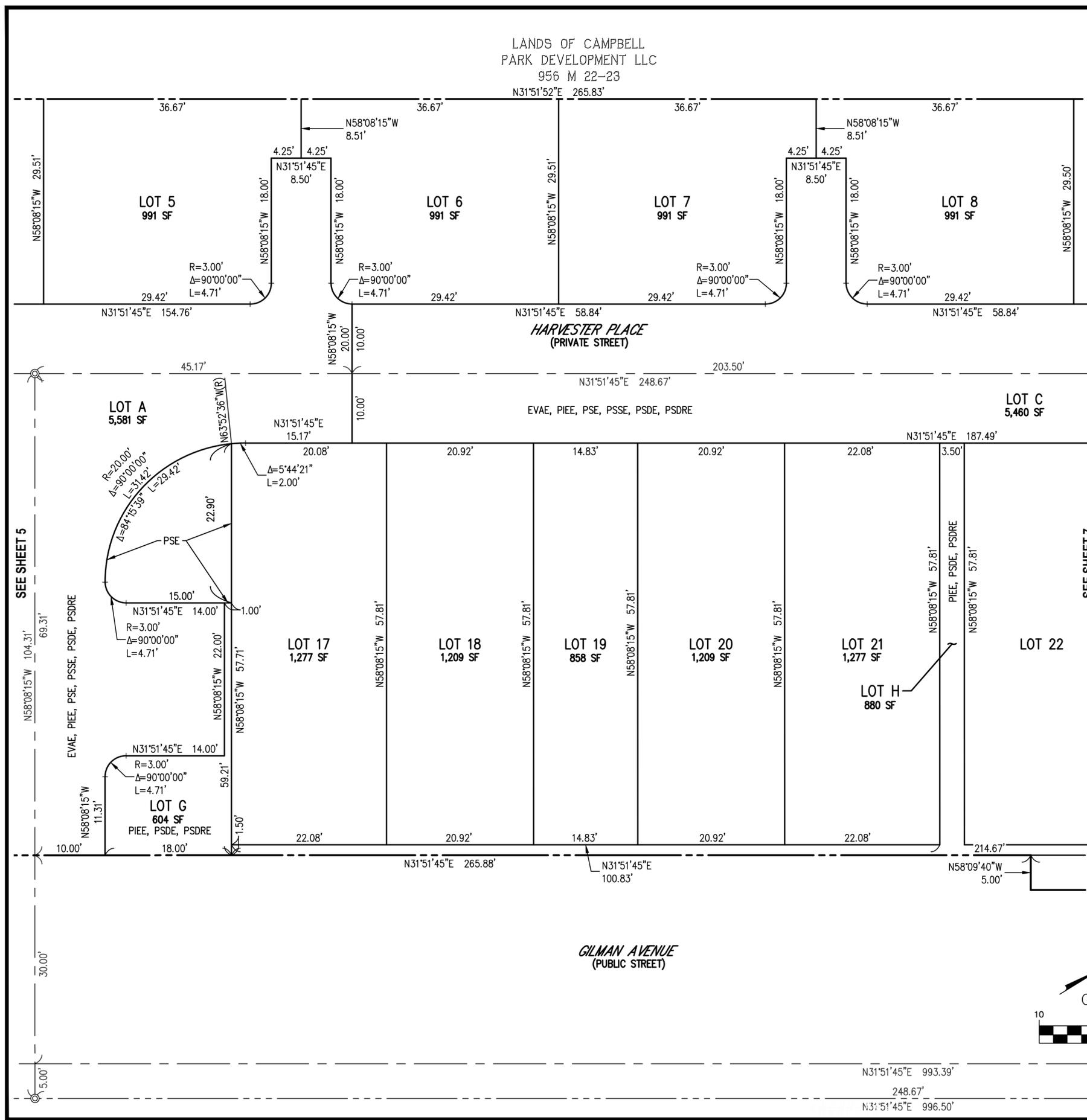
ABBREVIATIONS

CL	CENTER LINE
CL-CL	CENTER LINE TO CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
M-CL	MONUMENT TO CENTER LINE
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
SF	SQUARE FEET

LEGEND

	DISTINCTIVE BORDER
	RIGHT OF WAY
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	HISTORIC PROPERTY LINE
	CENTER LINE
	MONUMENT LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	TIE LINE
	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
	STANDARD CITY MONUMENT, TO BE SET PER MAP REFERENCE [11]
	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
	3/4" IRON PIPE OR NAIL & TAG TO BE SET PER MAP REFERENCE [11]
	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
	FOUND NAIL (AS NOTED)
	(100.00')[1] RECORD DATA W/ REFERENCE

LANDS OF CAMPBELL
PARK DEVELOPMENT LLC
956 M 22-23
N31°51'52"E 265.83'



SEE SHEET 5

SEE SHEET 7

Attachment: Gilman Ave Tract Map 10641 (Approval of Tract Map No. 10641)

TRACT 10641

A SUBDIVISION OF 26 RESIDENTIAL LOTS
CONSISTING OF SEVEN (7) SHEETS

BEING A MERGER AND RESUBDIVISION OF LOTS 36, 37, 38, 39, 40 & 41 IN BLOCK 2, AS SHOWN ON THAT MAP ENTITLED, "MAP OF RUCKER'S ADDITION", FILED FOR RECORD MAY 20, 1895 IN BOOK "F" OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS. PARCELS 1 & 2, AS SHOWN ON PARCEL MAP FILED FOR RECORD MAY 20, 1977 IN BOOK 397 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS. PARCEL A, AS SHOWN ON PARCEL MAP FILED FOR RECORD ON JULY 14, 1971, IN BOOK 286 OF MAPS PAGE 17.

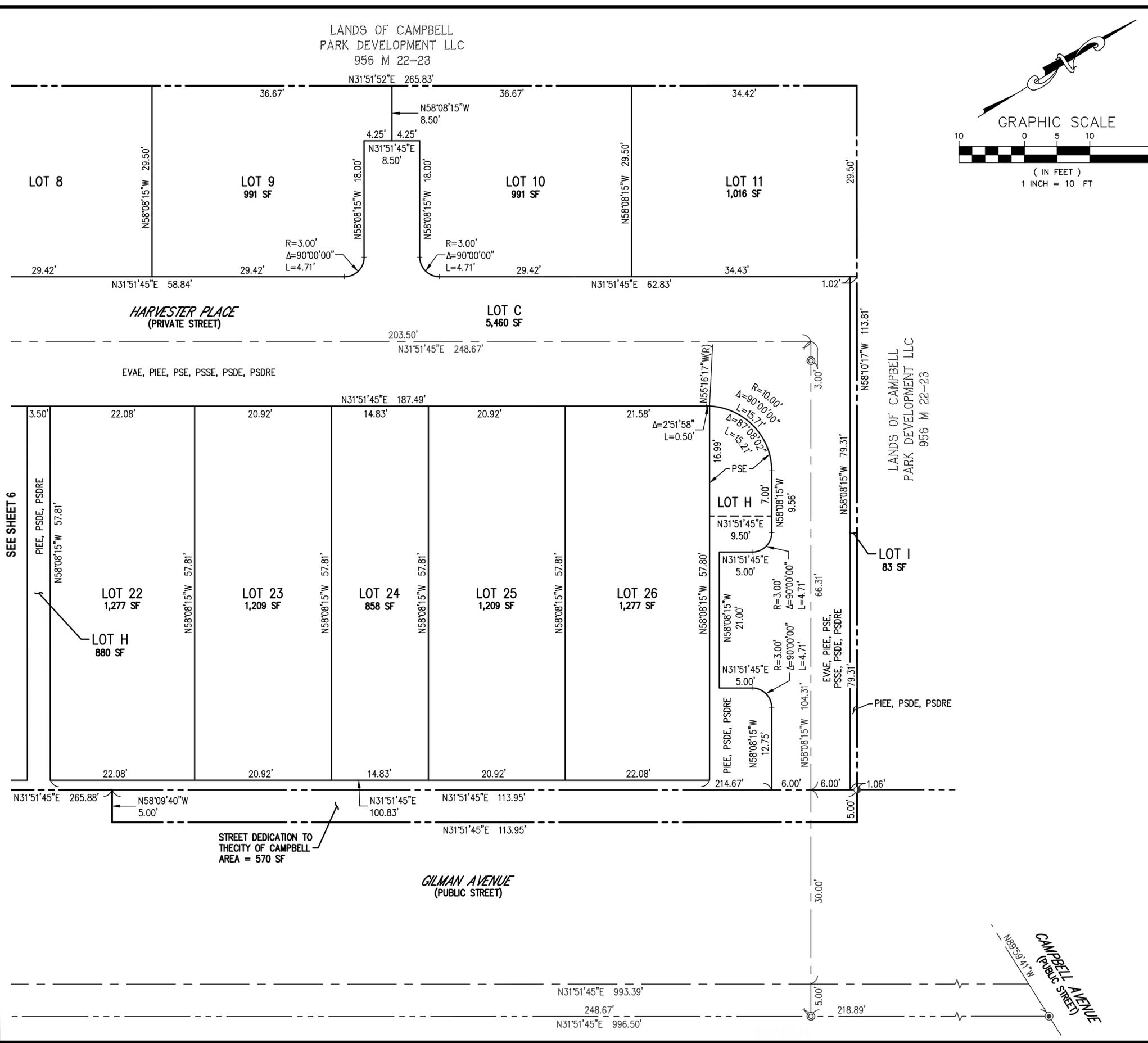
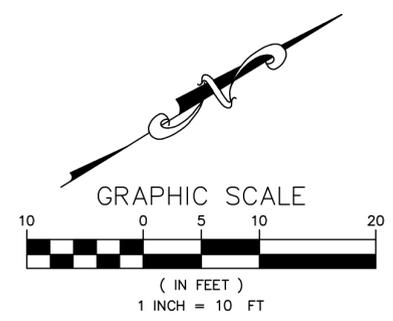
LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

DATE: JULY 2025



Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008



NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 1.152 ACRES, MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT SAM CAVA LANE (FORMERLY CENTRAL AVENUE) AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 655 OF MAPS AT PAGES 35-37, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

ABBREVIATIONS

CL	CENTER LINE
CL-CL	CENTER LINE TO CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
M-CL	MONUMENT TO CENTER LINE
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
SF	SQUARE FEET

LEGEND

	DISTINCTIVE BORDER
	RIGHT OF WAY
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	HISTORIC PROPERTY LINE
	CENTER LINE
	MONUMENT LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	TIE LINE
	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
	STANDARD CITY MONUMENT, TO BE SET PER MAP REFERENCE [11]
	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
	3/4" IRON PIPE OR NAIL & TAG TO BE SET PER MAP REFERENCE [11]
	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
	FOUND NAIL (AS NOTED)
	(100.00')[1] RECORD DATA W/ REFERENCE

Attachment: Gilman Ave Tract Map 10641 (Approval of Tract Map No. 10641)



*City
Council
Report*

Item: 10
Category: CONSENT CALENDAR
Meeting Date: August 4, 2025

TITLE: Approval of Tract Map No. 10653 Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 320 Virginia Avenue (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution approving the Tract Map for Tract No. 10653 and accept the street dedication and public service easements offered for dedication as shown on the map for the property located at 320 Virginia Avenue.

BACKGROUND

On July 23, 2024, the Planning Commission adopted Resolution No. 4714 conditionally approving a Tentative Subdivision Map (PLN-2023-157) to subdivide an existing parcel to create six (6) private lots and nine (9) common lots to allow the construction of forty (40) townhome style condominium units on the property located at 320 Virginia Avenue.

DISCUSSION

The Tract Map includes the 30-foot public street dedication along Virginia Avenue, and public service easements for utilities and emergency access within the proposed private streets necessary to accommodate the approved use of the property. Staff has reviewed the map and found it in compliance with the approved Vesting Tentative Subdivision Map, the Subdivision Map Act, and Title 20 of the Campbell Municipal Code. The attached resolution has been prepared for Council's consideration for approval of the Tract Map, and acceptance of the street dedication and public service easements offered on said map.

FISCAL IMPACT

The fiscal impacts associated with this subdivision include the project generating the following revenue: Parkland Dedication Fee of \$788,800 and estimated annual Property Tax Increase of \$64,000. These revenues will be accounted for in the City's budget once the timing of their payment is known.

ALTERNATIVES

Determine that the Tract Map is not consistent with the Tentative Map or applicable codes, and do not approve the Tract Map with the proposed dedications.

Prepared by:



Roger Storz, Senior Civil Engineer

Reviewed by:



Amy Olay, Public Works Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution
- b. 320 Virginia Ave Tract Map 10653

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
APPROVING THE TRACT MAP FOR TRACT NO. 10653 AND ACCEPTING THE
PUBLIC STREET AND PUBLIC SERVICE EASEMENTS OFFERED FOR
DEDICATION FOR THE PROPERTY LOCATED AT
320 VIRGINIA AVENUE**

WHEREAS, on July 23, 2024, the Planning Commission adopted Resolution No. 4714 approving a Tentative Subdivision Map (PLN-2023-157) for the property located at 320 Virginia Avenue; and

WHEREAS, public street dedication and public service easements are necessary to accommodate the approved use of the property and have been offered for dedication on the Tract Map; and

WHEREAS, the Tract Map has been prepared, reviewed by staff, and found to be in compliance with the Tentative Map, the Subdivision Map Act and Title 20 of the Campbell Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Campbell that Tract Map 10653 is hereby approved, and the public streets and public service easements offered for dedication as shown on said map are hereby accepted in conformity with the terms for which they are offered.

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 (Approval of Tract Map No. 10653)

TRACT 10653

FOR CONDOMINIUM PURPOSES INCLUDING A MAXIMUM OF 40 RESIDENTIAL UNITS
CONSISTING OF SIX (6) SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS 10 AND 11 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION OF LOTS 1,2 AND 3 OF THE PROPERTY OF E.N. PARR, BEING A PART OF THE RINCONADA DE LOS GATOS", FILED FOR RECORD ON JANUARY 16, 1901 IN BOOK "J" OF MAPS, PAGE 3, SANTA CLARA COUNTY RECORDS AND AS DESCRIBED IN THE GRANT DEED, RECORDED ON OCTOBER 18, 2024 AS DOCUMENT NO. 25714034 OFFICIAL RECORDS OF SAID COUNTY.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

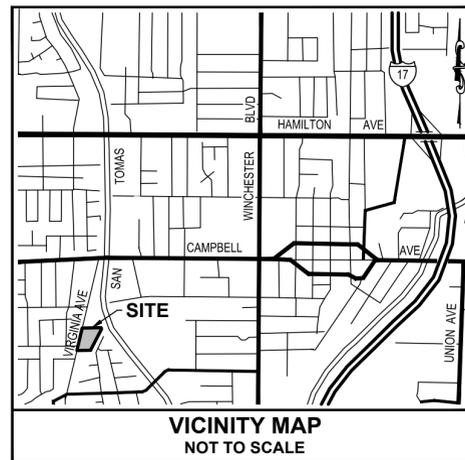
DATE: JULY 2025



Civil Engineering Associates

Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION

THE CITY OF CAMPBELL SHALL RECONVEY THE STREET DEDICATION TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNER: KB HOME SOUTH BAY INC, A CALIFORNIA CORPORATION
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CALIFORNIA 94583

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KB HOME SOUTH BAY INC ON OCTOBER, 2021. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JULY, 2027; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN GAYLORD
LS 9931



DATE: _____

SOILS AND GEOLOGICAL REPORT

GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC. DATED FEBRUARY 3, 2025, AND SIGNED BY SIMON MAKDESSI, P.E., G.E., LICENCE NO. 2548, PROJECT NO. L067.G. THE REPORT IS ON FILE WITH THE CITY OF CAMPBELL BUILDING DEPARTMENT.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS TRACT MAP; THAT THE MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF; AND THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

AMY OLAY, CITY ENGINEER
OF THE CITY OF CAMPBELL, CALIFORNIA
RCE NO. 61922



DATE: _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THE WITHIN TRACT MAP IS TECHNICALLY CORRECT.

ANNE-SOPHIE TRUONG, P.L.S. 8998
ACTING CITY SURVEYOR
FOR THE CITY OF CAMPBELL
(CSG CONSULTANTS, INC.)



DATE: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS MAP, DESIGNATED AS TRACT 10653, CONSISTING OF SIX (6) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CAMPBELL AT MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 20____ AND THAT SAID COUNCIL ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ALL STREETS AND EASEMENTS DEDICATED TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

ANDREA SANDERS
CITY CLERK OF THE CITY OF CAMPBELL

DATE: _____

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY OFFER FOR DEDICATION IN FEE SIMPLE TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS SHOWN ON THE MAP WITHIN SAID SUBDIVISION, AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND SAID PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, AND ALL PUBLIC UTILITIES AND ANY AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN PORTIONS OF LAND DELINEATED AND DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT). SAID PUBLIC SERVICE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES, LAWFUL FENCES AND LAWFUL BUILDING OVERHANGS.

WE ALSO HEREBY DEDICATE FOR PUBLIC PURPOSES EASEMENTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLE ACCESS UNDER ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF BUILDING AND STRUCTURES OF ANY KIND EXCEPT TRAFFIC RATED UNDERGROUND UTILITY COMPANY STRUCTURES.

WE HEREBY RESERVE EASEMENTS FOR STORM DRAINAGE PURPOSES AND SANITARY SEWER PURPOSES DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAINAGE EASEMENT), "PSDRE" (PRIVATE SURFACE DRAINAGE RELEASE EASEMENT) AND "PSSE" (PRIVATE SANITARY SEWER EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM AND PRIVATE SANITARY SEWER FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED BUILDING OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED FOR DEDICATION TO, NOR ARE THEY ACCEPTED BY, THE CITY OF CAMPBELL.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 6, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PIEE" (PRIVATE INGRESS AND EGRESS EASEMENT). SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF CAMPBELL.

WE ALSO HEREBY DESIGNATE LOTS B THROUGH I AS COMMON AREA WHICH ARE RESERVED FOR OPEN SPACE AND ARE NOT DEVELOPABLE LOTS NOR ARE THEY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE FOR THE EXCLUSIVE USE OF THE HOMEOWNERS OF TRACT NO. 10653 AND THEIR GUESTS.

LOT A CONTAINED WITHIN SAID TRACT IS A PRIVATE STREET AND IS NOT OFFERED NOR ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

OWNER

KB HOME SOUTH BAY INC, A CALIFORNIA CORPORATION

BY: _____ DATE: _____

NAME: _____

ITS: _____

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } SS

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

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

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

WITNESS MY HAND

SIGNATURE _____

NAME (PRINT) _____

PRINCIPAL PLACE OF BUSINESS _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

RECORDER'S STATEMENT

FILE NO. _____ FEE \$ _____ PAID. ACCEPTED FOR RECORD AND FILED

THIS _____ DAY OF _____, 20____, AT _____M.

IN BOOK _____ OF MAPS AT PAGE(S) _____ SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____

DEPUTY

SHEET 1 OF 6

TRACT 10653

FOR CONDOMINIUM PURPOSES INCLUDING A MAXIMUM OF 40 RESIDENTIAL UNITS
CONSISTING OF SIX (6) SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS 10 AND 11 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION OF LOTS 1, 2 AND 3 OF THE PROPERTY OF E.N. PARR, BEING A PART OF THE RINCONADA DE LOS GATOS", FILED FOR RECORD ON JANUARY 16, 1901 IN BOOK "J" OF MAPS, PAGE 3, SANTA CLARA COUNTY RECORDS AND AS DESCRIBED IN THE GRANT DEED, RECORDED ON OCTOBER 18, 2024 AS DOCUMENT NO. 25714034 OFFICIAL RECORDS OF SAID COUNTY.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

DATE: JULY 2025



Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008

NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 2.444 ACRES, MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH N14°25'00" EAST AS FOUND MONUMENTED ON VIRGINIA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 138 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

MAP REFERENCES

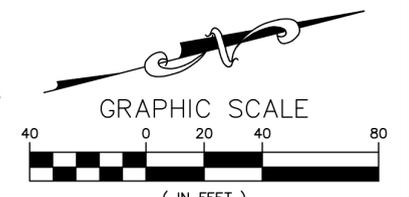
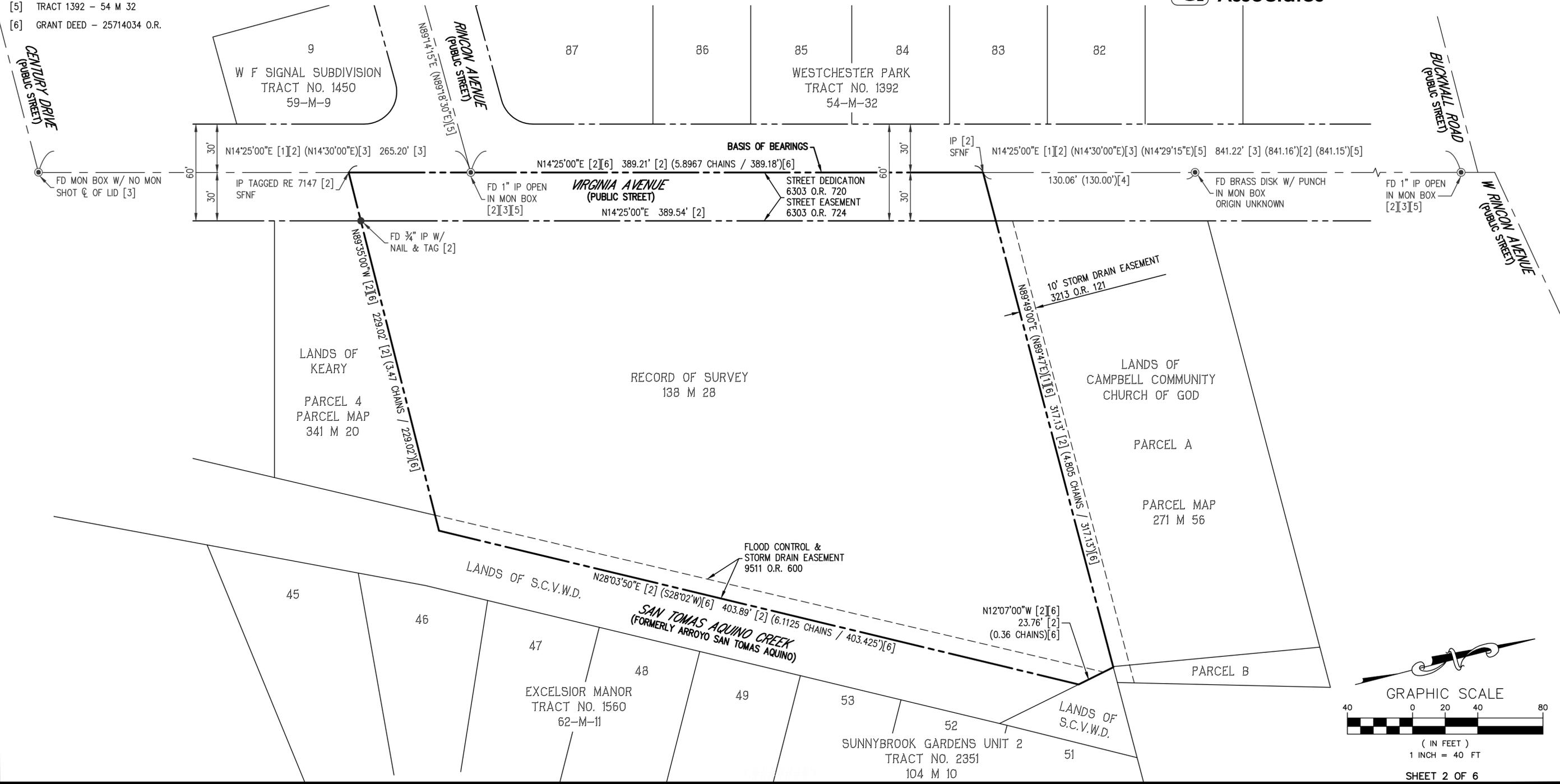
- [1] J M 3
- [2] RECORD OF SURVEY - 138 M 28
- [3] RECORD OF SURVEY - 904 M 37
- [4] PARCEL MAP - 271 M 56
- [5] TRACT 1392 - 54 M 32
- [6] GRANT DEED - 25714034 O.R.

ABBREVIATIONS

(CL-M)	CENTER LINE TO MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
(M-M)	MONUMENT TO MONUMENT
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
(T)	TOTAL

LEGEND

---	DISTINCTIVE BORDER
---	RIGHT OF WAY
---	NEW PROPERTY LINE
---	EXISTING PROPERTY LINE
---	CENTER LINE
---	NEW EASEMENT LINE
---	EXISTING EASEMENT LINE
---	TIE LINE
⊙	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
⊙	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
●	FOUND IRON PIPE (AS NOTED)
○	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
(100.00') [1]	RECORD DATA W/ REFERENCE



Attachment: 320 Virginia Ave Tract Map 10653 (Approval of Tract Map No. 10653)

TRACT 10653

FOR CONDOMINIUM PURPOSES INCLUDING A MAXIMUM OF 40 RESIDENTIAL UNITS
CONSISTING OF SIX (6) SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS 10 AND 11 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION OF LOTS 1, 2 AND 3 OF THE PROPERTY OF E.N. PARR, BEING A PART OF THE RINCONADA DE LOS GATOS", FILED FOR RECORD ON JANUARY 16, 1901 IN BOOK "J" OF MAPS, PAGE 3, SANTA CLARA COUNTY RECORDS AND AS DESCRIBED IN THE GRANT DEED, RECORDED ON OCTOBER 18, 2024 AS DOCUMENT NO. 25714034 OFFICIAL RECORDS OF SAID COUNTY.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

DATE: JULY 2025

Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008



NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 2.444 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

THE BEARING NORTH N14°25'00" EAST AS FOUND MONUMENTED ON VIRGINIA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 138 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

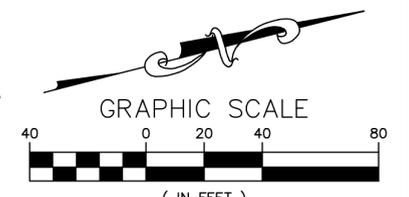
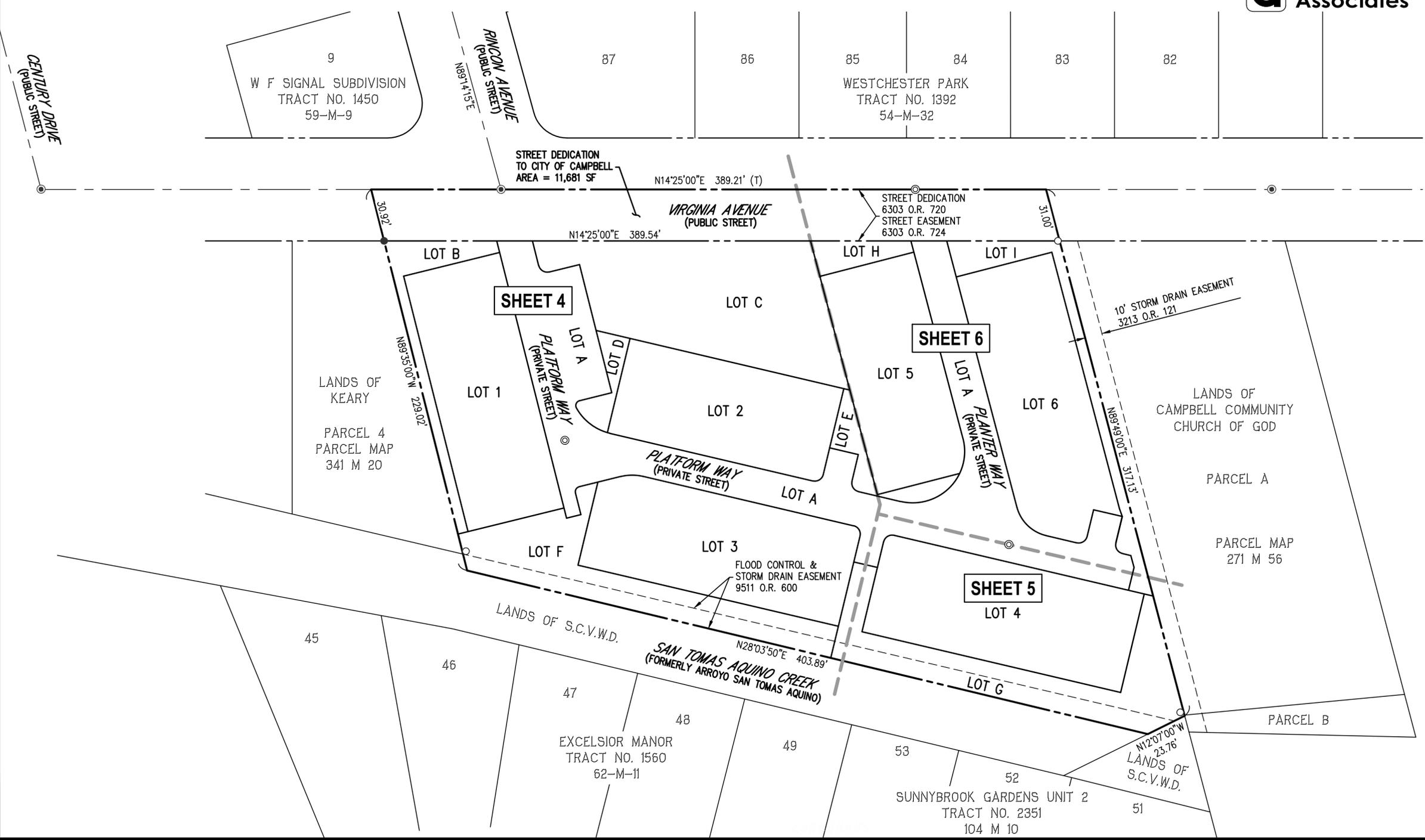
ABBREVIATIONS

- (CL-M) CENTER LINE TO MONUMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- FD FOUND
- IP IRON PIPE
- MON MONUMENT
- (M-M) MONUMENT TO MONUMENT
- O.R. OFFICIAL RECORDS
- PIEE PRIVATE INGRESS EGRESS EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSDRE PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- SFNF SEARCHED FOR NOT FOUND
- (T) TOTAL

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- CENTER LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- ⊙ FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
- ⊙ SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
- FOUND IRON PIPE (AS NOTED)
- SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
- (100.00') [1] RECORD DATA W/ REFERENCE

CONDOMINIUM TABLE	
LOT	MAXIMUM RESIDENTIAL UNITS
1	7
2	6
3	7
4	7
5	6
6	7
TOTAL	40



Attachment: 320 Virginia Ave Tract Map 10653 (Approval of Tract Map No. 10653)

TRACT 10653

FOR CONDOMINIUM PURPOSES INCLUDING A MAXIMUM OF 40 RESIDENTIAL UNITS
CONSISTING OF SIX (6) SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS 10 AND 11 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION OF LOTS 1, 2 AND 3 OF THE PROPERTY OF E.N. PARR, BEING A PART OF THE RINCONADA DE LOS GATOS", FILED FOR RECORD ON JANUARY 16, 1901 IN BOOK "J" OF MAPS, PAGE 3, SANTA CLARA COUNTY RECORDS AND AS DESCRIBED IN THE GRANT DEED, RECORDED ON OCTOBER 18, 2024 AS DOCUMENT NO. 25714034 OFFICIAL RECORDS OF SAID COUNTY.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

DATE: JULY 2025



Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 2.444 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

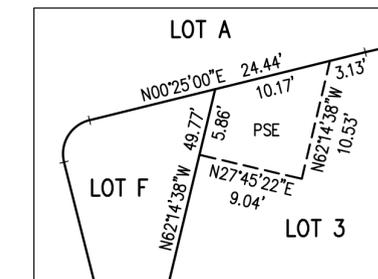
THE BEARING NORTH N14°25'00" EAST AS FOUND MONUMENTED ON VIRGINIA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 138 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

ABBREVIATIONS

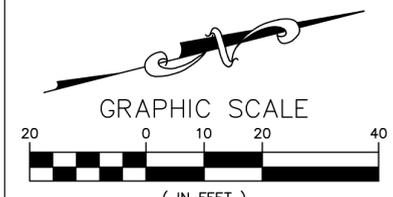
(CL-M)	CENTER LINE TO MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
(M-M)	MONUMENT TO MONUMENT
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDR	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
(T)	TOTAL

LEGEND

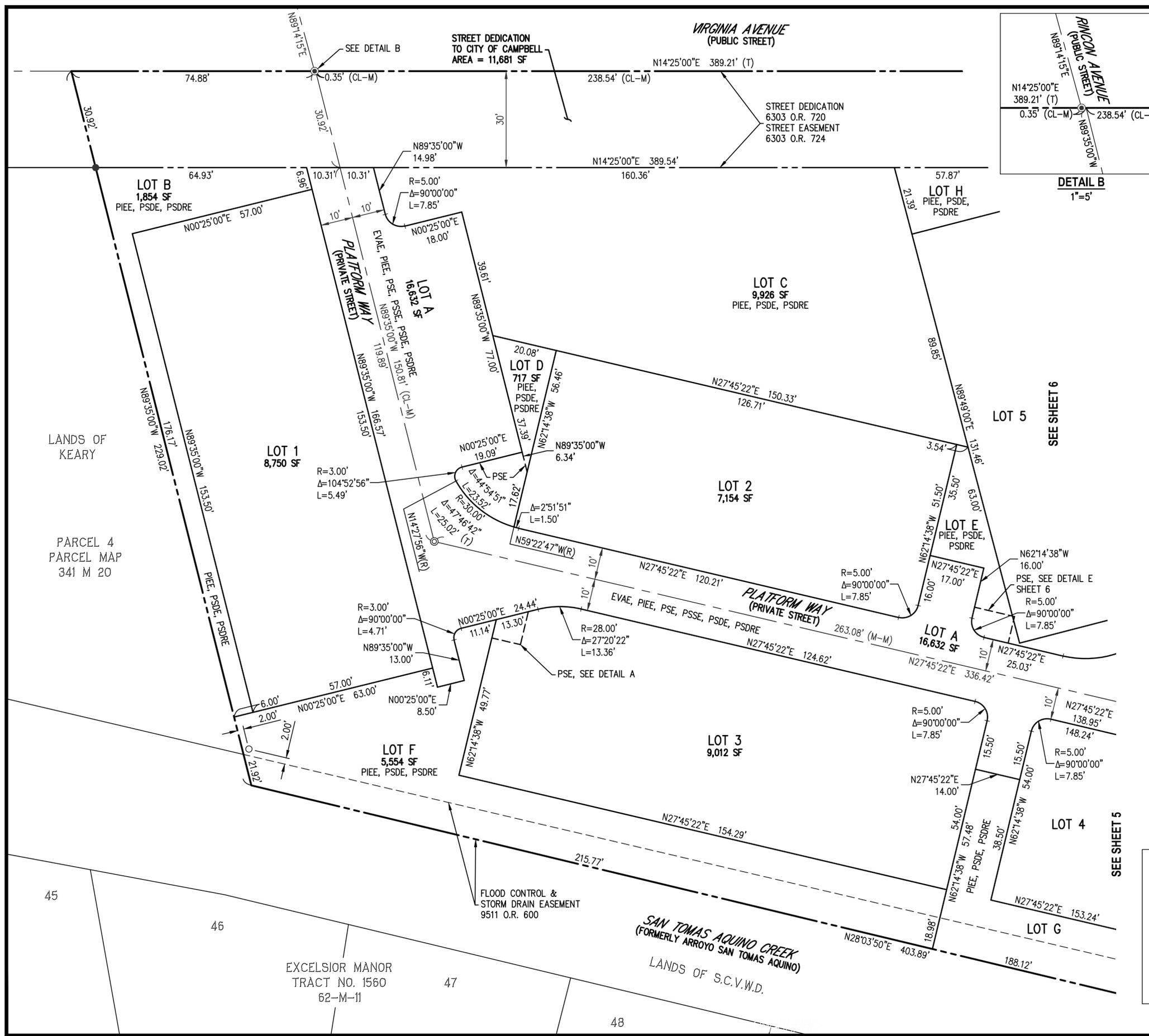
	DISTINCTIVE BORDER
	RIGHT OF WAY
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	CENTER LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	TIE LINE
	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
	FOUND IRON PIPE (AS NOTED)
	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931 (100.00')[1] RECORD DATA W/ REFERENCE



DETAIL A
1"=10'



SHEET 4 OF 6



SEE SHEET 6

SEE SHEET 5

EXCELSIOR MANOR
TRACT NO. 1560
62-M-11

SAN TOMAS AQUINO CREEK
(FORMERLY ARROYO SAN TOMAS AQUINO)
LANDS OF S.C.V.W.D.

LANDS OF KEARY

PARCEL 4
PARCEL MAP
341 M 20

TRACT 10653

FOR CONDOMINIUM PURPOSES INCLUDING A MAXIMUM OF 40 RESIDENTIAL UNITS
CONSISTING OF SIX (6) SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS 10 AND 11 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION OF LOTS 1, 2 AND 3 OF THE PROPERTY OF E.N. PARR, BEING A PART OF THE RINCONADA DE LOS GATOS", FILED FOR RECORD ON JANUARY 16, 1901 IN BOOK "J" OF MAPS, PAGE 3, SANTA CLARA COUNTY RECORDS AND AS DESCRIBED IN THE GRANT DEED, RECORDED ON OCTOBER 18, 2024 AS DOCUMENT NO. 25714034 OFFICIAL RECORDS OF SAID COUNTY.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

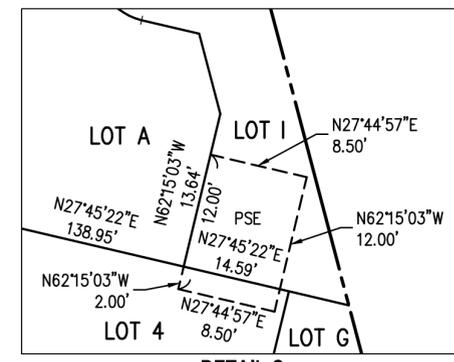
DATE: JULY 2025



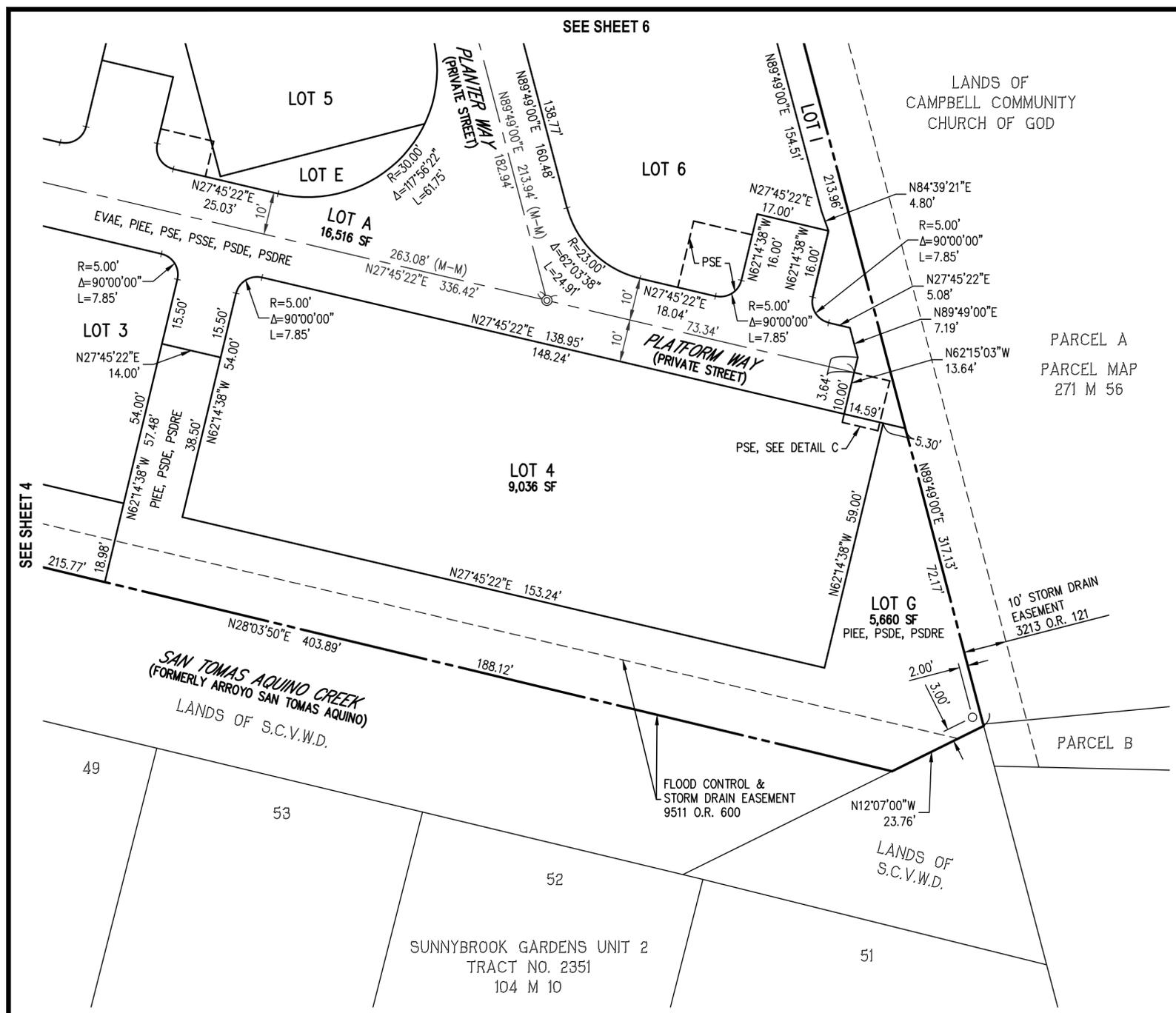
Civil Engineering Associates

Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008



DETAIL C
1"=10'



LANDS OF
CAMPBELL COMMUNITY
CHURCH OF GOD

PARCEL A
PARCEL MAP
271 M 56

PARCEL B

SAN TOMAS AQUINO CREEK
(FORMERLY ARROYO SAN TOMAS AQUINO)
LANDS OF S.C.V.W.D.

SUNNYBROOK GARDENS UNIT 2
TRACT NO. 2351
104 M 10

LANDS OF
S.C.V.W.D.

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 2.444 ACRES, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

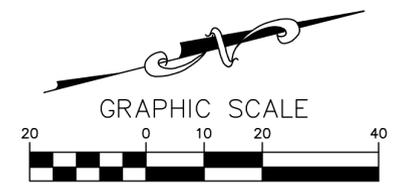
THE BEARING NORTH N14°25'00" EAST AS FOUND MONUMENTED ON VIRGINIA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 138 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

ABBREVIATIONS

(CL-M)	CENTER LINE TO MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
(M-M)	MONUMENT TO MONUMENT
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
(T)	TOTAL

LEGEND

	DISTINCTIVE BORDER
	RIGHT OF WAY
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	CENTER LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	TIE LINE
	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
	FOUND IRON PIPE (AS NOTED)
	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
	(100.00')[1] RECORD DATA W/ REFERENCE



(IN FEET)
1 INCH = 20 FT

SHEET 5 OF 6

Attachment: 320 Virginia Ave Tract Map 10653 (Approval of Tract Map No. 10653)

TRACT 10653

FOR CONDOMINIUM PURPOSES INCLUDING A MAXIMUM OF 40 RESIDENTIAL UNITS
CONSISTING OF SIX (6) SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS 10 AND 11 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION OF LOTS 1, 2 AND 3 OF THE PROPERTY OF E.N. PARR, BEING A PART OF THE RINCONADA DE LOS GATOS", FILED FOR RECORD ON JANUARY 16, 1901 IN BOOK "J" OF MAPS, PAGE 3, SANTA CLARA COUNTY RECORDS AND AS DESCRIBED IN THE GRANT DEED, RECORDED ON OCTOBER 18, 2024 AS DOCUMENT NO. 25714034 OFFICIAL RECORDS OF SAID COUNTY.

LYING WITHIN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

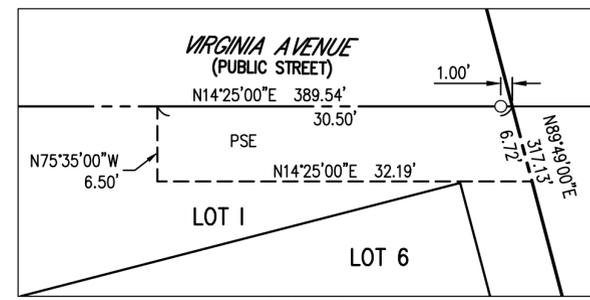
DATE: JULY 2025



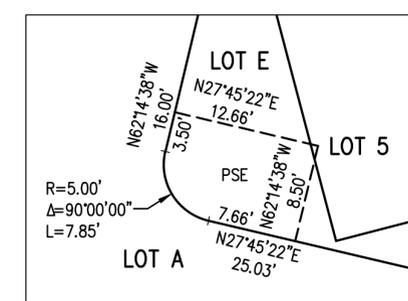
Civil Engineering Associates

Civil Engineers • Planners • Surveyors

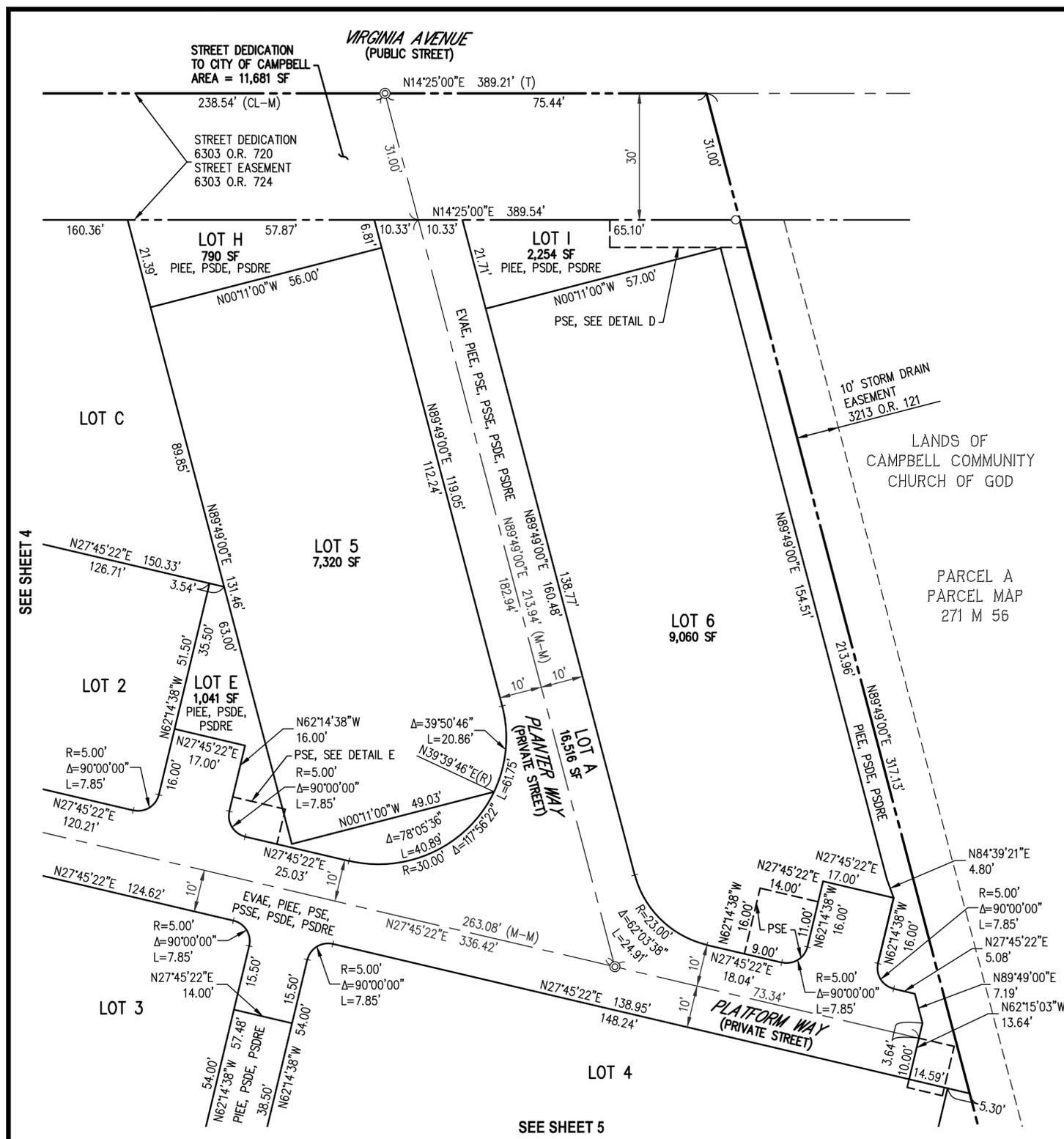
28 Railway Avenue
Campbell, CA 95008



DETAIL D
1"=10'



DETAIL E
1"=10'



NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 2.444 ACRES, MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS

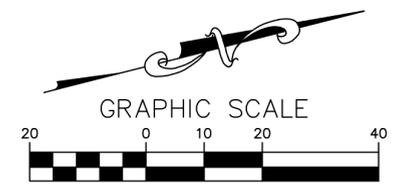
THE BEARING NORTH N14°25'00" EAST AS FOUND MONUMENTED ON VIRGINIA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 138 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

ABBREVIATIONS

(CL-M)	CENTER LINE TO MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
(M-M)	MONUMENT TO MONUMENT
O.R.	OFFICIAL RECORDS
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
SFNF	SEARCHED FOR NOT FOUND
(T)	TOTAL

LEGEND

	DISTINCTIVE BORDER
	RIGHT OF WAY
	NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	CENTER LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	TIE LINE
	FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
	SET STANDARD CITY MONUMENT, MONUMENT BOX W/ 2 1/2" BRASS DISK IN CONCRETE, TAGGED LS 9931
	FOUND IRON PIPE (AS NOTED)
	SET 3/4" IRON PIPE OR NAIL & TAG, TAGGED LS 9931
	RECORD DATA W/ REFERENCE



(IN FEET)
1 INCH = 20 FT

SHEET 6 OF 6

SEE SHEET 4

SEE SHEET 5

Attachment: 320 Virginia Ave Tract Map 10653 (Approval of Tract Map No. 10653)



*City
Council
Report*

Item: 11
Category: CONSENT CALENDAR
Meeting Date: August 4, 2025

TITLE: Accept the City Facilities Roof Replacement Project – FY 2024 (24-TT) and File the Notice of Completion (Resolution/Roll Call Vote)

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; and authorizing the Finance Director to retain the remaining project balance under CIP No. 24-TT for upcoming roofing projects in FY 2026.

BACKGROUND

The City of Campbell owns and maintains a total of twenty-six buildings and structures that support a wide range of community programs and services. Collectively, several of these buildings and structures are older in age – requiring frequent and costly repairs to address issues associated with their aging infrastructure and outdated components. In recent years, none has been more evident than the maintenance and repair needs of their roofs – many of which have reached the end of their expected useful life after years of repeated damage from weather-related events and prolonged exposure to the elements. To mitigate further budgetary and resource constraints, staff developed the City Facilities Roof Replacement Project to systematically replace various roofs across the City’s buildings and structures on a five-year funding schedule as programmed in the City’s Capital Improvement Plan (CIP).

In June 2023, the City Facilities Roof Replacement Project (No. 24-TT) was approved as a CIP project with the adoption of the City’s annual budget for FY 2023-24, with funding allocated annually for its implementation over a five-year CIP budget schedule. Each year, staff will identify appropriate replacement locations based on the amount of funds available for that fiscal year, prioritizing buildings and structures with the most critical repair needs while considering other factors related to the age and overall condition of their roof.

The first of these projects under the City Facilities Roof Replacement (24-TT), were the roof replacements at the Sunnyoaks Fire Station Engine Bay and Campbell Community Center Buildings C and L. On February 18, 2025, the City Council accepted the completion of these projects.

With the remainder of \$375K in funds allocated to the project, the Campbell Community Center Buildings D and H were prioritized as the next locations for FY 2025.

On September 17, 2024, the City Council adopted Resolution No. 13028, approving the plans and specifications for the City Facilities Roof Replacement Project – FY 2024 (24-TT) and authorizing staff to solicit bids from qualified contractors interested in providing the construction services necessary to complete the project. The resolution also authorized the subsequent award of a service contract up to \$335,000, with an additional 12% contingency of \$40,000 to cover any unforeseen expenses during construction, and authorizing the City Manager to execute the said agreement.

After evaluating those proposals received by the specified bid submission deadline, the City awarded a service contract to Best Contractors, in the amount of \$356,670 for the material and labor services, inclusive of a 6% contingency, to complete the City Facilities Roof Replacement project (FY 2024) at the Campbell Community Center Buildings D and H.

DISCUSSION

Construction for the City Facilities Roof Replacement project at the Campbell Community Center Buildings D and H began on April 9, 2025, and concluded on June 1, 2025. All work was completed in accordance with the approved plans and specifications developed for each location by staff, as well as the terms outlined in the executed service contract agreement with Best Contractors. Elements completed during the project's construction included:

- Removal of existing roof material
- Removal and replacement of wood underlayment damaged by dry rot
- Installation of new hot applied 2-ply asphalt roof and associated materials

These improvements have extended the operational lifespan of the roofs at the Campbell Community Center Buildings D and H by approximately 20 years. Additionally, the reinforced structure and enhanced durability of the new roofs will provide greater protection against natural elements and severe weather conditions, such as heavy rainstorms and high winds during the fall and winter months. As a result, the need for frequent structural repairs – and their associate costs – will be significantly reduced, yielding substantial long-term savings and facilitating staff's efficient utilization of time and resources to address other critical maintenance needs across the City.

With the project now complete, a resolution has been prepared to accept the improvements and direct the Public Works Director, or designee, to file the Notice of Completion with the Santa Clara County Recorder's Office (Attachment B).

FISCAL IMPACT

The City Facilities Roof Replacement Project for FY 2024 (CIP No. 24-TT) was

completed under budget as detailed in the following summaries of its associated costs breakdowns:

Source of Funds	Amount
Capital Improvement Project Reserve (CIPR) – City Facilities Roof Replacement Project (CIP No. 24-TT)	\$375,000

Use of Funds	Amount (Actuals)
Construction Contract with Best Contractors	\$356,670
Miscellaneous Construction Equipment	\$ 7,701
Total Project Costs	\$364,371

Based on the figures above, this project has a remaining project balance of \$10,629.

Staff is recommending the City Council to accept the improvements for the City Facilities Roof Replacement Project for FY 2024 (CIP No. 24-TT); direct the Public Works Director or designee to file the Notice of Completion; and authorize the Finance Director to retain the remaining project balance in CIP No. 24-TT for upcoming roofing projects in FY 2026.

ALTERNATIVES

Do not accept the improvements and direct staff accordingly.

Prepared by:



Ron Taormina, PW Superintendent

Reviewed by:



Amy Olay, Public Works Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution for Roofing project Bldgs D & H and NOC 2025-06-13
- b. Notice of Completion

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
ACCEPTING THE CITY FACILITIES ROOF REPLACEMENT PROJECT – FY 2024
NO. 24-TT; DIRECTING THE PUBLIC WORKS DIRECTOR OR DESIGNEE TO FILE
THE NOTICE OF COMPLETION; AND AUTHORIZING THE FINANCE DIRECTOR TO
RETAIN THE REMAINING PROJECT BALANCE UNDER CIP NO. 24-TT FOR
UPCOMING ROOFING PROJETS IN FY 2026**

WHEREAS, in June 2023, the City Facilities Roof Replacement project (CIP No. 24-TT) was approved upon the adoption of the City’s annual CIP budget for FY 2023-24, with funding allocated annually for its implementation over a five-year CIP budget schedule, beginning in FY 2024 and concluding in FY 2028; and

WHEREAS, with \$375,000 in funds allocated to the project’s CIP budget for FY 2024, staff identified Campbell Community Center Buildings D and H as the priority locations for the project’s second year of implementation; and

WHEREAS, on September 17, 2024, the City Council adopted Resolution No. 13028, approving the plans and specifications for the project and authorizing staff to solicit bids (proposals) from qualified contractors, along with the subsequent award of a service contract up to \$335,000 and a 12% construction contingency amount of \$40,000 for any unforeseen expenses during its construction; and

WHEREAS, on November 12, 2024, upon evaluating those proposals received, the City awarded a service contract to Best Contractors in the amount of \$356,670 for the material and labor services to complete the roof replacement project at the Campbell Community Center Buildings D and H; and

WHEREAS, construction for the project began on April 9, 2025, and concluded on June 1, 2025 – with all work completed in accordance with the approved plans and specifications developed by staff for each project location, as well as the terms outlined in the executed service contract agreement with Best Contractors; and

WHEREAS, elements completed during construction included: removal of the existing roofing material, removal and replacement of wood underlayment damaged by dry rot, and the installation of a new hot-applied 2-ply asphalt roof and associated materials; and

WHEREAS, upon its completion, the project’s total costs were \$364,371; and

WHEREAS, based on its CIP budget of \$375,000, the balance of approximately \$10,629 in unspent project funds will be retained and used for the FY 2026 City Facilities Roof Replacement Project; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Campbell hereby accepts the work completed for the City Facilities Roof Replacement Project – FY 2024 (No. 24-TT); directs the Public Works Director, or designee, to file the Notice of Completion; and authorizes the Finance Director to retain the remaining project balance under CIP No. 24-TT for upcoming roofing projects in FY 2026.

PASSED AND ADOPTED this ____ day of _____ 2025, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

Recording Requested by
and when recorded, mail to:

City of Campbell
City Clerk's Office
70 North First Street, City Hall – Upper Level
Campbell, CA 95008
(408) 866-2150



CITY OF CAMPBELL
NOTICE OF COMPLETION AND ACCEPTANCE
OF PUBLIC WORKS CONTRACT
(C.C.C. 3093)

This document is for the benefit of the City of Campbell. Request for the Recordation without fee is made in accordance with Section 6103 of the Government Code of the State of California.

Contractor's Name: Best Contracting Services, Inc.	Contract Date: 11/12/2024
Surety: Arch Insurance Company	Final Contract Amount: \$356,670
Job Title: City Facilities Roof Replacement Project	
Location: Campbell Community Center Buildings D & H	
Scope of Work: Remove and replace existing roofing material and installed a new Hot Applied 2-Ply Asphalt Roof at both locations	
Owner: City of Campbell, City Hall, 70 North Street, Campbell, CA 95008	

This work was accepted by me on 6/2/2025, on behalf of the City of Campbell. I certify under penalty of perjury that the foregoing is true and correct. (C.C.P. 2015.5)

Executed on (Select Date),
at Campbell, California

Ron Taormina, Public Works Superintendent
Department of Public Works
City of Campbell

Attachment: Notice of Completion (Accept City Facilities Roof Replacement Project 24-TT)



*City
Council
Report*

Item: 12
Category: CONSENT CALENDAR
Meeting Date: August 4, 2025

TITLE: Resolution Approving the New Classification Specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief (Resolution/Roll Call Vote)

RECOMMENDED ACTION

Adopt a resolution approving the new classification specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief.

BACKGROUND

On June 17, 2025, the City Council of the City of Campbell adopted Resolution Number 13305 to approve the Fiscal Year 2026 Operating Budget (“Operating Budget”).

The approved Operating Budget included four reclassifications, which resulted in the creation of four new classifications: Crime Analyst, Environmental Programs Coordinator, Executive Assistant to the Police Chief, and Senior Information Technology Administrator, as more fully spelled out below.

With the approval of these four new classifications, staff has worked on creating new classifications specifications that appropriately address the level and scope of the work of each of these positions.

DISCUSSION

In the Operating Budget, the following reclassifications were approved that resulted in new classifications being created:

- One full-time equivalent (FTE) Police Records Specialist to a Crime Analyst
- One FTE Environmental Programs Specialist to an Environmental Programs Coordinator
- One FTE Executive Assistant to an Executive Assistant to the Police Chief
- One FTE IT Administrator to a Senior Information Technology Administrator

Attached to the proposed resolution are the recommended job specifications for these three new classifications:

- Attachment B – Crime Analyst Classification Specification

- Attachment C – Environmental Programs Coordinator Classification Specification
- Attachment D – Executive Assistant to the Police Chief Classification Specification

The job specifications for the Senior Information Technology Administrator will be brought to Council at a later date.

To implement the reclassifications approved in the Operating Budget, staff recommends the City Council adopt the resolution approving the job specifications for these new classifications.

FISCAL IMPACT

These positions are already budgeted for in the Fiscal Year 2026 Budget. Approval of the new classification specifications for these positions will not have an additional fiscal impact.

ALTERNATIVES

1. Do not approve the attached resolution approving the job classification specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief.
2. Direct staff to take other action.

Ada Chang

Prepared by:

Ada Chang, Human Resources Manager

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution - New Job Specifications
- b. Crime Analyst Job Specification
- c. Environmental Programs Coordinator Job Specification

d. Executive Assistant to Police Chief Job Specification

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
APPROVING THE NEW CLASSIFICATION SPECIFICATIONS FOR CRIME ANALYST,
ENVIRONMENTAL PROGRAMS COORDINATOR, EXECUTIVE ASSISTANT TO THE
POLICE CHIEF, AND SENIOR INFORMATION TECHNOLOGY ADMINISTRATOR**

WHEREAS, four new classifications of Crime Analyst, Environmental Programs Coordinator, Executive Assistant to the Police Chief, and Senior Information Technology Administrator were approved by the City Council on June 17, 2025 in the Fiscal Year 2026 budget; and

WHEREAS, the City of Campbell ("City") needs to create new classification specifications for Crime Analyst, Environmental Programs Coordinator, Executive Assistant to the Police Chief, and Senior Information Technology Administrator; and

WHEREAS, the City Manager is required by Section 2.12.030 of the Campbell Municipal Code to prepare and submit to the City Council recommendations for the reorganization of offices, departments, and positions which are considered to be in the best interest of efficient, effective and economical conduct of the municipal services provided by the City; and

WHEREAS, Section 3.0 of the Personnel Rules and Regulations requires the Personnel Officer to maintain a classification plan including classification specifications;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell does hereby approve the new classification specifications for Crime Analyst, Environmental Programs Coordinator, Executive Assistant to the Police Chief, and Senior Information Technology Administrator.

PASSED AND ADOPTED this _____ day of August 2025, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

Sergio Lopez, Mayor

ATTEST:

Andrea Sanders, City Clerk

Attachment: Resolution - New Job Specifications (Approve New Classification Specifications)

CITY OF CAMPBELL

CRIME ANALYSTDEFINITION

Under general supervision, performs administrative, strategic and tactical analyses, studies and research projects related to criminal activity; identifies patterns of actual and anticipated criminal activity and makes recommendations related to resolving or preventing such activity; and performs other administrative duties in support of the Police Department.

TYPICAL DUTIES

Typical duties will include, but are not limited to:

- Performs routine strategic crime analysis duties, including preparing bulletins, maps, charts, and graphs as well as conducting and presenting historical analysis on both general and specific crime and calls for service information indicating trends, correlations, and other indications; and assisting with research projects, as requested, relating to the crime analysis program;
- Collects, organizes, and analyzes various crime, incident, calls for service, arrests, and data generated throughout the department using a variety of computer databases, electronic spreadsheets, geographic information systems (GIS) applications, desktop publishing, word processing, open-source intelligence, field interview cards, bulletin boards, social media monitoring platforms, and statistical applications to manipulate, examine, and present crime data in written reports;
- Collaborates with the department's Real-Time Intelligence Center to provide timely crime trend analysis, support active incidents, and enhance situational awareness through data-driven insights;
- Develops and provides statistical information to the department, City Council, other City departments and the public;
- Assists in the preparation of grant applications to secure funds, monitors grant reporting procedures for compliance, and gathers compile and evaluates data to assist in evaluation of grant programs;
- Stays abreast with emerging crime analysis techniques and developments on research methodology and police issues, and make appropriate recommendations for improvements in crime analysis practices;
- Makes written and oral presentations to staff, to communicate emerging or existing crime series, patterns, and trends, suspect and victim profiles, and evidence to support criminal prosecutions;
- Prepares and distributes various weekly and monthly reports, as required;
- Builds and maintains positive working relationships with coworkers, other City employees, other agencies, and the public;
- Assists with the development or update of programs, activities, systems, policies, procedures, and methods of operation;
- Collaborates with regional partners, fusion centers, and task forces on intelligence-sharing efforts;
- May provide guidance to staff supporting crime analysis efforts; and
- Performs other related duties as required.

EMPLOYMENT STANDARDS

Education and Experience:

- Equivalent to graduation from an accredited college or university with a bachelor's degree in public/business administration, criminal justice, or a related field; and
- One (1) year of increasingly complex full-time administrative/analytical experience.

Required Licenses or Certifications:

- International Association of Crime Analysis certification is desirable.

Knowledge of:

- Principles and practices of crime analysis, including statistics and data analysis;
- Methods for researching, collecting and collating crime and intelligence data, and report preparation and presentation;
- Computerized geographic information systems (GIS), computer aided dispatch (CAD) and records management systems (RMS) as used in law enforcement;
- State-wide justice and crime information systems;
- Recent developments, current literature and information related to crime analysis;
- Modern office equipment and computers including word processing, spreadsheet, and database applications;
- Pertinent local, state and federal laws, codes, ordinances, City functions, policies, rules and regulations.

Ability to:

- Research, collect, analyze, and present data and information;
- Compile and interpret statistics and analyze various crime data;
- Prepare extensive reports, maps, charts, graphs, and other visual aids;
- Track and present findings related to criminal activity, patterns and trends;
- Prepare predictions of criminal activity based upon previous reported activity and an analysis of typical behavior patterns;
- Interpret and explain department and City policies and procedures;
- Evaluate program effectiveness through systems analysis and other programmatic standards;
- Respond to requests and inquiries from the general public;
- Evaluate information from multiple sources and determine the importance and limitations of data;
- Utilize various computer systems in statistical analysis and data collection;
- Utilize data visualization tools to communicate complex findings;
- Communicate clearly and concisely, both orally and in writing;
- Establish and maintain effective working relationships with those contacted in the course of work.

CITY OF CAMPBELL

ENVIRONMENTAL PROGRAMS COORDINATORDEFINITION

Under general supervision, develops, implements, and coordinates the City's environmental initiatives related to sustainability, stormwater, waste management, recycling, air quality, permitting, compliance, and enforcement. This position is responsible for contract management, monitoring, and legislative advocacy; it takes lead responsibility for work plan implementation through direct project assignments, and exercises supervision of environmental programs staff, and coordination of staff in other departments.

This class is distinguished from the Environmental Programs Specialist by the level of responsibility assumed and the complexity of duties assigned. This position is the advanced journey-level classification that oversees the City's environmental programs.

TYPICAL DUTIES

Typical duties will include, but are not limited to:

- Develops, manages, and directs the work in environmental program areas related to sustainability, stormwater pollution prevention, waste management, recycling, air quality, permitting, compliance, and enforcement;
- Manages and monitors solid waste contract through a joint power authority;
- Reviews application plans and specifications for a variety of development construction projects; performs walk-through with applicants; recommends design change options to ensure compliance with environmental regulations;
- Conducts and participates in program outreach and education efforts and related activities;
- Performs high-level, complex analyses and prepares clear and concise spreadsheets, reports, correspondence, policies, procedures, and other written materials;
- Develops and recommends policies to support City goals and ensures adherence to these goals, as well as federal and state regulations;
- Reviews and evaluates program effectiveness to develop recommendations and program changes;
- Develops written plans and reports for a variety of environmental programs and initiatives, including sustainability, recycling, stormwater management, waste management, permitting, compliance, and enforcement;
- Keeps current on Federal, State, and local legislation affecting environmental programs and projects; analyzes implications of new regulations and requirements; tracks Federal, State, and regional legislation and prepare advocacy letters and talking points;
- Prepares public information materials such as notices, brochures, flyers,

- newsletters, and other materials; provides educational trainings to City staff, property and business owners, tenants and the general public;
- Manages the City's recycling program, including leading efforts to improve processes, communication, and programs to increase landfill diversion rates;
 - Prepares and presents written reports and presentations to the City Council, Commissions, advisory bodies, business organizations, schools, and neighborhood and community groups;
 - Serves as the City's primary point of contact for inquiries, requests, and concerns from the public;
 - Researches and prepares submittals for grants;
 - Manages the assigned program budget, assists in budget implementation, and tracks and monitors program budget;
 - Supervises, coordinates, and manages the work of appropriate staff, consultants, and contractors;
 - Represents the City to government agencies; community, professional, and business organizations; and the public; and
 - Performs other related duties as assigned.

EMPLOYMENT STANDARDS

Education and Experience:

- Equivalent to Bachelor's degree in Environmental Studies, Public Administration, or related field; and
- Four (4) years increasingly responsible experience in environmental program development, coordination, and/or implementation, two (2) of which include stormwater compliance and waste management experience.

Knowledge of:

- Principles, practices, terminology, and methods of environmental compliance programs including, but not limited to sustainability, recycling, stormwater and waste management, air quality, permitting, compliance, and enforcement;
- Management principles and techniques, including goal-tracking, program development, implementation, evaluation, project management, and policy/program analysis and development;
- Applicable local, state and federal laws, rules, and regulations as they apply to designated and specialized areas of environmental services;
- Program development, management, and evaluation techniques;
- Budgeting procedures, techniques, and control;
- Advanced-level research and writing techniques;
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff;
- Proper grammar, spelling, vocabulary, and punctuation; and
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software applications relevant to work performed.

Ability to:

- Evaluate, recommend, develop, plan, and coordinate environmental programs and projects;
- Independently organize work, set assignment priorities, meet critical deadlines, and follow up on assignments;
- Analyze data and prepare technical reports;
- Interpret, explain, and evaluate technical information; understand laws, regulations, and codes;
- Problem-solve and implement creative solutions;
- Prepare and administer budgets;
- Interpret, apply, explain, and ensure compliance with State, Federal and local laws, rules, regulations, policies, and procedures;
- Analyze problems, identify alternative solutions, anticipate possible consequences of proposed actions, and implement recommendations in support of goals;
- Supervise, train, coach, and evaluate professional, technical, and clerical staff;
- Exercise good judgment and sound decision-making within general policy, procedural, and legal guidelines;
- Communicate clearly and concisely, both orally and in writing, using appropriate grammar and syntax;
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

Possession of: Valid California Driver's License or the ability to provide alternate transportation as approved by the appointing authority.

Est. 8/2025

CITY OF CAMPBELL

EXECUTIVE ASSISTANT TO THE POLICE CHIEFDEFINITION

Under direction, to perform responsible, confidential secretarial and administrative duties for the Police Chief and command staff; and to do related work as required.

TYPICAL DUTIES

Typical duties will include, but are not limited to:

- Performs a wide variety of complex, confidential, clerical and administrative activities in support of the Police Chief and command staff which involve independent judgment and a thorough knowledge of City police operations;
- Screens and sets access and appointments for the Police Chief, greets visitors, ascertains nature of business, takes action or refers to appropriate office;
- Establishes, maintains, and controls access to comprehensive and confidential records and files;
- Makes appointments, arranges meetings and makes conference and travel arrangements;
- Provides a variety of information to interested parties; prepares correspondence, reports and documents;
- Researches and tabulates a variety of data for projects and studies;
- Interact with Federal, State, and Local law enforcement agencies at Chief's discretion;
- Processes department DMV registrations and maintains the confidentiality of all police department vehicles;
- Review and edit department correspondence sent through the chain of command, ensuring documents and reports are professionally presented and adhere to appropriate policies and procedures;
- Participates and assists in the administration of the department budget, prepares budget reports; and processes all purchase orders and billings;
- Assumes responsibilities for routine staff functions and projects;
- Operates a variety of office equipment, including personal computers;
- May prepare agendas and minutes of meetings;
- Assist with the coordination and logistics and Campbell Police Department events;
- May supervise clerical staff; and
- Performs other related duties as required.

EMPLOYMENT STANDARDS

Education and Experience:

- Equivalent to completion of the twelfth grade; and
- Six years of increasingly responsible secretarial and staff support experience, including extensive public contact.

Knowledge of:

- Clerical procedures and standards of the Campbell Police Department;
- Modern office management; word processing, spreadsheet and database software;

- Correct English usage and spelling;
- Records retention systems; and
- Basic principles of supervision and budget management.

Ability to:

- Establish adequate recordkeeping and other clerical procedures;
- Acquire and apply a thorough knowledge of City and department functions and policies;
- Interact effectively with those contacted in the course of work;
- Research and assemble a wide variety of data and information;
- Prioritize and coordinate tasks and events in a highly sensitive environment;
- Follow verbal and written instructions;
- Exercise discretion and independent judgment;
- Communicate clearly and concisely, both orally and in writing;
- Learn new processes, software programs, and databases; and
- Establish and maintain effective working relationships with those contacted in the course of work.

Possession of: Valid California Driver's License or the ability to provide alternate transportation as approved by the appointing authority.

Est. 8/25



*City
Council
Report*

Item: 13
Category: CONSENT CALENDAR
Meeting Date: August 4, 2025

TITLE: Acceptance of the 2025 Cannabis Tax Fund Grant Program - Department of California Highway Patrol Grant (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution approving an agreement setting forth terms under which the City of Campbell accepts the 2025 Cannabis Tax Fund Grant Program - Department of California Highway Patrol, authorizing the City Manager to execute the agreement, and approving a budget adjustment to recognize the grant revenue and corresponding grant related expenditures.

BACKGROUND

With the passage of Proposition 64 in 2016, the Control, Regulate, and Tax Adult Use of Marijuana Act (AUMA), California voters mandated the state set aside funding for the California Highway Patrol (CHP) to award grants to local governments and qualified nonprofit organizations, as described in Revenue and Taxation Code Section 34019(f)(3)(B).

The Cannabis Tax Fund Grant Program funds proposals are aimed toward reducing impaired driving collisions, increasing public awareness surrounding the dangers of impaired driving, and making California's roadways a safer place to travel.

The Police Department applied for the CTFGP grant for fiscal 2026 and was awarded \$311,925 for supplies, equipment, and enforcement overtime.

DISCUSSION

In 2024, the Police Department reported 306 vehicle collisions on our roadways. Of the 306 vehicle collisions, there were 98 collisions that involved injuries with a total of 119 victims, including 1 fatality. Twenty-five of the 98 injury collisions involved alcohol or drugs with 28 victims. Driving under the influence also contributed to 38 property damage collisions. For perspective, 25 out of 98 collisions, or 26%, involved an impaired driver. CPD arrested 172 motorists in 2024 for driving under the influence of alcohol, drugs, or a combination of both, issuing 285 moving violation citations and 422 non-moving violation citations. This grant will address impaired driving concerns by

providing essential equipment for effective traffic enforcement, which is currently hampered by ageing or missing equipment and staffing shortages.

To combat the pervasive threat of impaired driving, staff proposed a comprehensive strategy centered on increased enforcement through strategically deployed DUI checkpoints and saturation patrols. This proactive approach aims to deter impaired driving, enhance public safety, and reduce alcohol-related crashes. Specifically, this proposal requests funding to support the deployment of 20 saturation patrols and two strategically positioned DUI checkpoints throughout the grant period.

Staff also requested funding for essential equipment, including a dedicated DUI evidence vehicle to facilitate on-site processing and evidence collection, specialized electric motorcycles for enhanced maneuverability and visibility during saturation patrols, and necessary DUI checkpoint signage and cones to ensure public awareness and safety. These resources will empower our officers to effectively identify and apprehend impaired drivers, ultimately making our community safer.

Our current motorcycle fleet is at replacement age or mileage and the department's evidence trailer is beyond useful life and has a failing roof. Staff had previously tried to include the regular replacement of enforcement motorcycles and new evidence processing vehicle in the fleet budget and unfortunately the City's budget could not support the request.

This grant will provide much needed enforcement equipment and resources to address ongoing traffic safety and impaired driving concerns in the City.

FISCAL IMPACT

By purchasing a new evidence vehicle and electric motorcycles, there will be ongoing maintenance costs. However, these will be offset by removing our existing evidence trailer and motorcycles from the vehicle fleet.

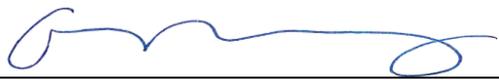
The CHP-CTFGP grant provides up to \$311,925 reimbursement for grant related expenditures in FY 2026 for Marijuana impaired driving related enforcement, equipment and training. Thus, if the grant is accepted, staff also recommends approving a budget adjustment to recognize the grant revenue and grant related expenditures in FY 2026.

Furthermore, there are no matching funds required by the grant. The City would be reimbursed fully for overtime and training expenditures as detailed in the grant.

ALTERNATIVES

Do not accept the grant and fund the necessary equipment and overtime through the City's General Operating Budget.

Prepared by: 
Ian White, Police Captain

Reviewed by: 
Gary Berg, Police Chief

Approved by: 
Brian Loventhal, City Manager

Attachment:

- a. CTFGP Resolution
- b. FY25-26 CTFGP Grant Agreement - Campbell PD
- c. CTFGP Proposal
- d. Budget Adjustment

RESOLUTION NO. _____

**BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
 APPROVING THE ACCEPTANCE OF AN AGREEMENT SETTING FORTH TERMS
 UNDER WHICH THE CITY OF CAMPBELL MAY ACCEPT THE 2025
 CANNABIS TAX FUND GRANT PROGRAM FROM THE STATE OF CALIFORNIA
 HIGHWAY PATROL IN THE AMOUNT OF \$311,925 IN FISCAL YEAR 2026 AND
 APPROVING A BUDGET ADJUSTMENT TO RECOGNIZE THE GRANT REVENUE
 AND GRANT RELATED EXPENDITURES**

WHEREAS, with the passage of Proposition 64 in 2016, the Control, Regulate, and Tax Adult Use of Marijuana Act (AUMA), California voters mandated the state set aside funding for the California Highway Patrol (CHP) to award grants to local governments and qualified nonprofit organizations, as described in Revenue and Taxation Code Section 34019(f)(3)(B); and

WHEREAS, the California Highway Patrol evaluates potential programs to make effective use of the grant program funds; and

WHEREAS, the City of Campbell applied for a Cannabis Tax Fund Grant for supplies, equipment, overtime, and training reimbursement to conduct DUI saturation patrols, DUI checkpoints, in addition to electric enforcement motorcycles and an evidence processing vehicle; and

WHEREAS, the City of Campbell was awarded up to \$311,925 by the California Highway Patrol for potential reimbursement for the aforementioned; and

WHEREAS, the interested parties have negotiated a proposed agreement to address their respective obligations and liabilities as shown in the attached agreement; and

WHEREAS, a budget adjustment shown as attached is necessary to recognize the grant revenue and grant related expenditures.

NOW THEREFORE, BE IT RESOLVED, that the City Council approves the acceptance of an agreement setting forth terms under which the City of Campbell may accept the 2025 Cannabis Tax Fund grant from the State of California Highway Patrol set forth in the attachments to this Resolution; authorizes the Finance Director to implement a budget adjustment and incorporated by reference to recognize grant revenue of \$311,925 from the California Highway Patrol CTFGP Grant and grant related expenditures of \$311,925 in Fiscal Year 2026.

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

AYES: COUNCILMEMBERS:

Attachment: CTFGP Resolution (CTFGP Grant)

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

APPROVED:

Sergio Lopez, Mayor

ATTEST:

Andrea Sanders, City Clerk

Attachment: CTFGP Resolution (CTFGP Grant)

1. GRANT TITLE
 FY25/26 CTFGP Law Enforcement - Campbell Police Department

2. NAME OF ORGANIZATION/AGENCY
 Campbell Police Department

3. ORGANIZATION/AGENCY SECTION TO ADMINISTER GRANT

4. PROJECT PERFORMANCE PERIOD
 From: 07/01/2025 To: 06/30/2026

5. PURCHASE ORDER NUMBER

6. GRANT OPPORTUNITY INFORMATION DESCRIPTION
 Law Enforcement grants provide financial assistance to allied agencies for the education, prevention, and the enforcement of laws related to driving under the influence of alcohol and other drugs, including cannabis and cannabis products. The intent of the program is to educate the public regarding the dangers of impaired driving, enforce impaired driving laws on the roadway, and improve the Organization/Agency's effectiveness through training and development of new strategies

7. FUNDS ALLOCATED UNDER THIS GRANT AGREEMENT SHALL NOT EXCEED \$311,925.00

8. TERMS AND CONDITIONS
 The Grantee agrees to complete the Project, as described in the Project Description. The Grantee's Grant Application, and the California Code of Regulations, Title 13, Division 2, Chapter 13, Sections 1890.00-1890.27, are hereby incorporated into this Grant Agreement by reference.

The parties hereto agree to comply with the Terms and Conditions of the following attachments:

- Schedule A – Project Description, Problem Statement, Goals and Objectives, and Method of Procedure
- Schedule B – Detailed Budget Estimate
- Schedule B-1 – Budget Narrative

We, the officials named below, hereby swear, under penalty of perjury under the laws of the State of California, that we are duly authorized to legally bind the Grant recipient to the above-described Grant Terms and Conditions.

IN WITNESS WHEREOF, this Grant Agreement is executed by the parties hereto.

9. APPROVAL SIGNATURES	
A. AUTHORIZED OFFICIAL OF ORGANIZATION/AGENCY	B. AUTHORIZED OFFICIAL OF CHP
Name: Brian Loventhal	Name: Andrew Beasley Phone: (916) 843-4360
Title: City Manager	Title: Captain Fax: (916) 322-3169
Phone: (408) 866-2749	
Address: 70 North 1st Street Campbell, CA 95008	Address: 601 North 7th Street Sacramento, CA 95811
E-Mail: brianl@campbellca.gov	E-Mail: ABeasley@chp.ca.gov
_____	_____
(Signature)	(Signature)
_____	_____
(Date)	(Date)

C. ACCOUNTING OFFICER OF CHP
 Name: M. V. Fojas Phone: (916) 843-3531
 Title: Commander Fax: (916) 322-3159

Address: 601 North 7th Street
 Sacramento, CA 95811

E-Mail: Michelle.Fojas@chp.ca.gov

(Signature) (Date)

10. AUTHORIZED FINANCIAL CONTACT TO RECEIVE REIMBURSEMENT PAYMENTS

Name: Will Fuentes
 Title: Finance Director
 Phone: (408) 866-2749

Address: 70 North 1st Street
 Campbell, CA 95008

(Signature) (Date)

Attachment: FY25-26 CTFGP Grant Agreement - Campbell PD (CTFGP Grant)

TERMS AND CONDITIONS

Grantee shall comply with the California Code of Regulations, Title 13, Division 2, Chapter 13 Section 1890, et seq. and all other Terms and Conditions noted in this Grant Agreement. Failure by the Grantee to comply may result in the termination of this Grant Agreement by the California Highway Patrol (hereafter referred to as State). The State will have no obligation to reimburse the Grantee for any additional costs once the Grant Agreement has been terminated.

A. EXECUTION

1. The State (the California Highway Patrol) hereby awards, to the Grantee, the sum of money stated on page one of this Grant Agreement. This funding is awarded to the Grantee to carry out the Project set forth in the Project Description and the terms and conditions set forth in this Grant Agreement.
2. The funding for this Grant Agreement is allocated pursuant to California Revenue and Taxation Code Section 34019(f)(3)(B). The Grantee agrees that the State's obligation to pay any sum under this Grant Agreement is contingent upon availability of funds disbursed from the California Cannabis Tax Fund to the State. If there is insufficient funding, the State shall have the option to either: 1) terminate this Grant Agreement; whereby, no party shall have any further obligations or liabilities under this Grant Agreement, or 2) negotiate a Grant Agreement Amendment to reduce the grant award and scope of work to be provided under this Grant Agreement.
3. The Grantee is not to commence or proceed with any work in advance of receiving notice that the Grant Agreement is approved. Any work performed by the Grantee in advance of the date of approval by the State shall be deemed volunteer work and will not be reimbursed by the State.
4. The Grantee agrees to provide any additional funding, beyond what the State has agreed to provide, pursuant to this Grant Agreement, and necessary to complete or carry out the Project, as described in this Grant Agreement. Any modification or alteration of this Grant Agreement, as set forth in the Grant Application submitted by the Grantee and on file with the State, must be submitted in writing thirty (30) calendar days in advance to the State for approval.
5. The Grantee agrees to complete the Project within the timeframe indicated in the Project Performance Period, which is on page one of this Grant Agreement.

B. PROJECT ADMINISTRATION

1. The Grantee shall submit all reimbursements, progress, performance, and/or other required reports concerning the status of work performed in furtherance of this Grant Agreement on a quarterly basis, or as requested by the State.
2. The Grantee shall provide the State with a final report showing all Project expenditures, which includes all State and any other Project funding expended, within sixty (60) calendar days after completion of this Grant Agreement.
3. The Grantee shall ensure all equipment which is purchased, maintained, operated, and/or developed is available for inspection by the State.
4. Equipment purchased through this Grant Agreement shall be used for the education, prevention, and enforcement of impaired driving laws, unless the Grantee is funding a portion of the purchased price not dedicated to impaired driving and that portion is not part of the Project costs. Equipment purchased under this Grant Agreement must only be used for approved Project-related purposes, unless otherwise approved by the State in writing.
5. Prior to disposition of equipment acquired under this Grant Agreement, the Grantee shall notify the State via e-mail, and by telephone, by calling the California Highway Patrol, Impaired Driving Section, Cannabis Grants Unit at (916) 843-4360.

TERMS AND CONDITIONS

C. PROJECT TERMINATION

1. Grantee or the State may terminate this Grant Agreement at any time prior to the commencement of the Project. Once the Project has commenced, this Grant Agreement may only be terminated if the party withdrawing provides thirty (30) calendar days written notice of their intent to withdraw.
 - a. If by reason of force majeure the performance hereunder is delayed or prevented, then the term end date may be extended by mutual consent for the same amount of time of such delay or prevention. The term "force majeure" shall mean any fire, flood, earthquake, or public disaster, strike, labor dispute or unrest, embargo, riot, war, insurrection or civil unrest, any act of God, any act of legally constituted authority, or any other cause beyond the Grantee's control which would excuse the Grantee's performance as a matter of law.
 - b. Grantee agrees to provide written notice of an event of force majeure under this Grant Agreement within ten (10) calendar days of the commencement of such event, and within ten (10) calendar days after the termination of such event, unless the force majeure prohibits Grantee from reasonably giving notice within this period. Grantee will give such notice at the earliest possible time following the event of force majeure.
2. Any violations of law committed by the Grantee, misrepresentations of Project information by the Grantee to the State, submission of falsified documents by the Grantee to the State, or failure to provide records by the Grantee to the State when requested for audit or site visit purposes may be cause for termination. If the Project is terminated for the reasons described in this paragraph, the State will have no obligation to reimburse the Grantee for any additional costs once the Grant Agreement has been terminated.
3. The State may terminate this Grant Agreement and be relieved of any payments should the Grantee fail to perform the requirements of this Grant Agreement at the time and in the manner herein provided. Furthermore, the Grantee, upon termination, shall return grant funds not expended by the Grantee as of the date of termination.
4. If this Grant Agreement is terminated, the State may choose to exclude the Grantee from future Grant Opportunities.

D. FINANCIAL RECORDS

1. The Grantee agrees the State, or their designated representative, shall have the right to review and to copy all records and supporting documentation pertaining to the performance of this Grant Agreement. Grantee agrees to maintain such records for possible audit for a minimum of five (5) years after final payment, unless a longer period of records retention is stipulated or required by law. Grantee agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Furthermore, the Grantee agrees to include a similar right for the State to audit all records and interview staff in any subcontract related to performance of this Grant Agreement.

E. HOLD HARMLESS

1. The Grantee agrees to indemnify, defend, and save harmless the State, its officials, agents and employees from any and all claims and losses accruing or resulting to any and all Grantee's staff, contractors, subcontractors, suppliers, and other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Grant Agreement, and from any and all claims and losses accruing or resulting to any person, agency, firm, corporation who may be injured or damaged by the Grantee in performance of this Grant Agreement.

TERMS AND CONDITIONS

F. NONDISCRIMINATION

1. The Grantee agrees to comply with State and federal laws outlawing discrimination, including, but not limited to, those prohibiting discrimination because of sex, race, color, ancestry, religion, creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (including cancer or genetic characteristics), sexual orientation, political affiliation, position in a labor dispute, age, marital status, and denial of statutorily-required employment-related leave. (GC 12990 [a-f] and CCR, Title 2, Section 8103.)

G. AMERICANS WITH DISABILITIES ACT

1. The Grantee assures the State it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

H. DRUG-FREE WORKPLACE

1. The Grantee shall comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:
 - a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
 - b. Establish a Drug-Free Awareness Program to inform employees about:
 - i. The dangers of drug abuse in the workplace.
 - ii. The person's or Organization/Agency's policy of maintaining a drug-free workplace.
 - iii. Any available counseling, rehabilitation, and employee assistance programs.
 - iv. Penalties that may be imposed upon employees for drug abuse violations.
 - c. Every employee who works on the Project will:
 - i. Receive a copy of the company's drug-free workplace policy statement.
 - ii. Agree to abide by the terms of the company's statement as a condition of employment on the Grant Agreement.
2. Failure to comply with these requirements may result in suspension of payments under this Grant Agreement, or termination of this Grant Agreement, or both, and Grantee may be ineligible for award of any future Grant Agreements if the department determines that any of the following has occurred:
 - a. The Grantee has made false certification or violated the certification by failing to carry out the requirements, as noted above. (GC 8350 et seq.)

I. LAW ENFORCEMENT AGENCIES

1. All law enforcement Organization/Agency/Agency Grantees shall comply with California law regarding racial profiling. Specifically, law enforcement Organization/Agency/Agency Grantees shall not engage in the act of racial profiling, as defined in California Penal Code Section 13519.4.

TERMS AND CONDITIONS

J. LABOR CODE/WORKERS' COMPENSATION

1. The Grantee is advised and made aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and Grantee affirms to comply with such provisions before commencing the performance of the work of this Grant Agreement, (refer to Labor Code Section 3700).

K. GRANT APPLICATION INCORPORATION

1. The Grantee agrees the Grant Application and any subsequent changes or additions approved or required by the State is hereby incorporated into this Grant Agreement.

L. STATE LOBBYING

1. The Grantee is advised that none of the funds provided under this Grant Agreement may be used for any activity specifically designed to urge or influence a state or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any state or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a state official, whose salary is supported by this Grant Agreement, from engaging in direct communications with the state or local legislative officials, in accordance with customary state and/or local practice.

M. REPRESENTATION AND WARRANTIES

1. The Grantee represents and warrants that:
 - a. It is validly existing and in good standing under the laws of the State of California, has, or will have the requisite power, authority, licenses, permits, and the like necessary to carry on its business as it is now being conducted and as contemplated in this Grant Agreement, and will, at all times, lawfully conduct its business in compliance with all applicable federal, state, and local laws, regulations, and rules.
 - b. It is not a party to any Grant Agreement, written or oral, creating obligations that would prevent it from entering into this Grant Agreement or satisfying the terms herein.
 - c. If the Grantee is a Nonprofit Organization/Agency, it will maintain its "Active" status with the California Secretary of State, maintain its "Current" status with the California Attorney General's Registry of Charitable Trusts, and maintain its federal and State of California tax-exempt status. If the Grantee subcontracts with a Nonprofit as part of this Grant Agreement, the Grantee shall ensure the Nonprofit will maintain its "Active" status with the California Secretary of State, maintain its "Current" status with the California Attorney General's Registry of Charitable Trusts, and maintain its federal and State of California tax-exempt status.
 - d. All of the information in its Grant Application and all materials submitted are true and accurate.

N. AIR OR WATER POLLUTION VIOLATION

1. Under the state laws, the Grantee shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

TERMS AND CONDITIONS

O. GRANTEE NAME CHANGE

1. Grantee agrees to immediately inform the State, in writing, of any changes to the name of the person within the Organization/Agency/Agency with delegated signing authority.
2. An Amendment is required to change the Grantee's name, as listed on this Grant Agreement. Upon receipt of legal documentation of the name change, the State will process the Amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said Amendment.

P. RESOLUTION

1. A county, city, district, or other local public body shall provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body, which by law, has authority to enter into a Grant Agreement, authorizing execution of the Grant Agreement.

Q. PAYEE DATA RECORD FORM STD. 204

1. This form shall be completed by all non-governmental Grantees.

R. FINANCIAL INFORMATION SYSTEM FOR CALIFORNIA GOVERNMENT AGENCY TAXPAYER ID FORM

1. This form shall be completed by all Grantees.

S. CONFLICT OF INTEREST

1. This section serves to make the Grantee aware of specific provisions related to current or former state employees. If Grantee has any questions regarding the status of any person rendering services or involved with the Grant Agreement, the Grantee shall contact the State (California Highway Patrol, Impaired Driving Section, Cannabis Grants Unit) immediately for clarification.
2. Current State Employees:
 - a. No officer or employee shall engage in any employment, activity, or enterprise, from which the officer or employee receives compensation or has a financial interest, and which is sponsored or funded by any state agency, unless the employment, activity, or enterprise is required, as a condition of regular state employment.
 - b. No officer or employee shall contract on their own behalf, as an independent Grantee, with any state agency to provide goods or services.
3. Former State Employees:
 - a. For the two-year period from the date they left state employment, no former state officer or employee may enter into a contract in which they engaged in any of the negotiations, transactions, planning, arrangements, or any part of the decision-making process relevant to this Grant Agreement while employed in any capacity by any state agency.
 - b. For the 12-month period from the date they left state employment, no former state officer or employee may enter into a contract with any state agency if they were employed by that state agency in a policy-making position in the same general subject area as the proposed Grant Agreement within the 12-month period prior to their leaving state service.
4. The authorized representative of the Grantee Organization/Agency, named within this Grant Agreement, warrants their Organization/Agency and its employees have no personal or financial interest and no present or past employment or activity, which would be incompatible with

TERMS AND CONDITIONS

participating in any activity related to this Grant Agreement. For the duration of this Grant Agreement, the Organization/Agency and its employees will not accept any gift, benefit, gratuity or consideration, or begin a personal or financial interest in a party who is associated with this Grant Agreement.

5. The Grantee Organization/Agency and its employees shall not disclose any financial, statistical, personal, technical, media-related, and/or other information or data derived from this Grant Agreement, made available for use by the State, for the purposes of providing services to the State, in conjunction with this Grant Agreement, except as otherwise required by law or explicitly permitted by the State in writing. The Grantee shall immediately advise the State of any person(s) who has access to confidential Project information and intends to disclose that information in violation of this Grant Agreement.
6. The Grantee will not enter into any Grant Agreement or discussions with third parties concerning materials described in paragraph five (5) prior to receiving written confirmation from the State that such third party has a Grant Agreement with the State, similar in nature to this one.
7. The Grantee warrants that only those employees who are authorized and required to use the materials described in paragraph 5 will have access to them.
8. If the Grantee violates any provisions in the above paragraphs, such action by the Grantee shall render this Grant Agreement void.

T. EQUIPMENT-USE TERMS

1. The Grantee agrees any equipment purchased under this Grant Agreement shall be used for impaired driving efforts.
2. Law Enforcement Projects:
 - a. Oral Fluid Drug Screening Devices and Cannabis/Marijuana Breath Testing Equipment - The Grantee agrees to ensure all personnel using road-side drug testing equipment, including oral fluid drug testing devices and/or cannabis/marijuana breath testing devices, purchased with grant funds from this Grant Agreement, are trained to recognize alcohol and drug impairment. At a minimum, personnel using these devices should receive Standardized Field Sobriety Testing training. These personnel are also encouraged to attend Advanced Roadside Impaired Driving Enforcement and Drug Recognition Evaluator training. Prior to using these devices, the Grantee agrees to obtain permission from their local prosecutor's office, establish a policy ensuring appropriate use, and require the staff using these devices to receive appropriate training, which may include training from the manufacturer. This will help ensure the equipment is used appropriately. The Grantee shall advise the State (California Highway Patrol, Impaired Driving Section, Cannabis Grants Unit) of any legal challenges or other items of significance that may affect the use or legal acceptance of these devices. Additionally, the State may request additional information about the performance of these devices, including information about their use, accuracy, and feedback from personnel using the devices.
 - b. Law Enforcement Vehicles – The Grantee agrees any law enforcement vehicles purchased with Grant funds, from this Grant Agreement, will be primarily used for the enforcement of driving under the influence laws and/or providing public education, related to the dangers of driving under the influence. Additionally, any vehicle purchased using funds from this Grant Agreement shall comply with all California Vehicle Code and California Code of Regulation requirements. The State may require the Grantee to mark these vehicles with a decal and/or emblem, indicating the vehicle is used for driving under the influence enforcement.

Schedule A

Campbell Police Department

All grant awards, including any adjustments to requested funding, were made by the Cannabis Grants Unit based on the merits of the Grant Application, scale of operation, and in accordance with the Request for Application (RFA) requirements and associated regulations. As a result, not all Project activities and items detailed in Schedule A are applicable. Refer to Schedule B - Detailed Budget Estimate for approved Budget line items and Project activities. Project activities and items that are not clearly identified/specified in the Grant Agreement must be submitted to and approved by CGU prior to purchase.

Project Description

The Campbell Police Department (CPD) is committed to maintaining safe roads through detecting impaired drivers and enforcement of the vehicle code. Our proposed project for FY 25/26 seeks to request patrol funding for 2 DUI Checkpoints and 26 DUI Saturation Patrols. The proposed enforcement will be supplemented with a DUI Evidence Vehicle, 4 Electric Police Motorcycles, and DUI Checkpoint Supplies. This request for funding to acquire dedicated DUI equipment represents a strategic investment that will yield significant benefits for the Campbell Police Department for many years with a renewed focus on roadway safety.

Problem Statement & Proposed Solution

The Campbell Police Department (CPD) is located nestled next to San Jose, the most populous city in Northern California, with over 43,000 people in just under 7 square miles. With a vibrant downtown area, numerous recreational areas, many local businesses, and residential neighborhoods, the City of Campbell faces daily traffic challenges due to limited enforcement caused by staffing shortages and high traffic volumes. San Tomas Expressway, Interstate 17, and Interstate 85 are major thoroughways in its jurisdiction, presenting traffic safety challenges due to unsafe speed, impaired driving, and other collision factors.

In 2024, CPD reported 306 vehicle collisions on our roadways. Of the 306 vehicle collisions, there were 98 collisions that involved injuries with a total of 119 victims, including 1 fatality. Twenty-five of the 98 injury collisions involved alcohol or drugs with 28 victims. Driving under the influence also contributed to 38 property damage collisions. For perspective, 25 out of 98 collisions, or 26%, involved an impaired driver. CPD arrested 172 motorists in 2024 for driving under the influence of alcohol, drugs, or a combination of both, issuing 285 moving violation citations and 422 non-moving violation citations. This grant will address our department's impaired driving concerns by providing essential equipment for effective traffic enforcement, which is currently hampered by ageing or missing equipment and staffing shortages.

To combat the pervasive threat of impaired driving, we propose a comprehensive strategy centered on increased enforcement through strategically deployed DUI checkpoints and saturation patrols. This proactive approach aims to deter impaired driving, enhance public safety, and reduce alcohol-related crashes. Specifically, this proposal requests funding to support the deployment of 20 saturation patrols and two strategically positioned DUI checkpoints throughout the grant period. The success of these enforcement efforts hinges on equipping our officers with the necessary resources. Therefore, we also request funding for essential equipment, including a dedicated DUI evidence vehicle to facilitate on-site processing and evidence collection, specialized electric motorcycles for enhanced maneuverability and visibility during saturation patrols, and necessary DUI checkpoint signage and cones to ensure public awareness and safety. These resources will empower our officers to effectively identify and apprehend impaired drivers, ultimately making our community safer.

This request for funding to acquire dedicated DUI equipment represents a strategic investment that will yield significant benefits for the Campbell Police Department for many years to come.

Schedule A

A dedicated DUI evidence vehicle will enhance the department's ability to serve the community by improving the efficiency, safety, and effectiveness of DUI enforcement. This specialized vehicle, equipped with necessary tools such as breathalyzers and roadway signage, provides a safe environment for on-site investigations, evidence collection, and field tests, regardless of oncoming traffic or adverse weather conditions. It also facilitates coordination and resource allocation at complex scenes, particularly those involving multiple drivers, injuries or fatalities, enabling officers to manage multiple investigations successfully. The vehicle's versatility, durability, and adaptability ensure its long-term value as a resource for the department. This investment will allow us to better serve the community and enhance our response capabilities for impaired driving for the foreseeable future.

Electric police motorcycles will enhance the Campbell Police Department's traffic enforcement capabilities and community engagement. Supplementing our existing fleet, these motorcycles will increase officer deployment and faster response times to traffic collisions, ultimately improving public safety. As the department's first electric motorcycles, they offer environmental benefits through reduced emissions and noise pollution, particularly in sensitive areas like parks and densely populated neighborhoods. Their off-road capabilities will improve patrols along the Los Gatos Creek Trail and Bicycle Trails, allowing access to previously less patrolled areas in our jurisdiction. The lighter weight and clutchless design broaden rider eligibility, likely increasing officer interest due to its simplified operation. The smaller size allows officers to maneuver through traffic more efficiently, decreasing response time to the traffic collisions, and allowing officers to provide life-saving assistance quickly. Police motorcycles will be used primarily for the enforcement of primary collision factors to help reduce the number of serious injuries and fatal traffic collisions in the City of Campbell as well as opportunities for officers to interact with citizens during public education events.

The Campbell Police Department appreciates the opportunity to apply for grant funding to support the continued growth and enhancement of our DUI enforcement efforts, specifically for equipment and staffing needs. These resources are essential for enhancing our ability to address impaired driving in our community. Securing funding for equipment will significantly improve our detection and apprehension capabilities. We are confident that the investment of these grant funds will result in a demonstrable reduction in DUI-related incidents and contribute significantly to the safety of Campbell residents.

Performance Measures/Scope of Work

CPD is seeking grant funding for 26 Saturation Patrols and 2 DUI Checkpoints. These highly visible enforcement operations aim to reduce the number of collisions while increasing the number of arrests. A quantitative measure of a reduction of DUI/DUID incidents by 10% would equate to about 25 incidents. The purchase of equipment will ideally be completed in the first quarter of operations, allowing the project to utilize the items for the duration of the grant period. The number of DUI/DUID incidents will be collected in performance reports every quarter, making comparisons with the previous reporting year. The comparison will allow for better understanding of the impact of the grant funded project on DUI/DUID arrests in the city.

Saturation Patrols: The 26 DUI Saturation Patrols (Q1=6, Q2=6, Q3=7, Q4=7) aim to increase DUI/DUID arrests by 10%. The 4 Zero Electric Motorcycles will be utilized with the proposed enforcement. The marked motorcycles will increase our ability to respond with quicker enforcement and reaction time. Our department's commitment to responding to every call for service is challenged by limited staffing and increasingly congested roadways. Consequently, the proposed motorcycles are expected to provide an effective solution, enabling officers previously unsuitable for the larger, heavier motorcycles to transition to increased traffic enforcement duties.

DUI Checkpoints: The 2 DUI Checkpoints (Q2=1, Q4=1) also aim to increase DUI/DUID arrests by 10%. Our last DUI Checkpoint was operated in Campbell in collaboration with CHP San Jose in May 2023 coinciding with the Cinco De Mayo holiday. The checkpoint resulted in 7 DUI arrests and while the checkpoint proved to be highly successful, limited staffing resources have prevented the department from conducting subsequent checkpoints. This checkpoint also revealed several limitations of insufficient equipment which this project proposal seeks to fulfill. We hope to continue our success and increase the number of DUI/DUID arrests with funding for additional checkpoints. The request for funding a DUI evidence vehicle CPD (Q1= Procurement and Purchase, Q2= Receive, Q2-Q4= Deployment with DUI Checkpoints and Saturation Patrols) and DUI Checkpoint Supplies (Q1=Purchase, Q2= Receive, Q2-Q4= Deployment with DUI Checkpoints and Saturation Patrols) will be utilized during traffic enforcement operations. These highly visible enforcement operations aim to reduce the number of collisions while increasing the number of arrests.

Schedule A

Project Performance Evaluation

The grant writer will be responsible for quarterly performance reporting, data collection, and statistics relating to this project. All project activities including challenges and highlights will be reported. The data will be collected through our RMS, CAD, and Crossroads Analytics software. The data will be compared to statistics prior to the grant period to establish a benchmark of grant effectiveness. The Traffic Sergeant will utilize evidence-based data to identify areas for checkpoint deployment and advise officers of areas with high collision rates involving impaired drivers. The Traffic Sergeant will also arrange and schedule saturation patrols. Our Communications and Public Engagement coordinator will issue press releases and social media posts to inform the community about the scheduled enforcement operations. The Police Captain will have a supervisory role and participate in required meetings or reports to ensure grant compliance and progress.

Program Sustainability

As a small agency with limited resources, our department lacks adequate funding required to purchase traffic enforcement equipment. Roadway safety is an important priority for the department and community and this lack of funding is a concern. The equipment are one-time purchases, and maintenance will be the department's responsibility and come from the general fund. The equipment request does not require recurring costs to the CHP-CTG, and any future requests would likely only be funding for overtime staffing. The lifespan of the equipment is expected to last many years, allowing the department to take advantage of the generosity of the grant-funded project for much longer than the life of the project. Having the required equipment necessary to host a DUI Checkpoint will allow the department to participate in more collaborative efforts with other local agencies.

Administrative Support

The City of Campbell is deeply committed to roadway safety and demonstrates this commitment through its support of the Campbell Police Department's ongoing DUI/DUID enforcement efforts. This commitment is further reinforced by the collaborative work of the Grant Writer and Police Captain, who diligently manage a portfolio of approximately six grants, ensuring both compliance and accurate reporting. These grants provide crucial funding for traffic safety initiatives, including DUI/DUID enforcement. While the department has received OTS funding for the last 4 years, this project is the first time we are proposing a project with CHP-CTG.

The Traffic Sergeant plays a key role in this effort, overseeing and directing all traffic-related enforcement operations. While CPD is a smaller agency compared to others in the county, its size presents a distinct advantage. This smaller scale allows for streamlined processes, often resulting in fewer bureaucratic hurdles and enabling the department to implement and adapt its traffic safety programs more efficiently. This quick turnaround approach allows the CPD to maximize the impact of its resources and grant funding, contributing significantly to roadway safety within the city.

Schedule B

Detailed Budget Estimate

Award Number	Organization/Agency	Total Amount
23402	Campbell Police Department	\$311,925.00

Cost Category	Line Item Name	Total Cost to Grant
Other Direct Costs	DUI Evidence Vehicle Outfitting	\$28,000.00
	DUI Checkpoint Supplies	\$5,525.00
	DUI Patrol Motorcycle Outfitting	\$41,147.00
	Category Sub-Total	\$74,672.00
Personnel	DUI Saturation Patrols	\$35,000.00
	DUI Checkpoint	\$15,000.00
	Category Sub-Total	\$50,000.00
Equipment	DUI Patrol Motorcycle	\$91,853.00
	DUI Evidence Vehicle	\$95,400.00
	Category Sub-Total	\$187,253.00

Grant Total	\$311,925.00
--------------------	---------------------

Schedule B-1 Budget Narrative

Campbell Police Department

Prior to engaging in grant-funded Saturation Patrols, DUI Checkpoints, or other enforcement activities in areas where the grantee does not have primary traffic jurisdiction, the grantee should consult with the agency having primary traffic jurisdiction.

Other Direct Costs

DUI Evidence Vehicle Outfitting

\$28,000.00

Lights/Radio - \$12,000

Onboard Power - \$2,500

Rear AC - \$4,500

Exterior Scene Lighting - \$4,500

Interior Lights - \$500

Interior Cabinets - \$2,500

DUI Checkpoint Supplies

\$5,525.00

Reflective No Left Turn (1) - \$280 each

Reflect No Right Turn (1) - \$280 each

Single Spring Folding Sign Stand (12) - \$190 each

Traffic Cones (100) - \$25 each

"CPD" Stencil (100) - \$1.65 each

DUI Patrol Motorcycle Outfitting

\$41,147.00

Electric Motorcycles (4) - \$33,250 each after outfitting

- FST Adventure Police Kit (4) - \$3,500; \$14,000

- Top Case and Mount Kit - \$670

- Side Case mounts with Cases (4) - \$1,450; \$5,800

- Wire Wheels Rear - \$1,350

- Wire WHeels Front - \$1,150

- Fog Lights ADV - \$450

- Head Light Guard - \$150

- 500w DCDC KIT - \$450

- Touring Windscreen ADV (4) - \$215; \$860

- Power tank - Adventure \$3,200

- Frame Guard Kit Adventure - \$320

- Top Case mount kit - \$145

- Side Case mounts - \$320

- Low Seat (4) - \$140; \$560

- 6kw Rapid Charger - Adventure US (4) - \$3,000; \$12,000

- Skid Plate ADV - \$280

- Center stand ADV - \$275

- Freight - \$695

- Prep & Parts Installation (28 per hour) - \$150; \$4,200

- Sales (9.13 accessories & labor) - 3416.45

Schedule B-1 Budget Narrative

Campbell Police Department

Prior to engaging in grant-funded Saturation Patrols, DUI Checkpoints, or other enforcement activities in areas where the grantee does not have primary traffic jurisdiction, the grantee should consult with the agency having primary traffic jurisdiction.

Personnel

DUI Checkpoint

\$15,000.00

DUI Checkpoint; Budget would allow for 1 Sergeant, 2 Agents, and 5 Officers

Classifications (OT pay + benefits)

- Officer: \$162 per hour
- Agent: \$180 per hour
- Sergeant: \$207 per hour

\$15,000 will allow for about 2 DUI Checkpoints for 9 officers over 6 hours.

1 Serrgent: $\$207 \times 6 \text{ hours} = \$1,242$

2 Agents: $\$180 \times 2 \text{ officers} = \$360 \times 6 \text{ hours} = \$2,160$

5 Officers: $\$162 \times 5 \text{ officers} = \$810 \times 6 \text{ hours} = \$4,860$

\$8,262 per DUI Checkpoint

2 DUI Checkpoints: \$16,500

DUI Saturation Patrols

\$35,000.00

Classifications (OT pay + benefits)

- Officer: \$162 per hour
- Agent: \$180 per hour
- Sergeant: \$207 per hour

Saturation Patrols will be conducted with 2 officers at a time for at least 4 hours each. Estimating at the cost per hour at the officer rate of \$162 for 2 officers for 4 hours of OT, it will cost at least \$1,296 per Saturation Patrol (number could be higher if an agent or sergeant works OT).

The funding of \$33,500 will allow for about 26 operations, spread out consistently throughout the year

Schedule B-1 Budget Narrative

Campbell Police Department

Prior to engaging in grant-funded Saturation Patrols, DUI Checkpoints, or other enforcement activities in areas where the grantee does not have primary traffic jurisdiction, the grantee should consult with the agency having primary traffic jurisdiction.

Equipment

DUI Evidence Vehicle

\$95,400.00

Vehicle price (\$87,500)

Vehicle tax (\$7,875)

A DUI evidence vehicle serves as a mobile processing center and command post for both DUI checkpoints and saturation patrols, enhancing the efficiency and effectiveness of DUI operations. The vehicle will be equipped and organized with all necessary equipment, including signage and cones, allowing for an enhanced operational efficiency and improved evidence management. A DUI evidence vehicle creates more space for processing DUI suspects and data collection.

For DUI checkpoints, the vehicle expands on-site processing capabilities, allowing for increased efficiency and effectiveness of processing multiple DUI suspects at a busy checkpoint. The highly visible evidence vehicle can also serve as a deterrent effect at the highly visible checkpoint operation. The ability to tow all necessary equipment at one time and the ability to serve as a mobile command center will enhance efficiency, safety, and the effectiveness of DUI checkpoints.

For DUI Saturation Patrols, a mobile evidence vehicle can be quickly deployed to various locations as needed. Expedited processing times will allow officers to conduct more traffic enforcement and reducing time spent on potentially hazardous roadways. Having all the necessary testing and processing equipment readily available in the vehicle will streamline processing and arrests of suspects.

DUI Patrol Motorcycle

\$91,853.00

Motorcycle - \$20,995 each or \$83,980 total

Vehicle tax - \$1,968.25 each or \$7,873

Electric police motorcycles will enhance the Campbell Police Department's traffic enforcement capabilities and community engagement. Supplementing our existing fleet, these motorcycles will increase officer deployment and faster response times to traffic collisions, ultimately improving public safety. As the department's first electric motorcycles, they offer environmental benefits through reduced emissions and noise pollution, particularly in sensitive areas like parks and densely populated neighborhoods. Their off-road capabilities will improve patrols along the Los Gatos Creek Trail and Bicycle Trails, allowing access to previously less patrolled areas in our jurisdiction. The lighter weight and clutchless design broaden rider eligibility, likely increasing officer interest due to its simplified operation. The smaller size allows officers to maneuver through traffic more efficiently, decreasing response time to the traffic collisions, and allowing officers to provide life-saving assistance quickly. Police motorcycles will be used primarily for the enforcement of primary collision factors to help reduce the number of serious injuries and fatal traffic collisions in the City of Campbell as well as opportunities for officers to interact with citizens during public education events.

Cannabis Grant:

Project Description –

The Campbell Police Department (CPD) is committed to maintaining safe roads through detecting impaired drivers and enforcement of the vehicle code. Our proposed project for FY 25/26 seeks to request patrol funding for 2 DUI Checkpoints and 20 DUI Saturation Patrols. The proposed enforcement will be supplemented with a DUI Evidence Vehicle, 4 Electric Police Motorcycles, and DUI Checkpoint Supplies.

Problem Statement & Proposed Solution –

The Campbell Police Department (CPD) is located nestled next to San Jose, the most populous city in Northern California, with over 43,000 people just under 7 square miles. With a vibrant downtown area, numerous recreational areas, many local businesses, and residential neighborhoods, the City of Campbell faces daily traffic challenges due to limited enforcement caused by staffing shortages and high traffic volumes. San Tomas Expressway, Interstate 17, and Interstate 85 are major throughways in its jurisdiction, presenting traffic safety challenges due to unsafe speed, impaired driving, and other collision factors.

In 2024, CPD reported 306 vehicle collisions on our roadways. Of the 306 vehicle collisions, there were 98 collisions that involved injuries with a total of 119 victims, including 1 fatality. Twenty-five of the 98 injury collisions involved alcohol or drugs with 28 victims. Driving under the influence also contributed to 38 property damage collisions. For perspective, 25 out of 98 collisions, or 26%, involved an impaired driver. CPD arrested 172 motorists in 2024 for driving under the influence of alcohol, drugs, or a combination of both, issuing 285 moving violation citations and 422 non-moving violation citations. This grant will address our department's impaired driving concerns by providing essential equipment for effective traffic enforcement, which is currently hampered by ageing or missing equipment and staffing shortages.

To combat the pervasive threat of impaired driving, we propose a comprehensive strategy centered on increased enforcement through strategically deployed DUI checkpoints and saturation patrols. This proactive approach aims to deter impaired driving, enhance public safety, and reduce alcohol-related crashes. Specifically, this proposal requests funding to support the deployment of 20 saturation patrols and two strategically positioned DUI checkpoints throughout the grant period. The success of these enforcement efforts hinges on equipping our officers with the necessary resources. Therefore, we also request funding for essential equipment, including a dedicated DUI evidence vehicle to facilitate on-site processing and evidence collection, specialized electric motorcycles for enhanced maneuverability and visibility during saturation patrols, and necessary DUI checkpoint signage and cones to ensure public awareness and safety. These resources will empower our officers to effectively identify and apprehend impaired drivers, ultimately making our community safer.

This request for funding to acquire dedicated DUI equipment represents a strategic investment that will yield significant benefits for the Campbell Police Department for many years to come.

A dedicated DUI evidence vehicle will enhance the department's ability to serve the community by improving the efficiency, safety, and effectiveness of DUI enforcement. This specialized vehicle, equipped with necessary tools such as breathalyzers and roadway signage, provides a safe environment for on-site investigations, evidence collection, and field tests, regardless of oncoming traffic or adverse weather conditions. It also facilitates coordination and resource allocation at complex scenes, particularly those involving multiple drivers, injuries or fatalities, enabling officers to manage multiple investigations successfully. The vehicle's versatility, durability, and adaptability ensure its long-term value as a resource for the department. This investment will allow us to better serve the community and enhance our response capabilities for impaired driving for the foreseeable future.

Electric police motorcycles will enhance the Campbell Police Department's traffic enforcement capabilities and community engagement. Supplementing our existing fleet, these motorcycles will increase officer deployment and faster response times to traffic collisions, ultimately improving public safety. As the department's first electric motorcycles, they offer environmental benefits through reduced emissions and noise pollution, particularly in sensitive areas like parks and densely populated neighborhoods. Their off-road capabilities will improve patrols along the Los Gatos Creek Trail and Bicycle Trails, allowing access to previously less patrolled areas in our jurisdiction. The lighter weight and clutchless design broaden rider eligibility, likely increasing officer interest due to its simplified operation. The smaller size allows officers to maneuver through traffic more efficiently, decreasing response time to the traffic collisions, and allowing officers to provide life-saving assistance quickly. Police motorcycles will be used primarily for the enforcement of primary collision factors to help reduce the number of serious injuries and fatal traffic collisions in the City of Campbell as well as opportunities for officers to interact with citizens during public education events.

The Campbell Police Department appreciates the opportunity to apply for grant funding to support the continued growth and enhancement of our DUI enforcement efforts, specifically for equipment and staffing needs. These resources are essential for enhancing our ability to address impaired driving in our community. Securing funding for equipment will significantly improve our detection and apprehension capabilities. We are confident that the investment of these grant funds will result in a demonstrable reduction in DUI-related incidents and contribute significantly to the safety of Campbell residents.

Performance Measures / Scope of Work –

CPD is seeking grant funding for 20 Saturation Patrols and 2 DUI Checkpoints. These highly visible enforcement operations aim to reduce the number of collisions while increasing the number of arrests.

Saturation Patrols: The 20 DUI Saturation Patrols (Q1=3, Q2=5, Q3=6, Q4=6) aim to increase DUI/DUID arrests by 10%. The 4 Zero Electric Motorcycles will be utilized with the proposed enforcement. The marked motorcycles will increase our ability to respond with quicker enforcement and reaction time. Our department's commitment to responding to every call for service is challenged by limited staffing and increasingly congested roadways. Consequently, the proposed motorcycles are expected to provide an effective solution, enabling officers previously unsuitable for the larger, heavier motorcycles to transition to increased traffic enforcement duties.

DUI Checkpoints: The 2 DUI Checkpoints (Q2=1, Q4=1) also aim to increase DUI/DUID arrests by 10%. Our last DUI Checkpoint was operated in Campbell in collaboration with CHP San Jose in May 2023 coinciding with the Cinco De Mayo holiday. The checkpoint resulted in 7 DUI arrests and while the checkpoint proved to be highly successful, limited staffing resources have prevented the department from conducting subsequent checkpoints. This checkpoint also revealed several limitations of insufficient equipment which this project proposal seeks to fulfill. We hope to continue our success and increase the number of DUI/DUID arrests with funding for additional checkpoints. The request for funding a DUI evidence vehicle CPD (Q1= Procurement and Purchase, Q2= Receive, Q2-Q4= Deployment with DUI Checkpoints and Saturation Patrols) and DUI Checkpoint Supplies (Q1=Purchase, Q2= Receive, Q2-Q4= Deployment with DUI Checkpoints and Saturation Patrols) will be utilized during traffic enforcement operations. These highly visible enforcement operations aim to reduce the number of collisions while increasing the number of arrests.

Project Performance Evaluation –

The grant writer will be responsible for quarterly performance reporting, data collection, and statistics relating to this project. All project activities including challenges and highlights will be reported. The data will be collected through our RMS, CAD, and Crossroads Analytics software. The data will be compared to statistics prior to the grant period to establish a benchmark of grant effectiveness. The Traffic Sergeant will utilize evidence-based data to identify areas for checkpoint deployment and advise officers of areas with high collision rates involving impaired drivers. The Traffic Sergeant will also arrange and schedule saturation patrols. Our Communications and Public Engagement coordinator will issue press releases and social media posts to inform the community about the scheduled enforcement operations. The Police Captain will have a supervisory role and participate in required meetings or reports to ensure grant compliance and progress.

Program Sustainability –

As a small agency with limited resources, our department lacks adequate funding required to purchase traffic enforcement equipment. Roadway safety is an important priority for the department and community and this lack of funding is a concern. The equipment are one-time purchases, and maintenance will be the department's responsibility and come from the general fund. The equipment request does not require recurring costs to the CHP-CTG, and any future requests would likely only be funding for overtime staffing. The lifespan of the equipment is expected to last many years, allowing the department to take advantage of the generosity of the grant funded project for much longer than the life of the project. Having the required equipment necessary to host a DUI Checkpoint will allow the department to participate in more collaborative efforts with other local agencies.

Administrative Support –

The City of Campbell is deeply committed to roadway safety and demonstrates this commitment through its support of the Campbell Police Department's ongoing DUI/DUID enforcement efforts. This commitment is further reinforced by the collaborative work of the Grant Writer and Police Captain, who diligently manage a portfolio of approximately six grants, ensuring both compliance and accurate reporting. These grants provide crucial funding for traffic safety initiatives, including DUI/DUID enforcement. While the department has received OTS funding for the last 4 years, this project is the first time we are proposing a project with CHP-CTG.

The Traffic Sergeant plays a key role in this effort, overseeing and directing all traffic-related enforcement operations. While CPD is a smaller agency compared to others in the county, its size presents a distinct advantage. This smaller scale allows for streamlined processes, often resulting in fewer bureaucratic hurdles and enabling the department to implement and adapt its traffic safety programs more efficiently. This quick turnaround approach allows the CPD to maximize the impact of its resources and grant funding, contributing significantly to roadway safety within the city.

Other Grant Programs-

Impaired Driving Enforcement Funding

Our department has received funding through The Office of Traffic Safety (OTS) for impaired driving enforcement from FY 2023 to the present. The grants included funding for DUI Checkpoint supplies such as PAS devices. The grants have allowed us to replace aging devices to ensure accurate and efficient data collection during DUI enforcement. The funding has allowed the department to conduct various traffic enforcement patrols including impaired driving enforcement and DUI checkpoints.

For the current fiscal year 2025, our department has a contract with OTS to conduct traffic enforcement activities. This includes two key components: DUI checkpoints and Saturation Patrols. While the grant funding for officer overtime has been a valuable asset, particularly given our current staffing limitations, we've encountered significant roadblocks in our efforts to maximize the effectiveness of these enforcement activities.

Specifically, the OTS grant has denied our requests for equipment crucial to the success of DUI checkpoints and Saturation Patrols. We've requested funding for essential supplies related to DUI checkpoints, such as breathalyzers, evidentiary materials, and traffic control devices. Furthermore, our requests for additional vehicles to support these operations have also been rejected.

This lack of necessary supplies and equipment is severely hampering our ability to achieve the core goal of the OTS grant, which is to improve roadway safety. Without adequate supplies, we cannot efficiently and effectively conduct DUI checkpoints, potentially missing opportunities to apprehend impaired drivers. Similarly, the shortage of vehicles limits the scope and reach of our Saturation Patrols, reducing our ability to deter and detect traffic violations that contribute to unsafe road conditions.

Although both projects share a common focus on addressing impaired driving, they will be managed and executed independently. This separation ensures that there will be no duplication of effort, and more importantly, no risk of one project improperly benefiting from the resources of the other. Specifically, this separation eliminates any possibility of supplanting, which refers to one funding source replacing another for activities that were already being funded. Furthermore, it guarantees that overtime hours will be billed accurately and appropriately to each respective project, preventing any misuse or misallocation of funds. This clear delineation between the projects ensures financial integrity and proper stewardship of resources while still allowing both projects to contribute to the overarching goal of reducing impaired driving.

City of Campbell Request for Budget Adjustments			
Department/Program	Division	Date	Request No.
Police Department	613 - Cannabis Tax Grant Fund Program	August 4, 2025	BA-2
<u>Budget to be Reduced</u>			
Fund/Program	Account Number	Description	Amount
<u>Budget to be Increased</u>			
Fund/Program	Account Number	Description	Amount
EXPENDITURES			
212.613	7003	Personnel Costs - Overtime	\$ 50,000
212.613	7427	Special Departmental - DUI Checkpoint Supplies	5,525
212.613	7884	Machinery & Equipment - DUI Patrol Motorcycle, DUI Evidence Vehicle, and Outfitting Costs	256,400
REVENUES			
212.613	4543	Other State Grants - Cannabis Tax Grant Funds	311,925
REASON FOR REQUEST - BE SPECIFIC:			
<p>To prepare the necessary budget adjustments for the FY2025-26 Cannabis Tax Grant Fund Program for the amount of \$311,925 from the Department of California Highway Patrol. The grant monies will fund personnel overtime costs, the purchase of DUI patrol motorcycle, DUI evidence vehicle and outfitting costs.</p>			
Will Fuentes Finance Director		Gary Berg Police Chief	Brian Loventhal City Manager

Attachment: Budget Adjustment (CTFGP Grant)



*City
Council
Report*

Item: 14
Category: PUBLIC HEARINGS AND
 INTRODUCTION OF
 ORDINANCES
Meeting Date: August 4, 2025

TITLE: Placing the Cost of Abating Hazardous Vegetation on the Property Tax Assessment Roll (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution placing the cost of abating hazardous vegetation on the property tax assessment roll.

DISCUSSION

Abatement of hazardous vegetation (weeds) is managed through the Weed Abatement Division of the Santa Clara County Department of Agriculture and Environmental Management, upon action of the City to notice and authorize abatement.

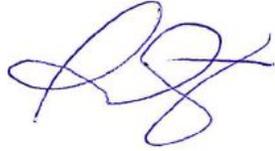
On December 3, 2024, the City Council declared weeds to be a public nuisance, allowing the County to send notices to property owners whose properties were overgrown with weeds. The notice advised that the weeds must be voluntarily removed or that removal would be performed by the County at the owner's expense.

On January 13, 2025, the City Council held a public hearing to receive protests from property owners whose properties were identified as having a weed problem and to direct the County to proceed with abatement on those properties where weeds were not voluntarily removed by the owners. On February 4, 2025, a continued public hearing was held. As a result of the public hearings, after receiving public testimony, the Council removed two properties from the weed abatement list.

The final assessment report from County Weed Abatement staff is included as Exhibit A of the draft resolution. It identifies 85 properties that will be assessed a fee. Of these, 70 passed the initial inspection (\$105 fee), and 15 failed the initial inspection. The assessments will be placed on the property tax roll as a lien and collected together with all other property taxes.

FISCAL IMPACT

No financial impact will be incurred by the City as the weed abatement program is funded by fees payable directly to the County. The County will assess a total of \$26,558 in fees from the 85 property owners.



Prepared by:

Randy Sweet, Code Enforcement Officer



Reviewed by:

Rob Eastwood, Community
Development Director



Approved by:

Brian Loventhal, City Manager

Attachment:

- a. CC Resolution - 2025 Weed Abatement
- b. Campbell Assessment Report 07.09.25

RESOLUTION NO. ____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
PLACING THE COST OF ABATING HAZARDOUS VEGETATION ON THE
PROPERTY TAX ASSESSMENT ROLL.

WHEREAS, the City Council of the City of Campbell did on the 13th day of January, 2025 and 4th day of February, 2025 hold Public Hearings for the purpose of hearing any objections by any of the property owners liable to be assessed for the work of abating hazardous vegetation on their property; and

WHEREAS, the Santa Clara County Department of Agriculture and Environmental Management recommended that the cost of abating nuisance of hazardous vegetation on such property shall constitute special assessments against such property and shall constitute a lien on such property for the amount of such assessments, as outlined in **Exhibit A** and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED that the Santa Clara County Department of Agriculture and Environmental Management shall cause the amount of assessment to be entered on the City assessment roll opposite the description of the particular property and the amount shall be collected together with all other taxes thereon upon the property. Thereafter, such amounts shall be collected at the same time and in the same manner as general City taxes. All laws and ordinances applicable to the levy, collection and enforcement of City taxes are hereby made applicable to such special assessment.

BE IT FURTHER RESOLVED that the property owners have the option, if they so desire, of paying the assessment directly to the Collector’s Office before said entry on said assessment roll as outlined in **Exhibit A** and attached hereto.

PASSED AND ADOPTED this __ day of ___, 2025, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAINED: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

APPROVED:

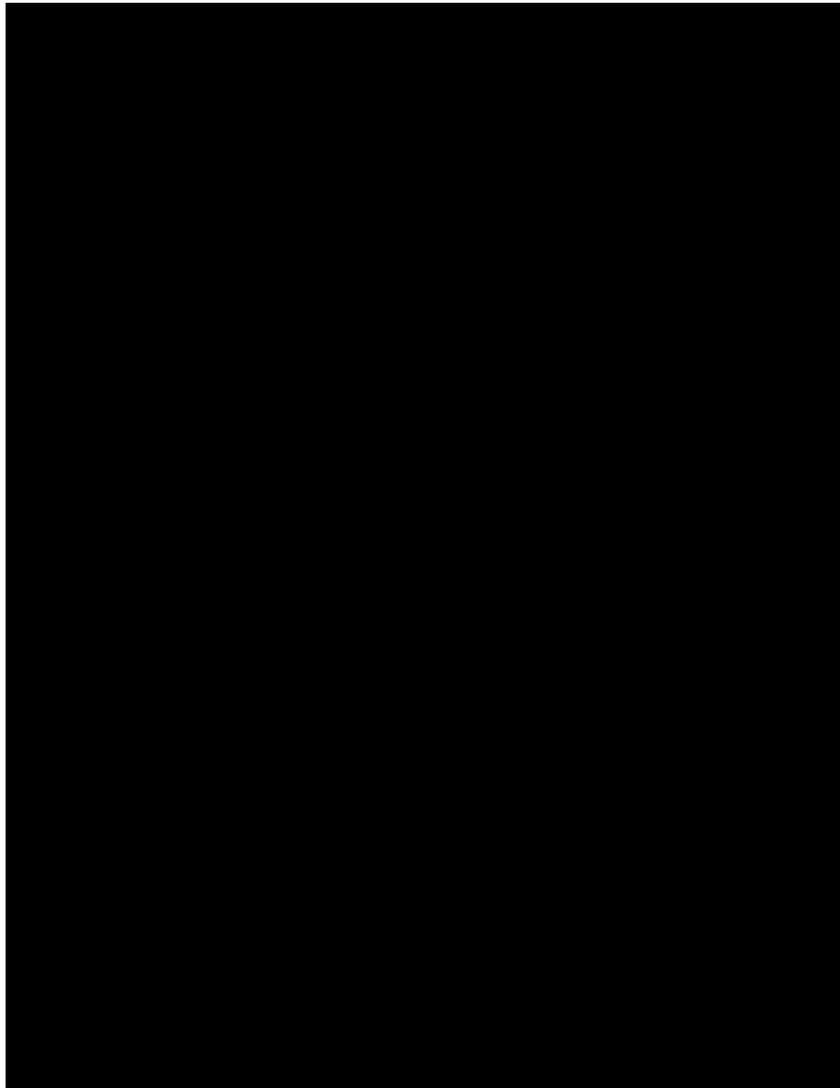
Sergio Lopez, Mayor

ATTEST: _____
Andrea Sanders, City Clerk

Attachment: CC Resolution - 2025 Weed Abatement (Hazardous Vegetation Abatement)

**2025 WEED ABATEMENT PROGRAM
CITY OF CAMPBELL
ASSESSMENT REPORT**

	Situs		APN	OWNER ADDRESS	TAX ROLL AMT
1	95	Hamilton	279-27-096	95 Hamilton Llc	\$105.00
2	499	Hamilton	279-30-051	J G Dutra & Son	\$105.00
3	1288	Ridgeley	288-14-002	Zeng, Kunpen And Lin, Jiayin	\$105.00
4	412	Kings	305-18-046	Pruitt Patricia A Trustee	\$105.00
5	465	Campbell	305-24-021	Hoffman, Ryan Et Al	\$210.00
6	301	Budd	305-35-018	Farahani, Hadi Et Al	\$105.00
7	599	Inwood	403-08-088	Weller, Kathleen R Trustee	\$105.00
8	1009	San Tomas Aquino	403-10-124	Wang, Xiaoqing	\$105.00
9	1660	Westmont	403-13-014	Fisk, Patricia A Trustee	\$105.00
10	1410	Westmont	403-14-005	Kuppuswamy, Sethuraman And	\$105.00
11	1265	Burrows	403-16-113	Toorians Arman And Gregorian	\$105.00
12	1270	Hacienda	403-16-115	Burrowsrd Llc	\$105.00
13	1250	Hacienda	403-16-116	Burrowsrd Llc	\$210.00
14	1420	Van Dusen Ln	403-19-025	Houseworth Company Llc	\$7,056.58
15	1615	Westmont	403-44-040	Subramanian, Sankararam Kausik	\$105.00
16	1625	Westmont	403-44-041	Liu, Yong And Hu , Xuhui	\$105.00
17	780	Jeffrey	404-23-001	Vu, Joseph And Maria	\$105.00
18	638	Sobrato	404-23-024	Runyan Deborah A And Noel H	\$105.00
19	751	Budd	404-24-041	Lin, Daniel L And Hung L Et Al	\$105.00



Attachment: Campbell Assessment Report 07.09.25 (Hazardous Vegetation Abatement)

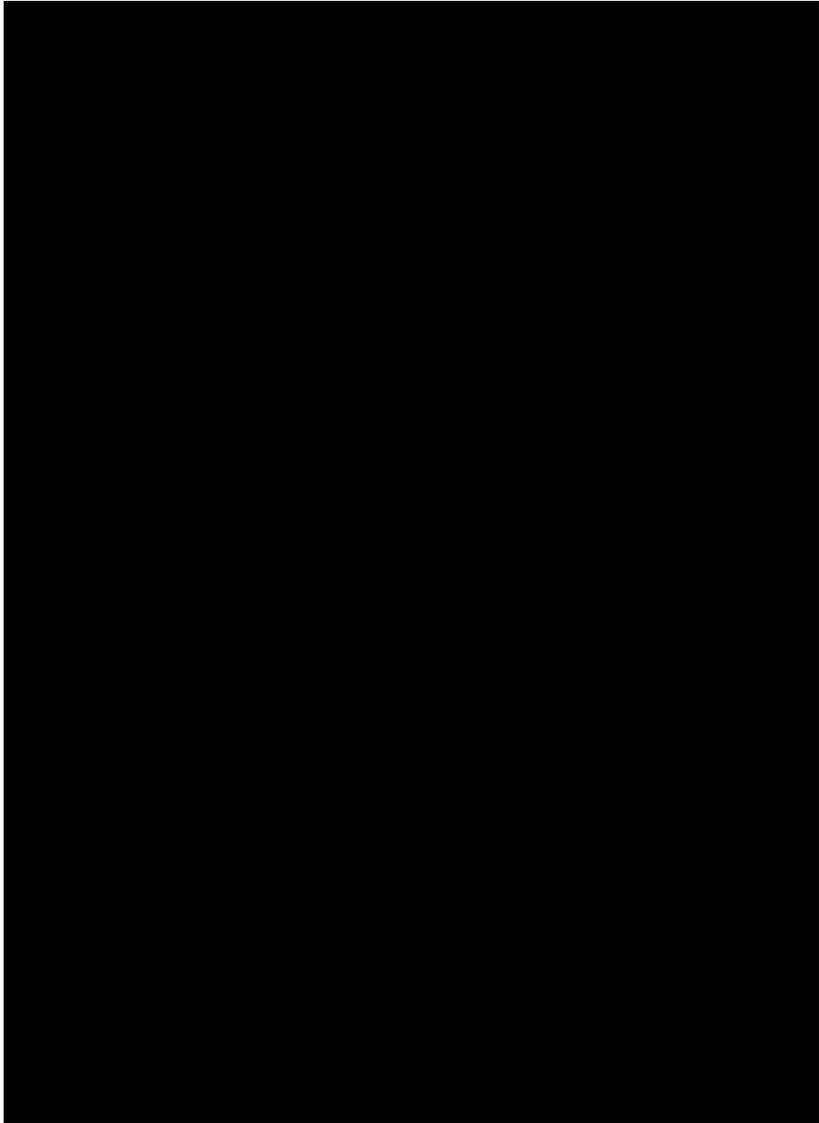
**2025 WEED ABATEMENT PROGRAM
CITY OF CAMPBELL
ASSESSMENT REPORT**

Situs			APN	OWNER ADDRESS	TAX ROLL AMT
20	781	Jeffrey	404-24-070	Terasawa, Yoshinobu And Sachiko	\$105.00
21	725	Kenneth	404-26-014	Dhulipala, Viswanath L And Swarna	\$105.00
22	738	Sobrato	404-26-016	Colvill, Nicholas S And Yamato-	\$105.00
23	654	Sobrato	404-26-023	Tuber Robert S And Ross Christine L	\$105.00
24	996	Kenneth	404-30-020	West Virginia Crossing Llc	\$105.00
25	912	Sobrato	404-30-062	King, Nelson Trustee	\$105.00
26	888	Sobrato	404-30-064	Lim, Chuck And Li , Helen Xiaoli	\$105.00
27	800	Sobrato	404-30-070	Pacific Redbrick Partners Llc	\$105.00
28	611	Laura	404-31-001	Li, Poking And Chen , Christine M	\$105.00
29	621	Laura	404-31-002	Uhrowczik, Norma Trustee	\$105.00
30	629	Laura	404-31-003	Uhrowczik, Norma Trustee	\$105.00
31	775	Sunnyoaks	404-32-014	Tiwari Tanya And Joshi, Aditya	\$105.00
32	803	Sunnyoaks	404-32-016	Dreamhouse3 Investment Llc	\$315.00
33	817	Sunnyoaks	404-32-017	Lo, Ping	\$201.00
34	772	Marilyn	404-32-045	Chau, Hien Quang And Tran , Loan	\$105.00
35	805	Sharmon Palms	404-32-054	Johnson, Thomas E	\$105.00
36	817	Sharmon Palms	404-32-055	Chern, Harry And Kathy K	\$105.00
37	747	Marilyn	404-33-002	Lim, Mui Chun And Wong , Tsuey Yi	\$105.00
38	815	Marilyn	404-33-013	Noonan, Rhonda G Trustee	\$105.00

Attachment: Campbell Assessment Report 07.09.25 (Hazardous Vegetation Abatement)

**2025 WEED ABATEMENT PROGRAM
CITY OF CAMPBELL
ASSESSMENT REPORT**

Situs		APN	OWNER ADDRESS	TAX ROLL AMT
39	944 Virginia	404-33-038	Pastre, Graciela Trustee	\$105.00
40	587 Virginia	406-01-006	Tagatac, Ernest M And Sandra S	\$105.00
41	625 Virginia	406-01-009	Altus, Christina M And Stephen S	\$105.00
42	1103 Hazel	406-02-027	Nishijima Alice Et Al	\$105.00
43	1121 Hazelwood	406-02-034	Hsu Tracy Trustee & Et Al	\$210.00
44	904 Hazel	406-04-020	Knight, Lee A	\$105.00
45	955 Linda	406-05-017	Tremain, Matt	\$3,745.27
46	965 Linda	406-05-018	Lu, Eddie C And Lilien T Et Al	\$105.00
47	975 Linda	406-05-019	Utschig, William G And Linda E	\$105.00
48	978 Linda	406-05-037	Campbell, Douglas	\$105.00
49	891 Connie	406-05-045	Schumacher, Richard	\$1,339.75
50	930 San Tomas Aquino	406-06-006	Javanmard, Aria	\$105.00
51	920 San Tomas Aquino	406-06-007	6a Holdings, Llc	\$210.00
52	1200 Smith	406-06-009	6a Holdings, Llc	\$210.00
53	908 Kara	406-06-078	Crossen, Dwight E And Judy D	\$201.00
54	865 Bucknam	406-07-004	Tibbs, Kevin W Trustee	\$105.00
55	925 Bucknam	406-07-010	Vattadi, Tara	\$105.00
56	1046 Lovell	406-07-016	Gamble, James P Trustee	\$105.00
57	1032 Lovell	406-07-017	Chui, Christopher Et Al	\$105.00



Attachment: Campbell Assessment Report 07.09.25 (Hazardous Vegetation Abatement)

**2025 WEED ABATEMENT PROGRAM
CITY OF CAMPBELL
ASSESSMENT REPORT**

					TAX ROLL
					AMT
Situs			APN	OWNER ADDRESS	
58	1030	Connie	406-07-036	Albrecht, Thomas Edward And	\$105.00
59	1008	Connie	406-07-039	Lau, Kenneth W And Irene Sujanto	\$105.00
60	976	Connie	406-07-042	Makhota, Maxym And Iryna	\$105.00
61	948	Connie	406-07-044	Khosravi Mehrdad	\$105.00
62	870	Sunnyoaks	406-12-047	Khosraviani, Esfandiar And	\$1,991.96
63	864	Sunnyoaks	406-12-048	Kaplan, Gale H	\$210.00
64	1190	Steinway	406-16-008	Daftari-farahbakhsh, Nazanin Trustee	\$105.00
65	1236	Hacienda	406-16-083	Feber, David And Helen	\$105.00
66	1109	Steinway	406-17-001	Klass, Kevin M And Sharon S Trustee	\$105.00
67	1017	Steinway	406-17-035	Chuang, Bing Wen And Tan , Yen	\$105.00
68	1021	Steinway	406-17-036	Reher Brandon W And Kelley Anne	\$105.00
69	1052	Steinway	406-17-042	Huang, Wei H Et Al	\$105.00
70	1217	Virgina	406-18-051	Afshar Shabnam Et Al	\$105.00
71	1231	Virginia	406-18-052	Mccraven Elizabeth J	\$105.00
72	1200	Theresa	406-19-002	Fang Margaret Et Al	\$105.00
73	1300	Cora	406-19-004	Magill John J And Margaret V	\$105.00
74	700	Hacienda	406-19-036	Almasi, Azita Trustee	\$2,887.80
75	1270	Theresa	406-19-054	Dougherty, Robert S And Ellen M	\$105.00
76	1404	Theresa	406-23-024	Morris Richard M Trustee	\$105.00

Attachment: Campbell Assessment Report 07.09.25 (Hazardous Vegetation Abatement)

**2025 WEED ABATEMENT PROGRAM
CITY OF CAMPBELL
ASSESSMENT REPORT**

Situs			APN	OWNER ADDRESS	TAX ROLL AMT
77	1429	Theresa	406-23-027	Aghazadeh, Max And Cynthia E	\$105.00
78	1461	Theresa	406-23-029	Bilek, Bonnie J Trustee	\$105.00
79	999	Parr	406-23-038	Krag, Mark D Trustee	\$105.00
80	1560	Vale	406-23-039	Merrill, Nelda G Trustee & Et Al	\$105.00
81	1001	Audrey	406-24-002	3932 Middletown Llc	\$105.00
82	1080	Audrey	406-24-023	Parisette, Regina Marahrens	\$105.00
83	1420	Burrows	406-25-039	Bridgejoin Llc	\$105.00
84	1246	Bracebridge	406-25-044	Chun Goon Jong And Hong So Young	\$210.00
85	1500	Camden	414-04-005	Kobata, Kimiyo	\$105.00
TOTAL					\$26,558.36

Attachment: Campbell Assessment Report 07.09.25 (Hazardous Vegetation Abatement)



*City
Council
Report*

Item: 15
Category: PUBLIC HEARINGS AND
 INTRODUCTION OF
 ORDINANCES
Meeting Date: August 4, 2025

TITLE: Public Hearing to Consider Adoption of an Ordinance to Extend Interim Ordinance No. 2331 Which Established Urgency Measures in Response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission (File No. PLN-2025-50) (Ordinance / Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt an ordinance to extend Interim Ordinance No. 2331, which established urgency measures in response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission.

BACKGROUND

On July 1, 2025, the City Council adopted Interim Ordinance No. 2331, establishing urgency measures to align the City's regulations for wireless communications facilities with federal law. This action ensures continued compliance while providing time to develop more comprehensive, permanent policies.

The need for this interim ordinance arose because the City's existing Wireless Ordinance, adopted in 2017, predates the Federal Communications Commission's 2018 Declaratory Ruling and Third Report and Order (FCC-18-133), commonly referred to as the "2018 Small Cell Order." That order significantly curtailed local authority over the siting and regulation of wireless facilities.

As a result, the City's outdated permit processes have complicated the review and decision-making for new wireless facility applications, necessitating a timely update to the City's regulatory framework.

DISCUSSION

Interim Ordinance No. 2331 is currently in effect for 45 days and will expire on August 16, 2025. Under Government Code Section 65858, the City Council may extend an interim ordinance for up to 10 months and 15 days following a duly noticed public hearing, with approval by a four-fifths vote.

Staff recommends the City Council adopt the proposed extension for the maximum allowable duration, or until replaced by a permanent ordinance, whichever occurs first. This will allow time to develop permanent regulations informed by stakeholder input.

PUBLIC FEEDBACK

At the time of report preparation, no public comments had been received. Community engagement is anticipated during the development of the permanent ordinance and through review of individual project applications under the discretionary processes outlined in Interim Ordinance No. 2331.

ENVIRONMENTAL DETERMINATION

Staff recommends that the City Council accept the determination that the adoption of this ordinance is not a “project” under CEQA Guidelines Section 15378, as it has no potential to cause a direct or reasonably foreseeable indirect physical change in the environment. This ordinance extends the effective period of Ordinance No. 2331 which established urgency measures to align the City’s regulations with federal requirements, including the FCC’s 2018 Small Cell Order, and does not authorize new development or physical alterations.

Additionally, if the adoption of this ordinance were considered a “project” under CEQA, staff further recommends that the Council find it exempt under the common sense exemption (Section 15061(b)(3)) because it can be seen with certainty that the ordinance will not result in significant environmental impacts, and find that the ordinance also qualifies for a categorical exemption under Section 15308, as it is a regulatory action taken to protect the environment while permanent regulations are developed.

FISCAL IMPACT

Because the interim ordinance allows more permits to be processed administratively, extending its effective period is expected to result in a modest ongoing reduction in permit fee revenue for the duration of the extension.

NEXT STEPS

If the extension is approved, staff will:

- Engage with stakeholders, including representatives of the wireless industry, business owners, and community members in development of a new permanent Wireless Communication Facilities Ordinance.
- Develop and return with regulatory recommendations for City Council consideration within the effective period of the Interim Ordinance.

ALTERNATIVES

1. Take no action allowing Interim Ordinance No. 2331 to expire on August 16,

2025. [Note: This action is not recommended by staff since it would not provide adequate time for the City to develop and adopt permanent policies to replace those established by the Interim Ordinance.]



Prepared by:

Stephen Rose, Senior Planner

Reviewed by:



Rob Eastwood, Community
Development Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Draft Ordinance

ORDINANCE NO.

**BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
EXTENDING URGENCY MEASURES IN RESPONSE TO THE 2018 SMALL CELL
ORDER (FCC 18-133) ISSUED BY THE FEDERAL COMMUNICATIONS COMMISSION.
(FILE NO. PLN-2025-50)**

WHEREAS, on September 19, 2017, the City Council adopted Ordinance No. 2226, which repealed the former, and enacted the current, Chapter 21.34 – Wireless Communications Facilities of the Campbell Municipal Code, which sets forth the City’s standards and procedures for the permitting and regulation of wireless communications facilities on private property in conjunction with the City’s adopted Wireless Facility Design Requirements, which were separately adopted by City Council Resolution No. 1226 on September 5, 2017;

WHEREAS, subsequent to the adoption of Ordinance No. 2226, the Federal Communications Commission issued its Declaratory Ruling and Third Report and Order (FCC 18-133), also known as the “2018 Small Cell Order,” which took effect on January 14, 2019, and significantly limited local authority over the siting and regulation of wireless facilities;

WHEREAS, although the 2018 Small Cell Order primarily addresses installations within the public rights-of-way, it also affects private property by broadly interpreting the “effective prohibition” clause under the Federal Telecommunications Act. As a result, local jurisdictions must waive or modify development standards, including height limits and placement requirements, if those standards are found to “materially inhibit” the provision of wireless service, significantly restricting the City’s ability to enforce existing regulations;

WHEREAS, pursuant to California Government Code section 65858 and Campbell Municipal Code Section 21.60.090, the City Council is authorized to adopt interim ordinances as urgency measures to protect the public health, safety, and welfare, upon finding that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of additional permits or entitlements would result in that threat;

WHEREAS, without interim regulations in place, the City may be forced to process wireless facility applications under outdated or legally vulnerable standards, potentially resulting in adverse aesthetic, environmental, and community impacts, and limiting the City’s ability to mitigate these concerns;

WHEREAS, on July 1, 2025, the City Council adopted Interim Ordinance No. 2331 to temporarily align the City’s wireless facility permitting process with federal law while permanent updates to local regulations are prepared;

WHEREAS, the Community Development Department is currently conducting a study to update the City’s zoning provisions to ensure consistency with current law and to safeguard the public health, safety, and welfare. This study is expected to be completed within a reasonable time, not to exceed the duration of this interim extension, or until a permanent ordinance is adopted, whichever occurs first;

WHEREAS, Government Code Section 65858 authorizes the City Council to extend an interim ordinance for an additional 10 months and 15 days following public notice and a duly held public hearing;

WHEREAS, this matter was duly noticed and considered at a public hearing in accordance with applicable law;

WHEREAS, the City Council finds that extending Interim Ordinance No. 2331 is necessary to preserve legally defensible local regulations consistent with federal law, while permanent regulations are developed and adopted through the standard legislative process;

WHEREAS, the City Council finds and determines that extending the previously adopted interim ordinance (Ordinance No. 2331) would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city and is internally consistent with other applicable provisions of the Campbell Municipal Code;

WHEREAS, based on the foregoing findings, the City Council further finds that an ongoing threat to public health, safety, or welfare remains, and that continued application of existing standards, requirements, and permitting procedures would exacerbate this threat. These conditions, previously addressed by Interim Ordinance No. 2331, warrant its extension while permanent regulations are developed;

WHEREAS, the adoption of this ordinance does not constitute a “project” under CEQA Guidelines Section 15378, as it has no potential to cause either a direct or reasonably foreseeable indirect physical impact on the environment. Alternatively, if deemed a project, the ordinance may be found exempt under the common sense exemption (Section 15061(b)(3)), as it can be seen with certainty that no significant environmental impacts will result, and under Section 15308, as a regulatory action taken to protect the environment during the preparation of permanent regulations;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CAMPBELL DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1 (SEVERABILITY): If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this interim ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 2 (CEQA): This Ordinance is not a “project” under CEQA Guidelines Section 15378. Alternatively, it is exempt under the common sense exemption (Section 15061(b)(3)) and Section 15308, as a regulatory action taken to protect the environment.

SECTION 3 (CONFORMANCE WITH LAW). Any provision of this Ordinance that conflicts with applicable state or federal law shall be interpreted and applied to achieve compliance.

The provisions of this Ordinance shall prevail over any inconsistent provision of the Campbell Municipal Code for the duration of its effectiveness.

SECTION 5 (PUBLICATION): The City Clerk shall cause this interim ordinance to be published at least once in a newspaper of general circulation within 15 days after its adoption in accordance with Government Code Section 36933.

SECTION 6 (EFFECTIVENESS): Interim Ordinance No. 2331 is hereby extended for 10 months and fifteen days, or until it is superseded by adoption of superseding ordinance, whichever comes first.

PASSED AND ADOPTED this _____ day of _____, 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 (Extension of Interim Ordinance No. 2331 (Wireless))



*City
Council
Report*

Item: 16
Category: PUBLIC HEARINGS AND
 INTRODUCTION OF
 ORDINANCES
Meeting Date: August 4, 2025

TITLE: Public Hearing to Consider an Interim Ordinance Adopting Urgency Measures to Implement Senate Bill No. 1123 (2024), as Amended by Assembly Bill No. 130 (2025), Regarding Ministerial Approval of Starter Home Projects. (File No. PLN-2025-62) (Ordinance / Roll Call Vote)

RECOMMENDED ACTION

It is recommended that City Council adopt an Interim Ordinance to implement Senate Bill No. 1123, as amended by Assembly Bill No. 130.

ENVIRONMENTAL DETERMINATION

Adoption of this interim ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

BACKGROUND

At its July 1st meeting, the City Council adopted an interim ordinance to implement Senate Bill (SB) 1123, which took effect that same day. As detailed in the accompanying staff report (reference **Attachment B**), SB 1123, building upon 2023's SB 684, establishes a ministerial approval process for small housing developments of up to 10 units. These projects are referred to as "starter home projects," consistent with the statutory chaptering of the law under the "Starter Home Revitalization Act of 2021."

On June 30th, the day before the City Council meeting, the Governor signed Assembly Bill (AB) 130, a budget trailer bill that made immediate changes to various provisions of state housing law, including amendments affecting the review and approval of starter home projects. As a result, the City must adopt an updated interim ordinance to address these changes.

DISCUSSION

Staff has revised the interim ordinance as follows:

- **Remainder Parcels:** AB 130 allows a starter home project to designate a “remainder parcel” that is excluded from both the minimum density calculation and the 10-parcel limit. This provision enables development on larger sites that would otherwise be ineligible due to density constraints. A remainder parcel must retain existing land uses or structures, may not contain new residential units, and cannot be exclusively dedicated to serving the starter home project (e.g., as a private driveway or resident-only open space). However, a remainder parcel may be developed in the future in accordance with other provisions of State law, except as a subsequent starter home project.

For example, a $\frac{3}{4}$ -acre single-family parcel that cannot meet the required minimum density for a ten-unit starter home project may designate a $\frac{1}{4}$ -acre portion as a remainder parcel. The $\frac{1}{2}$ -acre portion could qualify as a compliant starter home project site, while the $\frac{1}{4}$ -acre remainder parcel could subsequently be subdivided through an SB 9 urban lot split.

- **Sale, Lease, and Financing Restrictions.** AB-130 introduced new restrictions on the sale, lease, or financing of parcels created through a starter home project to ensure orderly development. Specifically, no parcel may be sold, leased, or separately financed until a dwelling unit has been constructed and approved for occupancy, unless it qualifies for one of several enumerated exceptions.

The interim ordinance codifies these exceptions and authorizes the Community Development Director to grant project-specific exceptions through conditions of approval. Because Campbell requires concurrent review of mapping and development proposals as a single process, this restriction is less consequential than in jurisdictions where subdivision and construction are reviewed separately.

NEXT STEPS

California Government Code Section 65858 allows local jurisdictions to adopt an interim ordinance to implement urgency measures, providing sufficient time to address pressing land use matters. Consistent with State law, Campbell Municipal Code Section 21.60.090 (Interim Ordinance) similarly authorizes the City Council to adopt such measures on an interim basis, stating that “the City Council may take appropriate action to adopt an urgency measure, as an interim ordinance, in compliance with State law...”

An interim ordinance requires a four-fifths vote of the City Council for adoption and is effective for no more than 45 days. The Council may extend the ordinance for an additional 10 months and 15 days following a noticed public hearing. Government Code Section 65858(a) further allows the City Council to adopt a final one-year extension beyond the first extension, subject to additional public notice and hearing requirements pursuant to Government Code Section 65090.

Staff will return to the City Council at the September 16th meeting to request an extension of the interim ordinance prior to the initial 45-day expiration. It is anticipated

that the provisions of this interim ordinance will be incorporated into a pending Miscellaneous Municipal Code Update that will be brought to Council later this year.

PUBLIC OUTREACH

Following the July 1 City Council meeting, staff conducted an outreach effort via email (through a MailChimp campaign), the City's social media channels, and the City website. These messages informed the public of the City's adoption of a local ordinance implementing starter home projects and directed readers to a new webpage. The webpage includes information about the ordinance, eligibility criteria, and development standards, along with a comprehensive Frequently Asked Questions (FAQ) section and a density calculator to assess project eligibility.

FISCAL IMPACT

Adoption of the Interim Ordinance will facilitate implementation of mandatory state laws regarding starter home projects. Starter home projects can generate \$25,000 to \$30,000 in planning entitlement fees, \$100,000 to \$250,000 in plan review, permit, and mapping fees, and approximately \$22,000 per new unit in park impact fees. They also increase assessed property values, leading to long-term gains in property tax revenue, of which the City receives a 10–11% share.

Prepared by:



Daniel Fama, Senior Planner

Reviewed by:



Rob Eastwood, Community
Development Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. SB-1123 Interim Ordinance (AB-130 Revised)
- b. Staff Report

ORDINANCE NO.

**AN INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
ADOPTING URGENCY MEASURES TO IMPLEMENT SENATE BILL NO. 1123 (2024) AND
ASSEMBLY BILL NO. 130 (2025), REGARDING MINISTERIAL APPROVAL OF STARTER
HOME PROJECTS**

WHEREAS, on October 11, 2023, the Governor of the State of California signed into law Senate Bill No. 684 (Caballero), to add Sections 65852.28, 65913.4.5, and 66499.41 to the California Government Code, which collectively authorize a streamlined, ministerial approval process for housing development projects of ten or fewer residential units on urban lots under five acres, and allow the application of objective development and design standards; and

WHEREAS, on September 19, 2024, the Governor signed into law Senate Bill No. 1123 (Caballero), "An act to amend Sections 65852.28 and 66499.41 of the California Government Code, relating to land use," which clarified and expanded the eligibility criteria for ministerial approval, including: permitting vacant single-family residential lots up to 1.5 acres; prohibiting the inclusion of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in the 10-unit cap; authorizing specified height limits on vacant lots; recognizing tenancy-in-common ownership structures; and reducing the minimum density for non-Housing Element sites to 66 percent of maximum allowable density; and

WHEREAS, on June 30, 2025, the Governor signed into law Assembly Bill No. 130 (Committee on Budget), a budget trailer bill that enacted immediate changes to numerous provisions of state housing law, including amendments to Government Code Section 66499.41 to clarify the treatment of remainder parcels, revise the relationship between unit construction and map recordation, and establish new limitations on the sale, lease, or financing of subdivided parcels prior to final inspection; and

WHEREAS, the provisions of Senate Bill No. 1123 and Assembly Bill No. 130 became operative on July 1, 2025, and in the absence of locally adopted development standards, requirements, and implementation procedures, the bill's mandates could conflict with existing provisions of the Campbell Municipal Code and thereby create uncertainty, inconsistencies, and administrative obstacles to the implementation of the law; and

WHEREAS, certain development standards, requirements, and permitting procedures in the Campbell Municipal Code are currently inconsistent with the provisions authorized under Senate Bill No. 1123, including but not limited to lot size minimums, land use definitions, and review procedures; and

WHEREAS, the Community Development Department is studying permanent revisions to the Zoning Code to implement the provisions of Senate Bill No. 1123 and to protect the public safety, health, and welfare; and

WHEREAS, to ensure compliance with Senate Bill No. 1123 prior to its operative date, this interim ordinance establishes ministerial approval procedures, eligibility criteria, subdivision requirements, and objective development standards for qualifying small-scale housing development projects, including provisions for vacant single-family parcels, minimum lot sizes, and affordability obligations; and

WHEREAS, Interim Ordinance No. 2323, adopted on July 1, 2025, enacted urgency measures to implement Senate Bill No. 1123 prior to the adoption of Assembly Bill No. 130, and shall be repealed by this interim ordinance

WHEREAS, California Government Code Sections 65852.28(e), 65913.4.5(b) and 66499.41(i) authorize local governments to adopt ordinances implementing the provisions of Senate Bill No. 1123, as amended by Assembly Bill No. 130; and

WHEREAS, pursuant to California Government Code Section 65858 and Campbell Municipal Code Section 21.60.090, the City Council may adopt an interim ordinance as an urgency measure to protect the public health, safety, and welfare; and

WHEREAS, it is not the intent of this interim ordinance to preclude or deny approvals necessary for the development of housing projects that include a significant component of multifamily housing; and

WHEREAS, based on the foregoing findings, the City Council further finds that there exists a current and immediate threat to the public health, safety, and welfare, and that the approval of additional subdivisions, use permits, variances, building permits, or any other applicable entitlement for use in conflict with this ordinance would exacerbate that threat; and

WHEREAS, adoption of this interim ordinance is not a project for purposes of the California Environmental Quality Act (CEQA), pursuant to California Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i), which exempt the implementation of these statutory provisions from CEQA review.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CAMPBELL DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1 (PURPOSE): This interim ordinance establishes temporary provisions to Title 21 (Zoning) of the Campbell Municipal Code to facilitate the construction of starter home projects and the creation of urban lot splits, as specified by Government Code Sections 65852.28, 65913.4.5, and 66499.41. These provisions ensure compliance with state law reiterating local standards and procedures for ministerial review of qualifying small-scale housing development projects and subdivisions. The provisions of this interim ordinance shall supersede any conflicting provisions within Title 21 (Zoning), all other provisions shall remain in full force and effect.

SECTION 2 (APPLICABILITY): This interim ordinance applies exclusively to voluntary applications for "starter home projects," as defined herein. Property owners or their authorized representatives may continue to exercise subdivision rights for conforming subdivisions in compliance with Title 20 (Subdivision and Land Development) of the Campbell Municipal Code and the California Subdivision Map Act.

SECTION 3 (DEFINITIONS): In addition to the terms defined by Section 21.72.020 (Definitions of specialized terms and phrases) and Section 4 (Definitions) of interim ordinance No. 2321, the following terms shall have the following meanings as used in this interim ordinance. Where a conflict may exist, the definitions provided in this section shall prevail over any other definition.

“Designated remainder parcel” means a portion of an existing lot that is neither included in nor exclusively dedicated to serving the starter home project, retains existing land uses or structures, is not proposed for new residential development, and is designated as a remainder in accordance with Government Code Section 66424.6.

“Final map” means a final map, including parcel maps, prepared in accordance with the Subdivision Map Act (Government Code Section 66410 et seq.) and Title 20 (Subdivisions and Land Development), and based upon an approved or conditionally approved tentative map.

“Living area” means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

“Starter home project” means a proposal to create two or more new lots or new residential condominiums through the filing of a tentative map pursuant to Government Code Section 66499.41, for a housing development project containing no more than ten primary dwelling units in accordance with Government Code Section 65852.28.

“Tentative map” means a tentative map, including tentative parcel maps, prepared in accordance with the Subdivision Map Act (Government Code Section 66410 et seq.) and Title 20 (Subdivisions and Land Development).

“Vacant” means a lot having no permanent structure, unless the permanent structure is abandoned and deemed uninhabitable by the Building Official, excluding (1) housing that is subject to a recorded covenant, ordinance, or law that restricts rent or sales price to levels affordable to persons and families of low, very low, or extremely low income; (2) housing that is subject to any form of rent or sales price control through a local public entity’s valid exercise of its police power; and (3) housing occupied by tenants within the five years preceding the date of the starter home project application, including housing that has been demolished or that tenants have vacated prior to the submission of the application.

SECTION 4 (SITE ELIGIBILITY): A starter home project may only be created on a parcel(s) satisfying all of the following general requirements. An application for a starter home project on a parcel(s) not satisfying these requirements shall not be accepted by the Community Development Director pursuant to Section 21.38.040.E (Community Development Director’s determination):

- A. Zoning district.** The parcel(s) is located within one of the following zoning districts, as defined by Chapter 21.04 (Establishment of Zoning Districts):
1. A multi-family residential zoning district;
 2. A mixed-use zoning district;
 3. The Single-Family (R-1) Residential Zoning District, provided that the parcel is vacant;

4. A legacy zoning district, provided that the parcel's General Plan land use designation directly corresponds to a multi-family residential or mixed-use zoning district, as specified in Section 21.04.020, Table 21.04-01 (Zoning Districts and General Plan Designations); or
 5. A legacy zoning district, provided the parcel is vacant and its General Plan land use designation directly corresponds to the Single-Family (R-1) Residential Zoning District, as specified in Section 21.04.020, Table 21.04-01 (Zoning Districts and General Plan Designations).
- B. Legal parcel.** The parcel(s) has been legally created in compliance with Title 20 (Subdivisions and Land Development) and the Subdivision Map Act (Government Code Section 66410 et seq.), as applicable at the time the parcel(s) was created. The City Engineer may require a certificate of compliance to verify conformance with this requirement.
- C. Vacant parcel.** A parcel located within the Single-Family (R-1) Residential Zoning District or a legacy zoning district with a low density residential General Plan land use designation, shall only be eligible for a starter home project if it will meet the definition of "vacant," as provided in this interim ordinance, no later than the date of recordation of a final map or issuance of a building permit, whichever occurs first.
- D. Lot area.** The parcel(s) does not exceed the following net lot areas, based on the applicable zoning district:
1. If located within a multi-family residential or mixed-use zoning district: Five (5) acres; or
 2. If located within the Single-Family (R-1) Residential zoning district: One and one-half (1½) acres.
- E. Substantially surrounded by qualified urban uses.** The parcel(s) abuts, or is separated only by an improved public right-of-way from, existing residential, commercial, institutional, public, retail, or transit uses (e.g., light rail lines or passenger terminals) along at least 75 percent of the lot's perimeter. The remaining portion must abut, or be similarly separated from, properties designated for such uses in the General Plan.
- F. Prior subdivisions.** The parcel(s) was not created pursuant to Government Code Sections 66411.7 or 66499.41, in accordance with Chapter 20.14 (Urban Lot Splits) and this interim ordinance, respectively, including any designated remainder parcel, as defined herein.
- G. Ellis Act.** The parcel(s) is one in which an owner of residential real property has not exercised their rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date of application for a starter home project.
- H. Hazardous waste site.** The parcel(s) is not identified as a hazardous waste site pursuant to Government Code Section 65962.5 or a hazardous waste site

designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section 25356.

Exception: This restriction shall not apply where the parcel has been cleared for residential use or mixed-use development by the Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control.

- I. **Flood zone.** The parcel(s) is not located within a special flood hazard area or a regulatory floodway, as shown on official maps published by the Federal Emergency Management Agency (FEMA).

Exception: This restriction shall not apply where FEMA has issued a Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) for the parcel(s), where the starter home project is constructed in compliance with Chapter 21.22 (Flood Damage Prevention), or where a no-rise certification has been granted in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

- J. **Earthquake fault zone.** The parcel(s) is not located within a delineated earthquake fault zone, as identified in official maps published by the California Geological Survey.

Exception: This restriction shall not apply if the development complies with applicable seismic protection building code standards, including those adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5, commencing with Section 18901, of Division 13 of the Health and Safety Code) and Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code, as determined by the Building Official.

- K. **Natural habitat.** The parcel(s) is not recognized by the City as a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

- L. **Fire hazard severity zone.** The parcel(s) is not located within either (a) a very high fire hazard severity zone, as designated by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or (b) a high or very high fire hazard severity zone as shown on maps adopted by the Department pursuant to Public Resources Code Section 4202.

- M. **Community conservation plan.** The parcel(s) is not located on land identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan, or subject to a conservation easement.

N. Demolished housing. For a parcel(s) where a prior dwelling unit(s) was demolished within the last five years, the demolished unit(s) was not occupied by a tenant at any time during the five years preceding the date of the starter home project application. The date of demolition shall be either the date a demolition permit was issued or the date the City documented that an unlawful demolition was performed without a permit.

Exception: This restriction shall not apply to housing that was destroyed by earthquake, fire, flood, wind, or other calamity or act of God or the public enemy, clearly beyond the control of the property owner, as determined by the Building Official.

SECTION 5 (PROJECT ELIGIBILITY). A starter home project shall only qualify for approval under this interim ordinance if the following eligibility requirements are satisfied. An application not eligible for approval as a starter home project shall not be accepted by the Community Development Director pursuant to Section 21.38.040.E (Community Development Director's determination).

- A. Number of units.** The starter home project includes no more than ten primary dwelling units, excluding any junior accessory dwelling units.
- B. Number of lots.** The starter home project results in at least two, but no more than ten new lots, excluding common lots and any designated remainder parcel. For the purposes of this section, the term "lots" includes residential condominiums.
- C. Minimum density.** The starter home project satisfies the following minimum densities, as applicable.
 1. Housing opportunity sites. For parcels identified as housing opportunity sites in the City's Housing Element, the starter home project results in at least as many primary dwelling units as projected in the Housing Element, provided the number projected is ten or fewer. If the parcel is identified to accommodate low- or very low-income households, the project includes at least as many low- or very low-income units as projected, subject to a recorded affordability restriction for a period of 55 years in accordance with Chapter 21.24 (Inclusionary Housing Ordinance).
 2. All other sites. For parcels not identified as housing opportunity sites in the Housing Element, the starter home project results in a number of primary dwelling units needed to achieve a density equal to the greater of the following, excluding the lot area of any designated remainder parcel from the calculation:
 - a. Sixty-six percent (66%) of the maximum allowable residential density for the parcel as established by the General Plan; or
 - b. 19.8 units per gross acre, as sixty-six percent (66%) of the default density specified in Government Code Section 65583.2(c)(3)(B).

- D. Replacement housing.** If the starter home project includes demolition of existing dwelling units, other than those prohibited by subsection F (Existing housing), the project will create at least as many new residential dwelling units as will be demolished, in compliance with Government Code Section 66300.6.
- E. Density bonus.** The starter home project does not utilize Density Bonus Law pursuant to Government Code Section 65915 in a manner that results in more than ten primary dwelling units, including any density bonus units, or that includes requested waivers, concessions, or incentives that conflict with any requirement or standard mandated by Government Code Sections 65852.28, 65913.4.5, or 66499.41, or that would otherwise be contrary to state or federal law.
- F. Existing housing.** The starter home project does not result in the demolition or alteration of any of the following types of housing:
1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rent or sale price to levels affordable to persons and families of low-, very low-, or extremely low-income;
 2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; or
 3. Housing that was occupied by tenants at any time within the five years preceding the date of the application for the starter home project, including housing that has been demolished or that tenants vacated prior to the application submission date.

SECTION 6 (OBJECTIVE STANDARDS). A starter home project shall comply with the following objective standards, except as provided by Section 7 (Exceptions to objective standards). Standards provided elsewhere in the Multi-Family Development Design Standards (MFDDS), adopted pursuant to Chapter 21.07 (Housing Development Regulations), not expressly identified in this section, shall not apply.

A. Subdivision standards. The subdivision proposed by a starter home project shall comply with Title 20 (Subdivisions and Land Development), including interim Chapter 20.13 (Subdivision Standards) and interim Section 20.16.030 (Action on tentative parcel maps), and the following objective standards.

1. Minimum net lot area. The subdivision shall result in lots that meet the following minimum net lot area requirements:
 - a. New lots, excluding common lots, created from a parcel in a multi-family residential or mixed-use zoning district shall have a minimum net lot area of 600 square feet.
 - b. New lots, excluding common lots, created from a vacant parcel in the Single-Family (R-1) Residential Zoning District shall have a minimum net lot area of 1,200 square feet.
2. Form of subdivision. The subdivision shall result in one of the following ownership forms:
 - a. Fee simple ownership lots;

- b. Common interest developments (including community apartment projects, condominium projects, planned developments, and stock cooperatives, as defined in Civil Code Section 4100);
 - c. Interests in a housing cooperative, as defined in Civil Code Section 817;
 - d. Lots owned by a community land trust, as defined in Government Code Section 66499.41(a)(4)(D); or
 - e. Interest in a tenancy in common, as described in Civil Code Section 685.
3. Map Act compliance. The subdivision shall conform to all applicable objective requirements of the Subdivision Map Act, except as otherwise expressly provided in this interim ordinance and Government Code Section 66499.41.
 4. Utility access. Each new lot shall be served by the local water purveyor and the sanitation district.
 5. Preservation of existing dwelling ownership. To ensure unified ownership of existing dwelling units is maintained, and in accordance with Government Code Section 66499.41(a)(13), the subdivision shall not result in any existing dwelling unit on the parcel being transferred or sold under a separate ownership title from any other existing dwelling unit on the same parcel. Examples of non-compliant subdivisions include, but are not limited to: (1) subdividing a parcel to create separate ownership titles for existing dwelling units, allowing them to be sold independently; (2) dividing a parcel with multiple detached units into separate parcels, each with its own title, permitting individual sales; and (3) converting existing rental units into condominiums, resulting in separate ownership titles for each unit.

B. Zoning standards. The primary dwelling units proposed by a starter home project shall comply with the general development standards provided by Table 1 (Starter Home Project Development Standards):

**Table 1
(Starter Home Project Development Standards)**

Development Standards			Requirement (1) (2)
Minimum Setbacks from Original Lot Lines (3)	Front	Primary Dwelling Unit	As specified by the applicable form-based-zone in MFDDS Chapter 3 (Sections 3.030 through 3.090), subsection '5' (Building Placement)
		Parking Facilities (4)	As specified by the applicable form-based-zone in MFDDS Chapter 3 (Sections 3.030 through 3.090), subsection '7' (Parking), except that the front setback shall be reduced to 25 feet.
	Interior Side		4 feet
	Rear		
	Street Side		

Attachment: SB-1123 Interim Ordinance (AB-130 Revised) (PLN-2025-62 ~ Starter Home Projects Interim Ordinance)

Minimum Setbacks from New Lot Lines (3) (5)	Front	Primary Dwelling Unit	As specified by the applicable form-based-zone in MFDDS Chapter 3 (Sections 3.030 through 3.090), subsection '5' (Building Placement) (6)
		Parking Facilities (4)	As specified by the applicable form-based-zone in MFDDS Chapter 3 (Sections 3.030 through 3.090), subsection '7' (Parking), except that the front setback shall be reduced to 25 feet.
	Interior Side (when between dwelling units) (7)		None, except as otherwise required by the California Building Code
	Rear (when between dwelling units) (7)		
Street Side		4 feet	
Height Limitations - Primary Dwelling Units (8)	Maximum Number of Stories		As specified by the applicable form-based-zone in MFDDS Chapter 3 (Sections 3.030 through 3.090), subsection '4' (Building Form)
	Maximum Overall Building Height		
	Maximum Eave/Parapet Height		No Maximum
	Minimum Ground Floor Finish Level		
Minimum Floor-to-Floor (Ground Floor) Height			
Building Intensity Limitations	Maximum Floor Area		No Maximum
	Maximum Lot Coverage		
Separation Between Primary Dwelling Units and Accessory Structures			As specified by Campbell Municipal Code Section 21.36.020 (Accessory structures)
Minimum Open Space			Not Applicable
Living Area	Minimum (each unit)		150 square feet, subject to the restrictions specified by Health and Safety Code Section 17958.1
	Maximum (average)		1,750 square feet (9)

Notes:

1. Where a reference to the Multi-Family Development Design Standards (MFDDS) is provided, the standard shall apply to a lot line, rather than a design site line.
2. Starter home projects located in the Single-Family (R-1) Residential zoning district shall be assigned a presumed form-based-zone designation of T3 Neighborhood (T3N) in accordance with MFDDS § 2.040 (Relationships between zones in general plan land use designations), as the most restrictive form-based zone assigned to land uses of comparable density.
3. See Section 21.18.040.B (Exceptions) for applicable exceptions to setback and building separation distance requirements.
4. Applies to the vehicular entry to garages, carports, and uncovered parking stalls, measured perpendicularly from the public right-of-way to the nearest point of the garage door, the threshold of a carport or garage entry (without doors), or the outer edge of a parking stall, respectively. All other applicable setbacks continue to apply to these parking facilities. This setback does not apply to parking facilities with vehicular entries that are angled or parallel to the public right-of-way.

5. New lot lines include those proposed by a tentative map, as well as lot lines resulting from dedication of public right-of-way required pursuant to Chapter 11.24 (Street Improvements).
6. If a new front lot line is created as a result of a public right-of-way dedication pursuant to Chapter 11.24 (Street Improvements), the minimum front setback shall be reduced by an amount equal to the depth of the land required to be dedicated along that frontage
7. In the event a new side or rear lot line is created that is not located between dwelling units, a minimum setback of 4 feet shall apply
8. See Section 21.18.050 (Exceptions to height provisions) for applicable exceptions to the maximum height standard.
9. The average total living area shall be calculated by dividing the combined living area of all units in the starter home project by the total number of primary dwelling units.

C. Site development standards. Starter home projects shall comply with the applicable standards contained in Chapter 21.18 (Site Development Standards), Chapter 21.26 (Landscaping), Chapter 21.28 (Parking and Loading), and Chapter 21.32 (Tree Protection Regulations), except as modified or supplemented by the Multi-Family Development Design Standards (MFDDS) as specified below:

1. Fences and screens. Fences and screening shall comply with MFDDS Section 4.020 (Screening).
2. Landscaping and lighting. Landscaping and lighting shall comply with MFDDS Section 4.030 (Landscaping and Lighting), except that the tree preservation requirements of Chapter 21.32 (Tree Protection Regulations) shall not apply to any tree with a diameter (DBH) of 24 inches or less.
3. Parking. Parking facilities shall comply with MFDDS Section 4.040 (Parking and Loading), except that no more than one parking space (covered or uncovered) per primary dwelling unit shall be required for parcels that are not otherwise exempt from parking requirements under Section 21.28.045.A (Projects located within one-half mile of public transit).
4. Utilities and equipment. Utilities, equipment, and waste storage areas shall comply with MFDDS Section 4.050 (Service and Utility Standards), except that the requirement to replace overhead utility lines with new underground services, as provided in Section 21.18.140.B.2 (Frontage lines and poles), shall not apply.

D. Design standards. The design requirements of MFDDS Chapters 5 (Specific to Building Types), Chapter 6 (Specific to Private Frontage Types), and Chapter 7 (Architectural Standards) shall not apply to starter home projects, except for the bird-safe window treatment requirement specified in MFDDS Section 7.080 (Bird Safety), excluding subsection 1.B.

E. Other standards. In addition to the subdivision, zoning, and design standards set forth in this section, applications for starter home projects shall demonstrate compliance with the following general applicable requirements:

1. Accessibility. For starter home projects that include three or more dwelling units, accessible paths of travel, parking stalls, and adaptable dwelling units shall comply with the applicable provisions of California Building Code

Chapter 11A, including Section 1102A.3.1. All ground floor dwelling units in buildings without elevators shall be designed as adaptable, incorporating features such as accessible entries, maneuvering clearances, and bathroom and kitchen configurations capable of future accessibility upgrades.

2. Accessory dwelling units. In accordance with Government Code Section 66499.41(g), accessory dwelling units shall not be permitted. However, one junior accessory dwelling unit is allowed per primary dwelling unit, provided it is located entirely within the living area of the associated primary dwelling unit.
3. Stormwater management. The type, location, and design of site design measures, source control measures, and stormwater treatment measures shall comply with Chapter 14.02 (Stormwater Pollution Control) and interim Chapter 20.13 (Subdivision Standards).

SECTION 7 (EXCEPTIONS TO OBJECTIVE STANDARDS). If any objective standards required by this interim ordinance, but not otherwise mandated or authorized under Government Code Sections 65852.28, 65913.4.5, or 66499.41, would have the effect of physically precluding a starter home project from achieving a density of up to 30 dwelling units per gross acre, the Community Development Director shall grant an exception as specified below.

- A. Request.** A request for an exception shall be explicitly included in the application for a starter home project.
- B. Fee.** A request for an exception shall be subject to a fee as established by the City's Schedule of Fees and Charges.
- C. Determination.** The Community Development Director shall grant an exception only to the minimum extent necessary to remove a physical constraint that would otherwise prevent the starter home project from achieving the number of primary dwelling units resulting from a density of no greater than 30 dwelling units per gross acre. An exception shall not be granted if the starter home project can feasibly be redesigned to comply with the objective standards of this interim ordinance while still achieving the allowable number of primary dwelling units with an average living area of 1,750 square feet per unit, without requiring a change from the proposed building type (e.g., townhomes, detached single family).
- D. Remedy.** If a disagreement arises regarding the Community Development Director's application of this section, the procedures for interpretations in Section 21.02.030 (Procedures for interpretations) shall apply, including provisions for appeal.

SECTION 8 (GENERAL REQUIREMENTS AND RESTRICTIONS). The following requirements and restrictions are generally applicable to all housing development projects and may be imposed as conditions of approval by the Community Development Director, as applicable.

- A. Acoustical studies.** An acoustical study shall be submitted and its recommendations incorporated into the construction drawings, in compliance with Section 21.16.070 (Noise) and the Noise Element of the General Plan, prior to building permit issuance.
- B. Air quality reports.** An air quality report shall be submitted and its recommendations incorporated into the construction drawings, in compliance with General Plan Action COS-10.b, prior to building permit issuance.
- C. Building and Fire Codes.** Title 18 (Building Codes and Regulations) and Title 17 (Fire Protection), incorporating the California Building Code and California Fire Code, apply to all starter home projects.
- D. Construction Management Plan.** Prior to issuance of a building permit, a construction management plan defining best management practices to reduce construction noise and identifying proposed truck routes, in accordance with General Plan Action N-1.11, shall be provided.
- E. Density bonus.** If the starter home project utilizes Density Bonus Law pursuant to Government Code Section 65915, an affordable housing agreement, in accordance with Chapter 21.20 (Density Bonus and Other Incentives), shall be recorded prior to final map recordation.
- F. Encroachment permits.** Separate encroachment permits shall be required for the installation of utilities serving the starter home project, or as otherwise required by the City Engineer. Applicants shall apply for and pay all applicable fees for sanitary sewer, water, electric, and other utility work.
- G. Homeowners' association.** If a starter home project includes a common ownership lot or otherwise constitutes a common interest development, a homeowners' association shall be established in accordance with the Davis-Stirling Common Interest Development Act (Part 5, commencing with Section 4000, of Division 4 of the Civil Code). A draft of Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted for review and approval by the City Attorney prior to final map recordation.
- H. Inclusionary housing.** In accordance with Government Code Section 66499.41(a)(7), the applicant shall provide affordable housing units or pay a fee in-lieu as may be required by Chapter 21.24 (Inclusionary Housing Ordinance), as well as any low- or very low-income units required by Section 21.25.050(C)(1) (Minimum density), as specified in Government Code Section 66499.41(a)(5)(A). An inclusionary housing agreement shall be recorded prior to final map recordation.
- I. Landscaping maintenance.** All landscaping shall be maintained in compliance with Section 21.26.040 (Landscaping maintenance requirements) and Section 21.16.110.C.2 (Landscape maintenance).
- J. Park impact fee.** A fee in-lieu of parkland dedication shall be paid in association with the creation of each new lot in compliance with Chapter 20.24 (Park Impact Fees and Park Land Dedication Subdivisions).

- K. Private maintenance agreements.** If a homeowners' association is not required, and shared maintenance of access ways, utilities, or other private infrastructure is necessary, a private maintenance agreement, road maintenance agreement, or other mechanism acceptable to the City Attorney shall be recorded prior to issuance of a certificate of occupancy, consistent with Government Code Section 66499.41(b)(2).
- L. Public improvements and dedications.** The City Engineer may require the installation of public improvements and right-of-way dedications consistent with City standard specifications, to be provided in compliance with Chapter 11.24 (Street Improvements). A street improvement agreement obligating the installation of such improvements shall be recorded prior to final map recordation.
- M. Site maintenance.** All exterior areas of the project site shall be kept free from graffiti, trash, rubbish, and litter in compliance with Section 21.16.110 (Site maintenance).
- N. Urban lot splits.** New lots created by a starter home project shall not be further subdivided pursuant to Chapter 20.14 (Urban Lot Splits), consistent with Government Code Section 66499.41(h)(1). The Community Development Director shall require recordation of a deed restriction on each new lot created by the starter home project to document this restriction.
- O. Waste management.** Refuse and recycling receptacles shall be kept within the solid waste storage area except during collection, in accordance with Chapter 6.04 (Discarded Materials and Excluded Waste Management).

SECTION 9 (APPLICATION PROCESS). Applications for starter home projects shall be submitted and processed in compliance with the following requirements:

- A. Application types.** Starter home projects shall be reviewed ministerially by the Community Development Director through concurrent consideration of a tentative map application for the proposed subdivision and a Zoning Clearance application for the housing development project to be constructed in conjunction with the subdivision. The permitting provisions of Chapter 21.42 (Site and Architectural Review) and Chapter 21.07 (Housing Development Regulations) shall not apply.
- B. Application filing.** Applications for starter home projects shall be filed concurrently with the Community Development Department, in accordance with Chapter 21.38 (Application Filing, Processing, and Fees).
- C. Review process.** The Community Development Director shall ministerially review applications for starter home projects in accordance with Chapter 21.39 (Ministerial Approvals). If the Community Development Director determines that the starter home project is eligible for approval and complies with the objective standards and general requirements of State law and this interim ordinance, as applicable, the Zoning Clearance and tentative map shall be approved.
- D. Conditions of approval.** Approval of a starter home project may include standard conditions of approval that are objective, non-discretionary, and uniformly applicable

to housing development projects, as necessary to fulfill the requirements of this interim ordinance or any other applicable provision of the Municipal Code.

- E. Approval expiration.** Approval of a Zoning Clearance application and associated tentative map shall be valid for two years. Within this period, either the final map shall be recorded with the Office of the Santa Clara County Clerk-Recorder or a building permit for the starter home project shall be issued, in accordance with Section 21.56.030 (Permit time limits and extensions).
- F. Disapproval.** The Community Development Director may disapprove a starter home project that meets the requirements of this interim ordinance only if a written finding is made, based on a preponderance of the evidence, that the project would result in a specific, adverse impact on public health or safety, as defined in Government Code Section 65589.5(d)(2), and that no feasible method exists to satisfactorily mitigate or avoid the impact.

SECTION 10 (PROJECTS DEEMED APPROVED). If the City fails to approve the completed applications for a starter home project with sixty (60) days, and the project is deemed approved by operation of law, all applicable objective standards of this interim ordinance shall apply as conditions of approval. These standards shall apply to the same extent as if the project were approved ministerially pursuant to this interim ordinance.

SECTION 11 (EARLY BUILDING PERMIT ISSUANCE). Notwithstanding Section 21.56.050 (Issuance of Building Permits), the Building Official shall issue a building permit for one or more primary dwelling units in a starter home project prior to recordation of a parcel map or tract map, provided the following criteria are met and the issuance is consistent with Government Code Section 65913.4.5.

- A. Approved project.** The starter home project has been approved by the Community Development Director.
- B. Complete building permit application.** A building permit application has been deemed complete by the Building Official pursuant to Government Code Section 65913.3(b).
- C. Covenant and agreement.** The property owner has executed and recorded a covenant and agreement, in a form acceptable to the City Attorney, stating that no final inspection, certificate of occupancy, or temporary certificate of occupancy shall be granted for any dwelling constructed under an early-issued building permit until the final map is recorded. The covenant and agreement shall be binding upon the property owner and all successors in interest.
- D. Security.** Any required right-of-way improvements or dedications imposed as a condition of the Community Development Director's approval of a starter home project shall, to the satisfaction of the City Engineer, be secured by a bond or letter of credit as follows:
 1. Amount. The bond or letter of credit shall be in an amount equal to three hundred percent (300%) of the City Engineer's estimated value of the required improvements.

2. Timing. The bond or letter of credit shall be provided prior to issuance of a building permit.
3. Release. Upon completion of the required right-of-way improvements and/or dedications, the City Engineer shall release the bond or letter of credit and provide written documentation confirming that the property owner's obligation has been fulfilled.
4. Form of surety. Letters of credit and performance bonds shall satisfy the following requirements:
 - a. Letters of credit shall be issued by a financial institution regulated by a state or federal agency and shall certify that the funds necessary to complete the required right-of-way improvements or dedications are on deposit and guaranteed for payment. An instrument of credit issued by a state, federal, or local government agency may also be accepted, provided the agency is financing at least twenty percent (20%) of the cost of the required improvements or dedications.
 - b. Performance bonds shall be issued by one or more duly authorized corporate sureties and shall guarantee the required public improvements and/or right-of-way dedications.

- E. Denial.** Notwithstanding the provisions of this section, the Building Official may deny the issuance of a building permit prior to recordation of a final map by making a written finding, based upon a preponderance of the evidence, that construction of the proposed structure or structures before recordation of the final map would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

SECTION 12 (SALE, LEASE, AND FINANCING RESTRICTIONS): To ensure coordinated development and compliance with Government Code Section 66499.41(e) this section establishes limits on the sale, lease, or financing of newly created parcels within a starter home project.

- A. Restriction.** No parcel created through a starter home project may be sold, leased, or separately financed until a dwelling unit has been constructed on the parcel and approved for occupancy.
- B. Exceptions.** This restriction does not apply to the following types of parcels:
1. Parcels that contain an existing legally permitted dwelling unit;
 2. Parcels reserved for internal circulation, open space, or other common areas;
 3. The single remaining parcel in the starter home project, provided that all other parcels have been developed with a dwelling unit completed in compliance with all applicable provisions of the California Building Standards Code;

4. Designated remainder parcels, as defined herein, subject to obtaining a certificate of compliance or conditional certificate of compliance; or
5. Parcels, as identified on a recorded final map, for which a condition of the Community Development Director's approval of a starter home project expressly authorizes sale, lease, or financing prior to construction of a dwelling unit, subject to any limitations specified therein.

C. Implementation. The Community Development Director shall require, as a condition of starter home project approval, that the restrictions of this section be identified on the final map.

D. Violation. A sale, lease, or financing action in violation of this section shall constitute an illegal subdivision under the Subdivision Map Act and may be subject to the penalties and remedies provided in Chapter 7 (commencing with Section 66499.30) of the Government Code, including civil or criminal action by the City, the withholding of a certificate of occupancy, and the imposition of penalties or liens.

SECTION 13 (SEVERABILITY): If any section, subsection, sentence, clause, or phrase of this interim ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the interim ordinance. The City Council hereby declares that it would have passed this interim ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 14 (STATE LAW). Any provision of this interim ordinance which is inconsistent with Sections 65852.28, 65913.4.5, and 66499.41 of the California Government Code shall be interpreted in a manner which is the most limiting on the ability to allow construction of two units to effectuate an urban lot split, but which is consistent with State law. The provisions of this interim ordinance shall supersede and take precedence over any inconsistent provision of the Campbell Municipal Code to that extent necessary to effect the provisions of this interim ordinance for the duration of its effectiveness.

SECTION 15 (REPEAL OF PRIOR INTERIM ORDINANCE): Interim Ordinance No. 2332 is hereby repealed and shall have no further force or effect upon the adoption of this interim ordinance.

SECTION 16 (PUBLICATION): The City Clerk shall cause this interim ordinance or a summary thereof to be published at least once in a newspaper of general circulation within 15 days after its adoption in accordance with Government Code Section 36933.

SECTION 17 (EFFECTIVENESS): This interim ordinance shall become effective immediately upon adoption for a period of 45 days, unless extended by the City Council.

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: SB-1123 Interim Ordinance (AB-130 Revised) (PLN-2025-62 ~ Starter Home Projects Interim Ordinance)



*City
Council
Report*

Item: 10
 Category: PUBLIC HEARINGS AND
 INTRODUCTION OF
 ORDINANCES
 Meeting Date: July 1, 2025

TITLE: Public Hearing to Consider an Interim Ordinance Adopting Urgency Measures to Implement Senate Bill No. 1123 (2024), Regarding Ministerial Approval of Small-Scale Housing Subdivisions (File No. PLN-2025-62) (Ordinance / Roll Call Vote)

RECOMMENDED ACTION

It is recommended that City Council adopt an Interim Ordinance to implement Senate Bill No. 1123.

ENVIRONMENTAL DETERMINATION

Adoption of this interim ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

BACKGROUND

Senate Bill No. 684: Senate Bill 684 (SB 684) was signed into law by Governor Newsom in October 2023 and took effect on July 1, 2024. The legislation establishes a streamlined, ministerial approval process for housing development projects proposing no more than ten residential units and associated parcels, located within multifamily residential or mixed-use zoning districts that meet specified eligibility criteria. To encourage more modestly sized units that are “affordable by design,” the law limits the average living area to 1,750 square feet.

SB 684 prohibits local agencies from applying maximum density standards. However, to qualify, a project must meet or exceed the maximum General Plan density for the site¹. Local governments may not impose parcel size or dimension requirements beyond a 600-square-foot minimum, nor may they adopt project-specific development standards, but may grant relief from otherwise applicable standards. The law also prohibits the application of development standards, such as setbacks and height limits, that would

¹ For parcels [identified in the Housing Element](#), a project must provide at least the number of units projected for that site, including the number of lower-income (low- or very low-income) units identified in the Housing Element.

physically preclude construction of a project at a density of 30 dwelling units per acre or less.

2024 Interim Ordinance: To implement SB 684 locally, the City Council adopted an interim ordinance in June 2024. The ordinance established broad exemptions from the City's *Multifamily Development and Design Standards (MFDDS)*, which were developed for larger-scale projects and are generally impractical for small infill developments. The ordinance also introduced targeted amendments to Title 20 (Subdivisions), applicable citywide, to ensure continued access, maintenance, and orderly lot configuration for all subdivisions, not just those processed under SB-684. Since this time, the City has accepted three SB-684 applications, two for townhome developments, and one to subdivide a property with multiple existing units into two parcels.

Senate Bill No. 1123 (SB-1123): Last year, the Legislature adopted and the Governor signed into law SB 1123, which introduces several notable changes to the original SB 684 legislation. These changes take effect July 1, 2025 and are summarized as follows:

- **Maximum Density.** For parcels not identified in the Housing Element, projects must now achieve at least 66% of the maximum General Plan density or 19.8 units per acre², whichever is greater. This reduced *minimum* density requirement substantially expands the number of parcels eligible for development by establishing a density floor that can be met by conventional townhome projects.
- **Single-Family Residential Parcels.** Projects may now be developed on “vacant” parcels located within single-family residential zones. The law defines “vacant” as a parcel with no permanent structures, or with structures that are abandoned and uninhabitable, subject to limited exceptions. For such parcels, newly created lots must have a minimum area of 1,200 square feet; however, cities may adopt a lower minimum lot size at their discretion.

Note: Under the density requirements noted above, a standard 6,000 square-foot single-family parcel would need to be developed with a minimum of three units/lots to qualify for approval. This distinguishes the law from SB-9/SB-450 urban lot splits, which allow single-family parcels to be divided into no more than two parcels.

- **Height Requirements.** The law now allows cities to apply their local height limits to qualifying projects, where previously, cities were compelled to allow height increases if a local limit would have physically precluded development at 30 units per acre. However, state Density Bonus Law remains available for projects that include below market rate (BMR) units and may still be used to request a waiver of local height limits or other development standards.

² 19.8 units per acre represents 66% of the 30 units/acre “Mullen minimum density.”

- **Accessory Dwelling Units (ADUs).** If a city allows ADUs or JADUs within a qualifying project—which is not currently required—the law now clarifies that these units do not count toward the ten-unit maximum.
- **Maintenance of Fee Ownership.** The law now prohibits the use of its subdivision provisions to divide a property with multiple existing dwelling units in a manner that would allow any unit to be sold separately under a new ownership title. This restriction is likely intended to prevent the conversion of existing rental housing into individually owned units that can be sold off on newly created parcels.

DISCUSSION

To comply with SB 1123, staff has prepared a new interim ordinance, included as **Attachment A**. Consistent with the City’s prior implementing ordinance for SB-684, the proposed ordinance continues the approach of providing broad exemptions from the *Multifamily Development and Design Standards* (MFDDS), other than its height/story and front setback requirements. In addition to satisfying State requirements, the ordinance incorporates several specific local measures. These reflect feedback provided by the Planning Commission at the May 13 study session on pending Miscellaneous Municipal Code Updates being prepared by staff.

- **Vacancy Status.** While SB 1123 defines “vacant,” it does not explicitly specify when vacancy must be determined (although the statutory language suggests the date of application). As a result, the law creates an incentive for existing homes to be speculatively demolished to render a parcel eligible for a SB 1123 project approval. This could lead to the premature loss of viable housing without any guarantee that a new project will move forward, potentially leaving undeveloped blighted lots in established neighborhoods.

To address this concern, the interim ordinance would consider a lot to be “vacant” if a project proposes to demolish an existing home in association with an SB 1123 project. This would allow applications to proceed with SB 1123 projects avoiding a pre-mature demolition of housing and the creation of vacant lots. This will also reduce a barrier to entry by enabling developers to secure planning approval before demolishing an existing home, a condition lenders often require for project financing.

- **Utility Undergrounding.** The interim ordinance would exempt qualifying projects from the City’s frontage utility undergrounding requirements. “Frontage utilities” refers to overhead utility lines that run parallel to the street along a property’s frontage. This change better aligns infrastructure obligations with project scale, avoiding disproportionate costs for smaller infill developments. It also recognizes that undergrounding is typically infeasible due to the narrow street frontages of most eligible lots.

- **Tree Removal.** Given the tight site constraints typical of infill projects allowed under SB-1123, the interim ordinance would allow trees measuring 24 inches or less in diameter to be removed by right, without a separate tree removal permit. In such cases, trees would be removed only upon issuance of a grading permit to begin construction activity for a project. This change recognizes that per state housing laws, the city is generally compelled to allow removal of the tree if it would physically preclude the development of a housing project at the permitted density.
- **Junior ADUs.** The interim ordinance would allow Junior Accessory Dwelling Units (JADUs) to be included within a project, provided they are located within the allowable living area of the primary unit. This provision would also allow future homeowners to convert garages into JADUs. Standard ADUs, however, would remain prohibited, as allowed under State Law

NEXT STEPS

California Government Code Section 65858 allows local jurisdictions to adopt an interim ordinance to implement urgency measures, providing sufficient time to address pressing land use matters. Consistent with State law, Campbell Municipal Code Section 21.60.090 (Interim Ordinance) similarly authorizes the City Council to adopt such measures on an interim basis, stating that "the City Council may take appropriate action to adopt an urgency measure, as an interim ordinance, in compliance with State law..."

An interim ordinance requires a four-fifths vote of the City Council for adoption and is effective for no more than 45 days. The Council may extend the ordinance for an additional 10 months and 15 days following a noticed public hearing. Government Code Section 65858(a) further allows the City Council to adopt a final one-year extension beyond the first extension, subject to additional public notice and hearing requirements pursuant to Government Code Section 65090.

Staff will return to the City Council at the August 4 meeting to request an extension of the interim ordinance prior to the initial 45-day expiration. It is anticipated that the provisions of this interim ordinance will be incorporated into a pending Miscellaneous Municipal Code Update that will be brought to Council later this year.

The implementation of SB 1123 and this interim ordinance will result in the potential development of more ten unit housing projects throughout the city, including on single family properties, using a ministerial permitting process. As such, similar to the outreach conducted when the City adopted an interim ordinance implementing SB 450 affecting setback standards in single family neighborhoods earlier this year, the Community Development Department intends to send out a notification to stakeholders describing the changes allowed under SB 1123, to occur prior to the August 4 Council meeting extending the ordinance.

FISCAL IMPACT

Current economic conditions have severely limited the development of housing projects other than single-family and townhome developments. SB-1123 is expected to expeditiously facilitate the development of small-scale infill townhome projects throughout the City. These projects—comparable in scale to the 523 Union Avenue development currently under construction—can generate between \$25,000 and \$30,000 in planning entitlement fees, \$100,000 to \$250,000 in plan review, permit, and final mapping fees, and approximately \$22,000 per new unit in park impact fees. In addition, these projects reset and increase the assessed value of properties, resulting in a long-term increase in property tax revenue, of which the City receives a 10–11% share.

ALTERNATIVE

If the Council does not adopt the interim ordinance, SB-1123 must still be implemented pursuant to State law. However, without local codification that reconciles the law with the City’s Zoning Code and adopts local standards as discussed in this report, its effectiveness will be reduced due to a lack of clarity and the continued application of more stringent requirements that may conflict with or frustrate the intent of the statute.

Prepared by: 

Stephen Rose, Senior Planner

Reviewed by: 

Rob Eastwood, Community Development Director

Approved by: 

Brian Loventhal, City Manager

- Attachment:**
a. Draft Interim Ordinance - SB 1123

Attachment: Staff Report (PLN-2025-62 ~ Starter Home Projects Interim Ordinance)



*City
Council
Report*

Item: 17
Category: NEW BUSINESS
Meeting Date: August 4, 2025

TITLE: West Valley Homeless Services Feasibility Study - Needs Analysis

RECOMMENDED ACTION

That the City Council receive the report and provide feedback on the First Phase report (Needs Analysis) for the West Valley Homeless Services Feasibility Study.

BACKGROUND

In July 2024, the City of Campbell allocated \$100,000 in American Rescue Plan Act (ARPA) funds to conduct a homeless needs analysis and feasibility study for the West Valley region, which includes the Cities of Campbell, Cupertino, Saratoga, Monte Sereno and the Town of Los Gatos. In December 2024, the City contracted with Good City Company to conduct a needs analysis and feasibility study and in Spring 2025, the City of Campbell developed and entered into a Memorandum of Understanding (MOU) with the other West Valley jurisdictions, recognizing that homelessness is a regional challenge and best addressed collaboratively.

The project consists of two components:

1. **Phase 1 - Needs Analysis** (Completed, this report)
2. **Phase 2 - Feasibility Study** (In Progress – Fall 2025)

This report provides a summary of the completed **Phase 1 - Needs Analysis**, which outlines the current state of homelessness in the region, identifies service gaps, and informs the subsequent feasibility study to be conducted in the next phase.

DISCUSSION

The Needs Analysis report summarizes the state of the unhoused population in the West Valley area and service needs, utilizing available quantitative data, literature review of existing research and background material, and the results of interviews with key stakeholders, including service providers and currently homeless individuals in the area.

Key Findings

- **Homelessness is a Serious Problem:** At least 524 individuals across 322 households were counted as homeless in the West Valley area in 2024. Approximately 40% of the population (214) sought shelter or services for the first time in 2024 while 51% have been homeless for two or more years.
- **Homelessness is Not One-Size-Fits-All:** While there are many homeless individuals who visibly live on the street, there is also a large population who are living in their cars or in transitory sleeping arrangements that are hidden and not visible.
- **Families and Youth:** At least 38% of the unhoused population in the West Valley area consists of unaccompanied youth and families with children.

Challenges with Congregate Shelters

The Needs Analysis Report discusses several policy implications related to homelessness including funding, coordination across jurisdictions, conflicting policy objectives, demographic disparities, root causes of homelessness. It also describes challenges with the congregate shelter model that has typically been used to provide temporary / emergency housing for the unhoused. Many unhoused people avoid congregate shelters due to safety, privacy concerns, and restrictive rules. These shared, open-space facilities often feel unsafe or confining, especially for vulnerable individuals. Additional barriers include limited availability, long waitlists, and locations far from support networks. Strict rules, such as sobriety requirements and separating families, also deter use. Alternatives can include safe parking, hotel conversions, sanctioned campsites, and tiny home villages.

The West Valley Unhoused Population

The Needs Analysis provides a comprehensive summary and characterization of the unhoused population in the West Valley Area using data from the 2024 Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) survey and the 2023 Point-in-Time Count (PIT Count). Point-in-Time data for 2025 is only available County-wide as of publication. Key findings are highlighted below:

- At least 524 individuals across 322 households were identified as homeless across the five West Valley cities, primarily associated with Campbell, Los Gatos, and Cupertino.
- There are about 200 new intakes of unhoused households per year for the West Valley area.

- Fifty-one percent of individuals in the West Valley have been homeless for two years or more, roughly double the national average, but lower than the rest of Santa Clara County.
- A higher rate of individuals in the West Valley are more recently homeless relative to the remainder of the County.
- Nineteen percent of homeless in the West Valley area are youth and nineteen percent are families with children.
- Hispanic/Latino, Black, and American Indian/Alaska Native/Indigenous individuals are substantially overrepresented relative to their share of the population in the West Valley.
- The West Valley area saw a higher domestic violence survivor rate and lower mental, physical, and alcohol/substance use rate than the remainder of the County.
- West Valley individuals were more likely to sleep in their car or couch surf and less likely to utilize a shelter bed than the remainder of the County.
- The County-wide Point-in-Time homeless count increased countywide 5 percent between 2019 and 2023 and another 8.2 percent between 2023 and 2025.

Homeless Services in the West Valley

Interviews were conducted with representatives from the following stakeholder service providers groups: Hope's Corner, Abode Services, Los Gatos United Methodist Shower Ministry, Campbell Unhoused Coordinator, HomeFirst, Catholic Charities, LifeMoves, Amigos de Guadalupe, SVILC, St Lukes Pantry Program, WVCS, St Mary's Catholic Church, Silicon Valley Safe Parking, Destination: Home, and Saratoga Rotating Safe Car Park.

Gap Analysis

A homelessness services gap analysis was conducted in the West Valley region to identify unmet needs within the overall system for addressing homelessness. The gaps in service below were identified through interviews with service provider and jurisdiction staff and an assessment of research and best practices. Interviews with homeless individuals also aligned with these results. A lack of funding to support existing or new programs was a central theme across all the identified needs. As described below, there are some services available that serve the West Valley area but they are insufficient in size and scale to support the entire unhoused population (over 500 individuals).

Housing & Shelter

- Lack of affordable permanent housing, especially ELI (Extremely Low Income) housing units. Six Permanent Supportive Housing (PSH) units are available for

Seniors in Cupertino and six Rapid Rehousing units are available in Campbell. In addition, 23 PSH units that are planned as part of the VTA Winchester Station Project in Campbell. Although the project has been approved, it is not anticipated to be completed until 2029.

- Lack of sufficient shelters. There are no standing temporary or interim shelters in the West Valley of the congregate or non-congregate model. Incremental weather hotel vouchers are available or planned in Campbell and Los Gatos, other shelter options are geographically distant. The Los Gatos hotel voucher program has the capacity to serve approximately 14 households, while the City of Campbell's program can provide about 900 hotel nights through its program which runs through the end of 2026.
- The two existing safe parking programs located in Saratoga, Cupertino, and Campbell can serve up to approximately one third of the known households living in cars. The two programs have the capacity to serve 40 participants annually.
- Safety concerns with shelters and campsites
- Transience: moving frequently compounds the challenges of homelessness

Service Delivery

- Lack of geographically centralized services
- Inadequate access to healthcare, mental health, and substance use treatment
- Insufficient outreach and case management capacity. Abode provides approximately 22 households with intensive case management in Campbell, Los Gatos, and Saratoga, and West Valley Community Services provides case management to approximately 75 households in Cupertino and an additional 25 soft check-ins for Campbell, Los Gatos and Saratoga. In addition, there were 133 individuals that were engaged in Campbell through street outreach services from September 2024 to May 2025.
- Limited transportation options for accessing services
- Lack of access to a mailing address or charged smart phone

Systemic Gaps

- Lack of shared knowledge and coordination across service providers, jurisdictions, and city departments
- Difficulty in scaling community-based services

Feasibility Study

The next phase of the project will include analysis of potential approaches to prevent homelessness and serve the homeless. Possible program models that may be prioritized for analysis in the subsequent feasibility analysis are listed below.

Housing and Shelter

- Permanent Affordable Housing (construction, vouchers, preservation)
- Interim Housing (Project Homekey-style approaches, tiny home villages, etc.)
- Supportive & Transitional Housing (individual and family)
- Rapid Rehousing
- Shelters (congregate and non-congregate)
- Safe Parking
- Sanctioned Camping Sites

Service Delivery

- Expanded Outreach and Casework (including expanding referrals to health, mental health, and substance services)
- Navigation Centers (fixed location associated with housing and mobile/interim)
- Day Centers
- Showers and Laundry Services
- Meals
- Training for Law Enforcement Agencies
- Lockers (for secure storage of personal belongings)
- Transportation Support
- Connectivity Support (phones, Wi-Fi, charging, physical mail, training)

FISCAL IMPACT

There are no direct fiscal impacts associated with this item. Further exploration and implementation of proposed policies and programs after the completion of the West Valley Feasibility Study may require the City to commit additional resources. Any future implementation costs will be shared among the West Valley jurisdictions, and subject to further Council approval.

NEXT STEPS

Staff will present the completed West Valley Homelessness Feasibility Study in Fall 2025. At that time, Council will have the opportunity to review proposed programs and policies, and provide input on priorities for implementation.

Eloiza Murillo-Garcia

Prepared by:

Eloiza Murillo-Garcia, Housing Program Manager

Reviewed by:



Rob Eastwood, Community
Development Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. West Valley Needs Analysis

West Valley Homeless Services Needs Analysis Report

City of Campbell

July 24, 2025

Attachment: West Valley Needs Analysis (West Valley Homeless Services Feasibility Study Needs Assessment)

Prepared by:



Acknowledgements

City of Campbell Community Development Department

Rob Eastwood, Community Development Director

Eloiza Murillo-Garcia, Housing Manager

Chris Miranda, Unhoused Specialist

West Valley Jurisdictions

City of Campbell

City of Cupertino

Town of Los Gatos

City of Monte Sereno

City of Saratoga

Good City Company

Nicholas Hamilton, AICP, Public Policy Lead

Aaron Aknin, AICP, Principal

Vera Gil, Housing Specialist

With Special Thanks to

County of Santa Clara, Office of Supportive Housing

Destination: Home

Contents

- Executive Summary..... 1**
 - KEY FINDINGS 1
- Introduction 2**
- Background 4**
 - UNDERSTANDING HOMELESSNESS TODAY 4
 - POLICY CONTEXT 7
 - KEY POLICY IMPLICATIONS 9
 - METHODOLOGY 13
- Quantitative Needs Analysis 15**
- Existing Programs, Services, and Systems 20**
 - PROGRAMS IDENTIFIED..... 21
 - SYSTEMS AND SUPPORTS 26
- Interviews and Insights of Homeless Individuals 29**
- Gap Analysis..... 30**
 - GAPS IN SERVICES FOR CURRENTLY HOMELESS PEOPLE..... 31
 - SYSTEMS GAPS..... 34
- Conclusion & Next Steps..... 35**
 - FEASIBILITY ANALYSIS 35
- List of Materials Consulted and Supporting Documents 40**

West Valley Homeless Services

Needs Analysis Report

City of Campbell

July 24, 2025

Executive Summary

The West Valley Homeless Services Needs Analysis Report analyzes the state of homelessness and homeless services in 2025 in the five West Valley cities of Santa Clara County: Campbell, Cupertino, Los Gatos, Monte Sereno, and Saratoga and identifies gaps in the services provided.

Key findings

- **Homelessness is a Serious Problem:** At least 524 individuals across 322 households were counted as homeless in the West Valley area in 2024. About 214 new homeless households sought shelter or services for the first time in 2024 and 51 percent have been homeless for two or more years.
- **Homelessness is Not One-Size-Fits-All:** While there are many homeless individuals who visibly live on the street, there is also a large population who are more hidden. Matching appropriate services to specific individuals is critical.
- **Impacts on Children:** Nineteen percent of homeless households are unaccompanied youth and 19 percent are families with children. In addition, homelessness is associated with significant negative health and child development outcomes.
- **Homelessness Affects Us All:** Homelessness impacts all members of the community, not just those who are homeless. The effects on housed residents, the economy, and local government services are substantial.
- **Services and Housing Work:** Permanent housing is critical, even if it is expensive and time-consuming. Immediate services are sometimes as important as housing.

Introduction

The West Valley cities are located in the heart of Silicon Valley, known for innovation and myriad globally recognized companies. While some of the highest median income zip codes in the state and country are in the area, it is also home to many people facing significant economic challenges. In 2023, Santa Clara County ranked sixth in the US for the prevalence of unsheltered individuals among major population centers, with 412 unsheltered people per 100,000 residents. This data is based on a point-in-time count conducted in January 2023. The County saw a 5 percent increase in homelessness in 2023 compared to 2019¹ and another 8.2 percent increase between 2023 and 2025².

In July 2024, the City of Campbell allocated \$100,000 in American Rescue Plan Act (ARPA) funds to conduct a homeless needs analysis and feasibility study. In December 2024, the City contracted with Good City Company to conduct a needs assessment and feasibility study. Good City Company is a local government consulting firm based in Redwood City. The firm offers support to local government agencies in the fields of planning, economic development, housing, and city manager's office services.

The first phase of analysis is reflected in this needs analysis report, which includes an analysis of available quantitative data, existing background material and research, and the results of interviews with key stakeholders, including service providers and currently homeless individuals in the area. The needs

"I care about the homeless here, but I have young kids and the quality-of-life impact on families also matters. The status quo doesn't work, and I know we can do better than this."

Local Community Member

¹ Love, Hanna, and Tracy Hadden Loh. "Homelessness in US Cities and Downtowns: The Perception, the Reality, and How to Address Both." *Brookings Institution*. Accessed May 10, 2025. <https://www.brookings.edu/articles/homelessness-in-us-cities-and-downtowns/>.

² County of Santa Clara, California. "County of Santa Clara Releases Preliminary Results of 2025 Point-in-Time Homeless Count." County News Center, June 20, 2025. Accessed July 17, 2025. <https://news.santaclaracounty.gov/county-santa-clara-releases-preliminary-results-2025-point-time-homeless-count>

assessment describes existing services and identifies gaps in services impacting homelessness in the West Valley area. This analysis is intended to establish a baseline of existing conditions regarding homelessness in the West Valley and provide a foundation of information for a subsequent feasibility study for improved services.

Following the completion of this needs analysis, the project team will also conduct a feasibility analysis. A list of items likely to be analyzed in the feasibility study are included in the conclusions section of this needs analysis document.

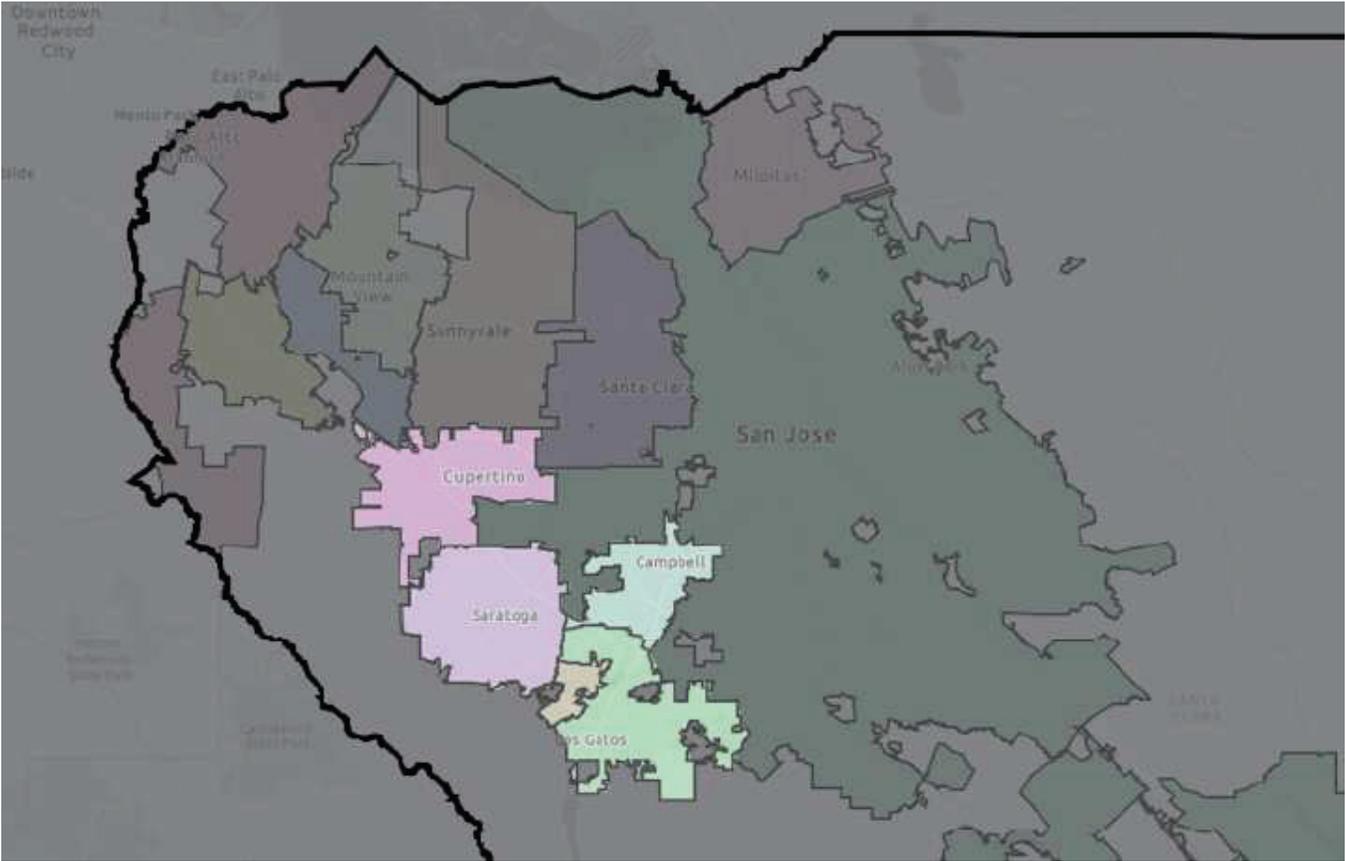


Figure 1. The five West Valley Jurisdictions (Image credit: Santa Clara County LAFCO, Good City Company)

Background

Understanding Homelessness Today

Homelessness is a complex problem, impacting different segments of the community in different ways. Individuals and families at risk of homelessness face constant pressure from forces that ultimately push many into homelessness. These forces are magnified by the housing crisis and felt most acutely where the cost of housing is highest, such as the West Valley.

Addressing homelessness has been an increasing priority in the region, and there are social, public health, economic, and quality of life reasons that motivate this. However, there is also a broadly held moral belief that human beings should live with a level of dignity that is not possible to achieve while being homeless. While the problem can feel nearly impossible to solve, immediate services and long-term housing can substantially reduce homelessness and its negative impacts.

The first image of a homeless person that comes to mind for many is a single male with significant substance abuse and mental health issues. While this characterization represents a visible phenomenon, the data paints a more complex picture. There is also a large hidden population of homeless individuals and families. Across the West Valley cities, 37 percent of homeless households are unaccompanied youth or families with children, and 50 percent are male. Many homeless women and families with children are less visible. A recent study of homeless adults in California showed that a significant portion of homeless people reported not having used drugs regularly in the prior six months³. Homeless people come from a wide range of backgrounds, and while some come from outside the community, many were raised or were previously housed in the local community.

California's housing challenges are well-documented and acutely felt across the entire West Valley of Santa Clara County. Statewide, nearly one-third of California renters pay more than 50

³ Baggett, Travis P., James J. O'Connell, Jesse M. Yedinak, and Thomas J. Stopka. "Illicit Substance Use and Treatment Access Among Adults Experiencing Homelessness." *JAMA* 331, no. 12 (2024): 987–997. <https://doi.org/10.1001/jama.2024.27922>.

percent of their income toward rent⁴. California is also home to a disproportionate number of homeless residents. While the state is home to 12 percent of the nation’s population, the homeless population makes up 22 percent of the nation’s homeless population⁵. In 2023, Santa Clara County had approximately 10,028 people experiencing homelessness⁶. This translates to roughly 2.3 people per 1,000 residents. The West Valley ratio of homeless people translates to 1.28 people per 1,000.

The high cost of housing is a central cause of homelessness and is driven not only by demand but also by the policy decisions and other factors that have resulted in so few homes being built relative to jobs. Job growth in the Bay Area has far exceeded the production of housing for decades⁷.

Homelessness is also a health issue. Health and medical issues are both an effect *and* cause of homelessness. Living on the street, in a car, RV, shelter, or couch surfing can be extraordinarily difficult and result in tremendous adverse social, medical, economic, and safety consequences⁸.

“We want to end homelessness forever. Even for people who have a nice house here now, what about their kids? What if life throws their kids a curveball? Not addressing homelessness in a serious way now may come back to haunt them later.”

Local Homeless Resident

⁴ California Department of Housing & Community Development. Addressing a Variety of Housing Challenges. Accessed May 10, 2025. <https://www.hcd.ca.gov/policy-and-research/addressing-variety-housing-challenges>. California Department of Housing & Community Development. Addressing a Variety of Housing Challenges. Accessed May 10, 2025. <https://www.hcd.ca.gov/policy-and-research/addressing-variety-housing-challenges>.

⁵ Ibid

⁶ County of Santa Clara and City of San José, "County of Santa Clara and City of San José Release Preliminary Results of 2023 Point-in-Time Homeless Census," *County News Center*, May 30, 2023, <https://news.santaclaracounty.gov/news-release/county-santa-clara-and-city-san-jose-release-preliminary-results-2023-point-time>.

⁷ Kober, Eric. "The Bay Area: The Land of Many Jobs and Too Few Homes." Manhattan Institute. Accessed May 10, 2025. <https://manhattan.institute/article/the-bay-area-the-land-of-many-jobs-and-too-few-homes>.

⁸ Community Solutions. "The Costs and Harms of Homelessness: A Learning Brief Examining the Costs Borne by Individuals, Communities, Systems, and Society." Accessed May 10, 2025. <https://community.solutions/research-posts/the-costs-and-harms-of-homelessness/>.

Some studies have shown the average age of death for homeless individuals to be 44 years of age⁹. The stigma associated with homelessness can impact all aspects of life for those without a home, and research has shown a correlation between stigma and poorer mental and physical health outcomes¹⁰.

Medical debt and loss of work due to illness are major contributing factors to the economic causes of homelessness. Two-thirds of people who have filed for bankruptcy cite these two factors as the primary reason for their bankruptcy¹¹. While most people with medical debt do not become homeless, research indicates that medical debt can significantly prolong periods of homelessness. Studies suggest that medical debt, even for relatively small amounts, can extend the length of time a person experiences homelessness by an additional two years on average. For those whose medical debt goes to collections, the impact on overall homelessness duration can be even more significant¹².

While single, homeless men are often the most visible in communities, homeless women, families with children, and youth are also prevalent. Women who are homeless or experiencing housing instability are at significantly higher risk for sexual and physical violence¹³.

The impacts of homelessness on children and child development cannot be understated. Homelessness and housing instability expose children to prolonged activation of stress responses, also known as “toxic stress,” which is in turn associated with greater instances of a

⁹ National Health Care for the Homeless Council. “Premature Mortality in Homeless Populations.” Accessed May 10, 2025. <https://sbdww.org/wp-content/uploads/2011/04/PrematureMortalityFinal.pdf>.

¹⁰ Reilly, Johanna, Angela Greenfield, Rebecca Gillam, and Peter L. H. Barrett. “A Systematic Review of the Effect of Stigma on the Health of People Experiencing Homelessness.” *Health & Social Care in the Community* 30, no. 6 (2022): 2128–2141. <https://doi.org/10.1111/hsc.13884>.

¹¹ Himmelstein, David U., Robert M. Lawless, Deborah Thorne, Pamela Foohey, and Steffie Woolhandler. “Medical Bankruptcy: Still Common Despite the Affordable Care Act.” *American Journal of Public Health* 109, no. 3 (2019): 431–433. <https://doi.org/10.2105/AJPH.2018.304901>

¹² Bielenberg, Joseph E., Maren Futrell, Benjamin Stover, and Annette Hagopian. “Presence of Any Medical Debt Associated With Two Additional Years of Homelessness in a Seattle Sample.” *INQUIRY: The Journal of Health Care Organization, Provision, and Financing* 57 (2020). <https://doi.org/10.1177/0046958020923535>.

¹³ Riley, Elise D., Jennifer Cohen, Kelly Knight, et al. “Violence and Emergency Department Use among Community-Recruited Women Who Experience Homelessness and Housing Instability.” *Journal of Urban Health*. <https://pmc.ncbi.nlm.nih.gov/articles/PMC7010900/#CR5>.

variety of health, social, and developmental problems¹⁴. Homeless children are two to four times more likely to have a mental health issue requiring clinical evaluation than low-income children¹⁵. Homeless infants are known to have poor birth outcomes, and homeless children are more likely to be diagnosed with respiratory infections, fevers, injuries, and nutritional problems than housed children¹⁶.

Homelessness impacts the entire community, not just those who are homeless. The impact on public services, particularly emergency room visits, is significant, with studies indicating homeless people use the emergency room significantly more than the general population,¹⁷ which are generally much more expensive than preventative care.

Other community and public health concerns include increased spread of communicable diseases due to lack of access to hygiene, healthcare, and shelter, and unsanitary conditions in campsites and improper waste disposal with impacts both to public health and the environment. Economic issues include potential reduction in property values or commercial activity in areas with visible homeless people or campsites. While harder to quantify, impacts on public safety and economic investment are widely perceived by communities at large. In addressing these concerns there is often a conflict between different policy objectives, as discussed below.

Policy Context

Local, State, and Federal housing policies, programs, and funding play a pivotal role in assisting local jurisdictions and service providers in preventing homelessness and addressing the homelessness crisis. Below, we will discuss how the West Valley municipalities, the State of California, and the Federal government all play vital roles in addressing homelessness.

¹⁴ Shonkoff, Jack P., Andrew S. Garner, et al. "The Lifelong Effects of Early Childhood Adversity and Toxic Stress." *Pediatrics* 129, no. 1 (2012): e232–e246; <https://publications.aap.org/pediatrics/article/129/1/e232/31628/The-Lifelong-Effects-of-Early-Childhood-Adversity>

¹⁵ Bassuk, Ellen L., M. Beardslee, and J. Bassuk. "The Prevalence of Mental Illness in Homeless Children: A Systematic Review and Meta-Analysis." *Journal of the American Academy of Child & Adolescent Psychiatry*. <https://www.researchgate.net/publication/271536943>.

¹⁶ Clark, Robin E., Marguerite E. Tracy, William B. Whitmore, et al. "Infants Exposed to Homelessness: Health, Health Care Use, and Health Spending from Birth to Age Six." *Health Affairs* 38, no. 5 (2019): 721–728. <https://doi.org/10.1377/hlthaff.2019.00090>.

¹⁷ Vohra, Neha, et al. "Homelessness and the use of Emergency Department as a source of healthcare" *International Journal of Emergency Medicine*. <https://intjem.biomedcentral.com/articles/10.1186/s12245-022-00435-3>

Each of the West Valley municipalities is mandated by State law to draft a Housing Element and submit the element to the California Department of Housing and Community Development (HCD) for review and approval. The Housing Element is one of seven mandated elements of each jurisdiction's General Plan. The Housing Element process is complicated, but it essentially outlines how a city or county will plan for housing needs across different income levels. It is a policy document that identifies current and future housing needs, establishes goals and policies, and provides programs to address those needs, including affordable housing and housing for special needs populations, including homeless people and householders at risk of homelessness.

The State of California plays a role in enforcing State laws relating to housing development and providing resources to municipalities. HCD is responsible for reviewing and monitoring municipalities' progress in implementing approved housing elements. In addition, State laws, such as Senate Bill 330 (SB 330) and Assembly Bill 1482 (AB 1482), place requirements on cities to streamline the housing development process, uphold renter protections and to comply with no net loss requirements relating to housing redevelopment. AB1482, the California Housing Crisis Act of 2019, provides a form of statewide rent control and just cause eviction protections for residential renters. It limits rent increases to five percent plus the local Consumer Price Index (CPI), or ten percent, whichever is less, and requires landlords to have a valid reason (just cause) to evict a tenant. The law went into effect on January 1, 2020, and is set to expire on January 1, 2030. SB 330, the Housing Crisis Act of 2019, is a California law that aims to address the State's housing shortage by streamlining the housing development process and protecting existing housing. It went into effect in 2020.

The State also provides annual funding allocations for affordable housing and homelessness services. HCD's Super NOFA (Super Notice of Funding Availability) was created to streamline and consolidate funding opportunities for affordable housing by combining previously separate funding streams into a single, streamlined application process for developers, aiming to make funds more accessible and equitable. The Super NOFA is broken down between ownership opportunities and multifamily opportunities. The Multifamily Super NOFA combines affordable development funding and funding opportunities for homeless military veterans. In addition, the State provides HomeKey and Homekey+ funding to provide transitional and permanent supportive housing for the homeless population.

Santa Clara County's Department of Office of Supportive Housing (OSH) receives Federal McKinney Act funding for homeless and homeless prevention programs. OSH is responsible for the Continuum of Care (COC) by coordinating the County-wide homeless response, allocating funding throughout the County, and coordinating the Point-in-Time (PIT) homeless count.

Key Policy Implications

Several key findings with policy implications can be drawn from an analysis of the literature and practices of surrounding jurisdictions and are listed below. A bibliography is also provided at the end of this report.

Funding

The current unpredictability of federal and state funding negatively impacts the fight against homelessness by making it difficult to plan and implement effective programs. This can potentially lead to increased homelessness and setbacks in progress. This funding instability also undermines the ability of service providers to maintain stable staffing and operations and continue to provide service levels.

Coordination

Coordination across sectors, jurisdictions, and departments within jurisdictions is critical to developing and implementing lasting impact. As described subsequently, the Continuum of Care model, coordinated entry, the facilitation of coordinated responses by Santa Clara County and the West Valley Cities, the work across departments within cities, and public-private partnerships such as Destination: Home are best practices already underway.

Much of this approach is reflected in the 2020-2025 Community Plan to End Homelessness, which is currently being updated and is also described later in this assessment. Its three goals are to: address the root causes of homelessness through system and policy change, improve the quality of life for unsheltered individuals, and create healthy neighborhoods for all, and expand homelessness prevention and housing programs to meet the need.

Conflicting Policy Objectives

In addressing homelessness, there is often a conflict between different policy objectives. Some approaches are tailored toward minimizing immediate negative impacts on the community at large, such as the removal of encampments. These may provide relief from quality-of-life issues in the immediate area but may also exacerbate the difficulties homeless people experience.

While providing long-term housing solutions and preventing homelessness are broadly shared community goals, this approach may do little to address the immediate impacts of homelessness on either homeless people or the broader community. In practice, such policy choices are rarely an either-or choice, and a suite of approaches deployed together generally work best.

Challenges of Congregate Shelter

Many unhoused individuals and families prefer not to stay in congregate shelters for logical reasons. A congregate shelter is defined as a type of temporary housing facility that provides shelter for individuals and families in shared, open spaces with limited privacy. These challenges can result in many choosing to live in a car, RV, couch, or on the street¹⁸. Approximately twice as many homeless people live outside the shelter system as within it¹⁹. These challenges include:

- Concerns about safety and privacy in shelters. Communal living in homeless shelters can be a source of insecurity and unease for some individuals due to factors like the potential for theft, violence, and lack of privacy, especially for those with past traumatic experiences or vulnerable populations. Furthermore, restrictive rules and schedules, limited access to belongings, and the general feeling of being "dormed up" can contribute to a sense of confinement and disconnection.
- Lack of available shelter space, long waiting lists, or shelters are far or difficult to get to relative to where their social, economic, and health networks are located.
- Shelters may prohibit pets, visitors, or a large volume of belongings.
- While stringent sobriety requirements and the potential for separation of adults or families have been reduced at many facilities, particularly those that are not faith based, these remain concerns among homeless individuals and advocates.

¹⁸ U.S. Department of Housing and Urban Development. Understanding Encampments of People Experiencing Homelessness and Community Responses: Emerging Evidence as of Late 2018. Accessed May 10, 2025. <https://www.huduser.gov/portal/sites/default/files/pdf/Understanding-Encampments.pdf>.

¹⁹ Ibid

Alternatives to the congregate model include safe parking programs, sanctioned camping sites, using hotels as temporary, transitional, or permanent non-congregate shelters, and the “tiny home” model of interim housing²⁰.

Demographics and Disparities

The impacts on child development, families with children, and youth aging out of foster care cannot be understated.²¹ According to a report from the Turner Institute, stark racial and ethnic disparities in California’s homelessness rates continue to grow²². For instance, despite making up a small percentage of the state’s population, Black individuals are disproportionately represented in the homeless population, with a significant increase in their share of the unsheltered population. According to the report, “Black people in California experienced the highest rate of homelessness, about 205 people per 10,000—almost five times higher than the state’s overall homelessness rate of 44 per 10,000. Native Hawaiian and Pacific Islander, Native American and Indigenous, and multiracial people also experienced disparate homelessness rates compared to the state’s overall population.” Similar disproportionate rate of homelessness of Black, Hispanic, and Native individuals are reflected in Santa Clara County and the West Valley area²³.

Importance of Housing

Affordable housing is crucial to addressing homelessness because it directly tackles the core issue: lack of stable, affordable housing. When people struggle to afford housing, they become vulnerable to losing their homes and falling into homelessness. By increasing the supply of affordable housing, the number of people experiencing homelessness decreases, and those currently experiencing homelessness find stable homes. When rents and property prices

²⁰ Finnigan, Ryan. “Five Recent Trends in Homelessness in California.” Turner Center for Housing Innovation, UC Berkeley. October 2023. https://turnercenter.berkeley.edu/wp-content/uploads/2023/10/Five-Trends-in-CA-Homelessness_Oct-2023-5.pdf.

²¹ Murrin, Sarah, and Emma Brady. “How Does Family Homelessness Impact on Children’s Development? A Critical Review of the Literature.” *Child & Family Social Work* 28, no. 2 (2023): 360–371. <https://doi.org/10.1111/cfs.12968>.

²² Finnigan, Ryan. “Five Recent Trends in Homelessness in California.” Turner Center for Housing Innovation, UC Berkeley. October 2023. https://turnercenter.berkeley.edu/wp-content/uploads/2023/10/Five-Trends-in-CA-Homelessness_Oct-2023-5.pdf.

²³ Olivet, Jeff, et al., SPARC/Destination: Home. “Race and Homelessness In Santa Clara County, California.” January 31, 2020. https://destinationhomesv.org/wp-content/uploads/2020/02/RacialEquityReport0131020.pdf?mc_cid=06a7865957&mc_eid=53a9a53ca3.

increase and wages polarize or don't keep pace, low-income households are at higher risk of losing their housing and becoming homeless.

Short-term and long-term solutions to homelessness are crucial, with short-term interventions providing immediate relief and a path to long-term stability. Short-term solutions, like emergency shelters, offer shelter and access to immediate support services, including mental health and substance abuse programs and assistance. Long-term solutions, such as low barrier, rapid rehousing programs and permanent supportive housing, address many of the underlying dynamics of homelessness and enable individuals to achieve self-sufficiency.

Root Causes and Upstream Issues

Homelessness is a complex issue with certain factors being both a cause and impact of homelessness across economic, social, and personal domains. Some of the upstream causes of homelessness reflect broader dynamics in society, such as income inequality and healthcare access. Addressing them completely may be beyond the scope of local government, however, there are actions local governments can take—alone and in partnership—to make a significant positive impact.

Housing affordability relative to income is a key driver of homelessness²⁴. The importance of local governments to encourage the production and preservation of housing at all income levels, and especially at the extremely low-income level, is exceedingly important. While local public subsidies for the development of units are important, the local land use regulatory tools of local government, including but not limited to inclusionary housing programs and community benefits agreements, may have even greater potential for impact.

Prevention of homelessness is crucial. Once someone becomes homeless it is significantly more difficult to get them back into permanent housing. The Homelessness Prevention System, piloted by Destination: Home²⁵ in 2017, is a nationally recognized model for homelessness prevention piloted in Silicon Valley. A six-year randomized control trial showed that immediate financial assistance to at risk families is a proven solution to keeping families from becoming

²⁴ Powell, Alvin. "Why It's So Hard to End Homelessness in America." Harvard Gazette. January 2024. <https://news.harvard.edu/gazette/story/2024/01/why-its-so-hard-to-end-homelessness-in-america/>.

²⁵ <https://destinationhomesv.org/>

homeless²⁶. Similarly, home sharing programs can be an important part of the homelessness prevention ecosystem as they can unlock lower cost housing options relatively quickly and serve to reduce social isolation. However, providers underscore that they are usually not practical for the rapid rehousing of people who are currently homeless. Although not ideal for every community, home-sharing programs have proven effective for achieving functional zero homelessness in many communities, such as Redondo Beach, California. Home-sharing programs are also an important part of the overall response to housing and homelessness in nearby counties such as San Mateo County, which operates a program in partnership with HIP Housing.

Another key tool of local government is raising awareness and promoting actions to address homelessness that can be made at the state or federal levels. Regional and subregional efforts to raise awareness and advocate for increased funding can often be a more effective approach than individual communities doing so alone.

Methodology

This research triangulates quantitative analysis, qualitative analysis, and insights from best practices and other research. Quantitative analysis is based on the following core data sources:

2024 Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT): A survey and database used to collect data for the Homeless Management Information System (HMIS) and additional data that allows municipal staff to categorize and prioritize needs in the community.

2023 Point-in-Time Count (PIT Count): A count of sheltered and unsheltered homeless people on a single night in January.

Qualitative analysis is based on interviews with stakeholders that included local jurisdiction staff, service providers, and homeless individuals. Meetings and interviews with staff from Santa Clara County, and the cities of Campbell, Cupertino, Los Gatos, Monte Sereno, and Saratoga were conducted between February and April 2025.

²⁶ Phillips, David, and James X. Sullivan. "Do Homelessness Prevention Programs Prevent Homelessness? Evidence from a Randomized Controlled Trial." *The Review of Economics and Statistics* (2023). https://doi.org/10.1162/rest_a_01344.

An initial list of service providers was developed in consultation with staff from Campbell, Santa Clara County, Destination: Home, and the four additional West Valley cities. Additional service providers were interviewed at the recommendation of some of the initial interviews. These stakeholders include service providers active in one or more of the five West Valley cities and are listed below. Service provider interviews were conducted between February and April 2025.

Interviews with currently homeless individuals were conducted in March and April 2025. Interviews were conducted in person in March 2025 and were facilitated by Campbell's Unhoused Specialist. Additional observational findings were also made in the field, including from individuals who did not wish to be interviewed. An additional interview was conducted via Zoom and email correspondence as a result of outreach made by a homeless advocate and homeless individual to the project team.

The quantitative and qualitative findings are supported by a literature review of relevant research and public documents regarding related topics, best practices understood in the field today. A list of key resources consulted is included as an attachment to this report.

Service Provider Stakeholders Interviewed	
Hope's Corner	Abode Services
Los Gatos United Methodist Shower Ministry	Campbell Unhoused Specialist
HomeFirst	Catholic Charities
LifeMoves	Amigos de Guadalupe
SVILC	St Lukes Pantry Program
WVCS	St Mary's Catholic Church
Silicon Valley Safe Parking	Destination: Home
Saratoga Rotating Safe Car Park	

Table 1. Service Provider Stakeholders Interviewed

Quantitative Needs Analysis

Available quantitative data was analyzed across several factors including unduplicated intakes over time, location across each of the five cities, how long they have been homeless, and demographic breakdowns by age, gender, household (family) type, and race and ethnicity.

The number of homeless people by City, with the data from the Point-in-Time count (individuals) in blue and the data extrapolated from the VI-SPDAT entries (households) in green, is shown in Figure 2. While it is not reflected in the data presented, we know from prior VI-SPDAT data and interviews with service providers that some homeless people have recently been associated with Monte Sereno.

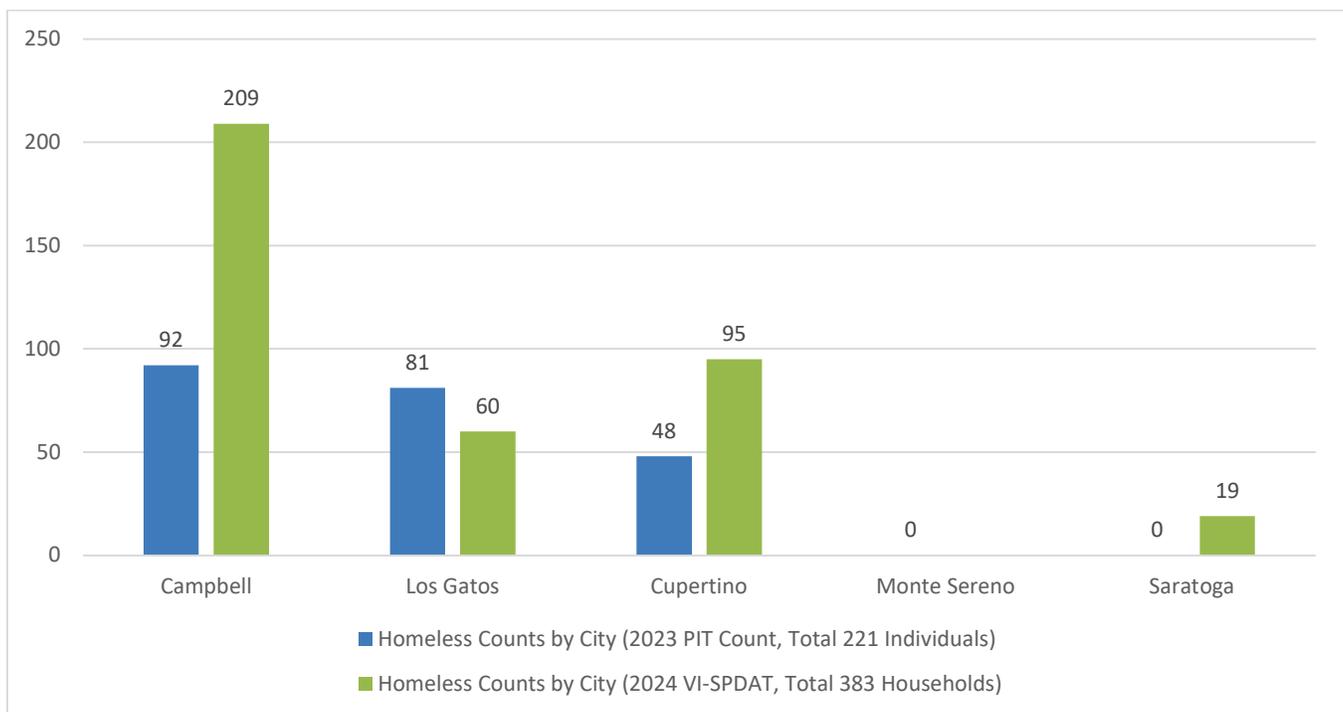


Figure 2. Homeless Counts by City

Each instance reflected in the data was input following a comprehensive methodology. While these numbers are among the best available, they should be understood to be an absolute floor for the instance of homelessness. This data does not attempt to quantify the total number of homeless people in the community. For example, someone would not be counted if they had not completed a VI-SPDAT assessment or were couch surfing or living in an RV on private property and not visible on the night of the Point-in-Time count. The two data sets were also developed using substantially different methodologies; no trend over time can be inferred from

the VI-SPDAT data collected in 2024 relative to the Point-in-Time data collected in 2023. Point-in-Time data for 2025 is only available County-wide as of publication. The 2025 data indicates homelessness has increased by 8.2 percent since the 2023 count²⁷.

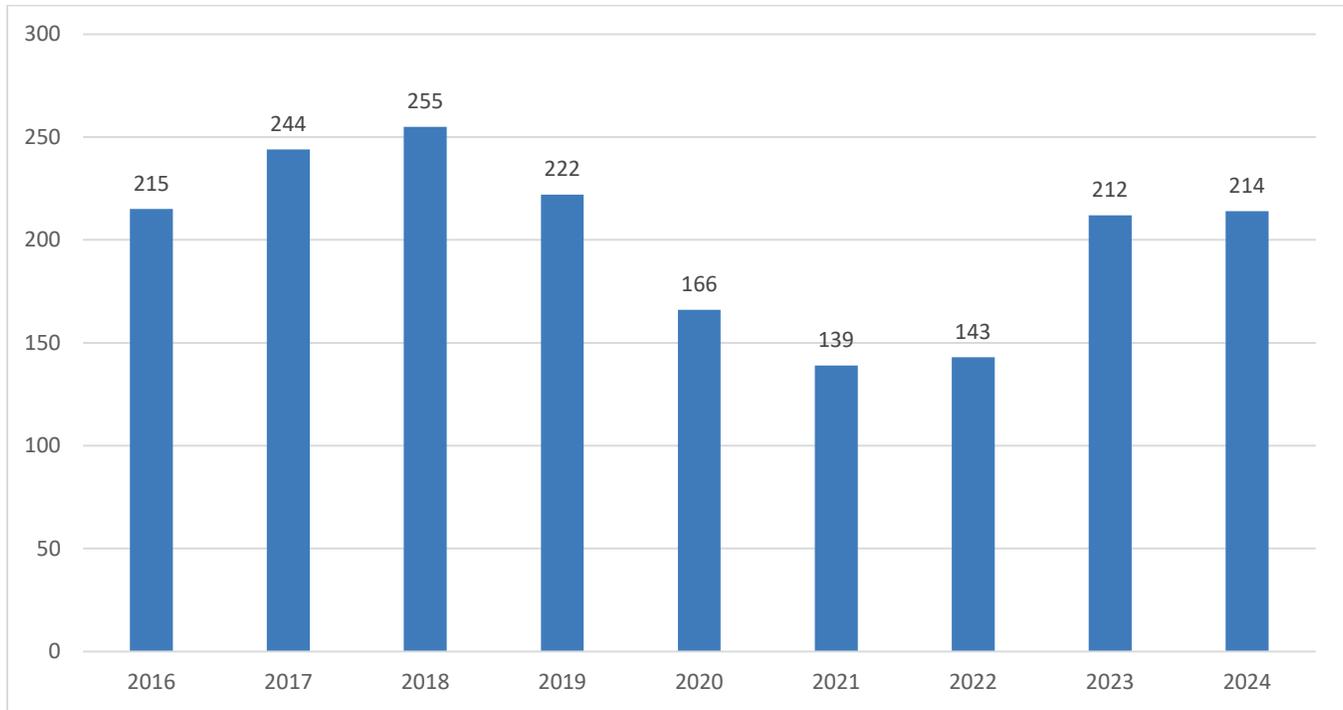


Figure 3. Homeless Inflow - First Time VI-SPDAT Assessment 2016-2024 (VI-SPDAT)

Individuals in the Point-in-Time are included if they are seen on the morning of the count. In the counts, people are associated with a city based on where they are located on a specific night during the count. This involves identifying and counting individuals experiencing homelessness in shelters, transitional housing, or on the streets within the city's designated area. Whereas with the VI-SDAT assessment, the homeless individuals self-identify in which city they last lived, worked, where any children go to school, or where they spend most of their time. While multiple entries were allowed, only six households are counted in more than one West Valley jurisdiction.

²⁷ County of Santa Clara, California. "County of Santa Clara Releases Preliminary Results of 2025 Point-in-Time Homeless Count." County News Center, June 20, 2025. Accessed July 17, 2025. <https://news.santaclaracounty.gov/county-santa-clara-releases-preliminary-results-2025-point-time-homeless-count>

Figure 3. Homeless Inflow - First Time VI-SPDAT Assessment 2016-2024, illustrates the number of first-time VI-SPDAT assessments during the corresponding years. It can be noted that the number of assessments was lower during the height of the COVID pandemic but sharply increased in 2023 to above the nine-year average of 201.

During the VI-SPDAT assessment, the homeless individuals or families are asked how long they have been homeless. Figure 8., below, shows the West Valley cities saw a higher percentage of individuals who are more recently experiencing homelessness than the remainder of the County. It also shows that 51 percent have been homeless for two years or more. The U.S. Department of Housing and Urban Development (HUD) defines chronic homelessness as: "An individual who has been experiencing continuous homelessness for a year or more or has experienced at least four episodes of homelessness in the past three years, where each episode is at least 30 days in length"²⁸. While the exact percentage may vary slightly depending on the source, 20 percent of the homeless population in the U.S. is a commonly cited figure for those experiencing chronic homelessness. Also of concern is the high percentage of individuals becoming homeless between one week and three months.

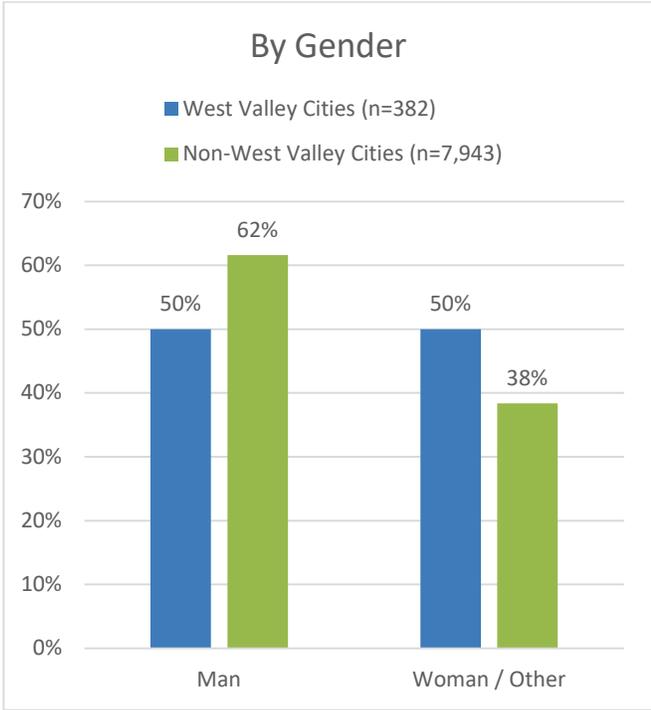


Figure 4. Demographics by Gender in 2024 (VI-SPDAT)

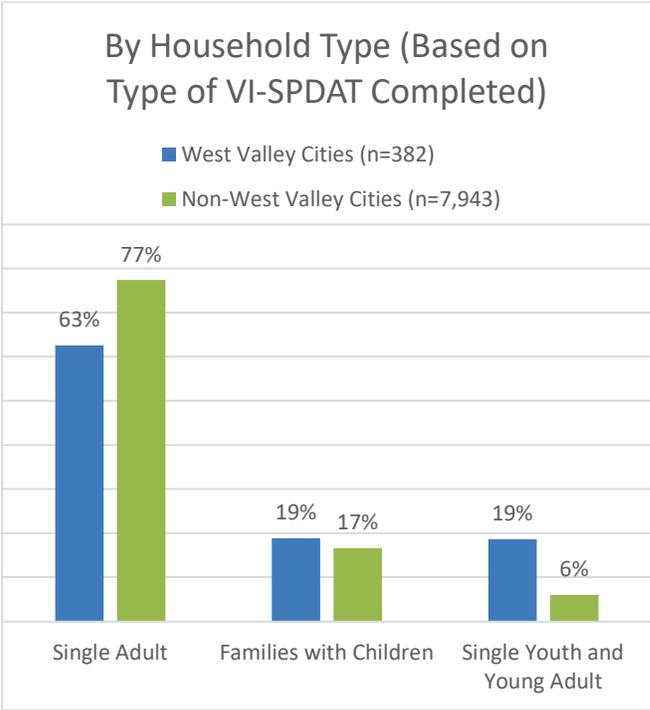


Figure 5. Household Type in 2024 (VI-SPDAT)

²⁸ U.S. Department of Housing and Urban Development. Accessed May 10, 2025. <https://www.hud.gov/>.

Figure 4. Demographics by Gender in 2024 (VI-SPDAT), indicates a much higher percentage of women clients in the West Valley geography than the remainder of the County (50 percent compared to 38 percent) while Figure 5. Household Type in 2024 (VI-SPDAT), indicates a significantly higher proportion of youth and young adults relative to the remainder of the County (19 percent compared to 6 percent).

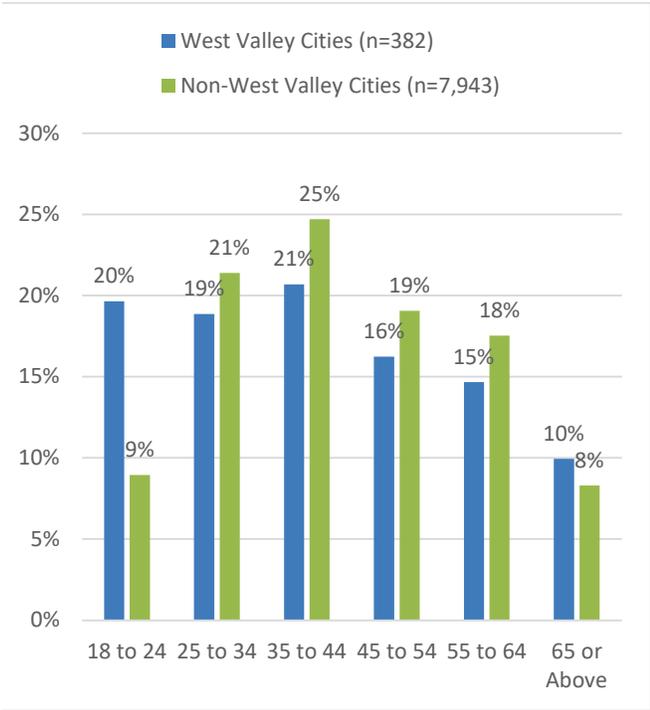


Figure 6. Demographics by Age in 2024 (VI-SPDAT)

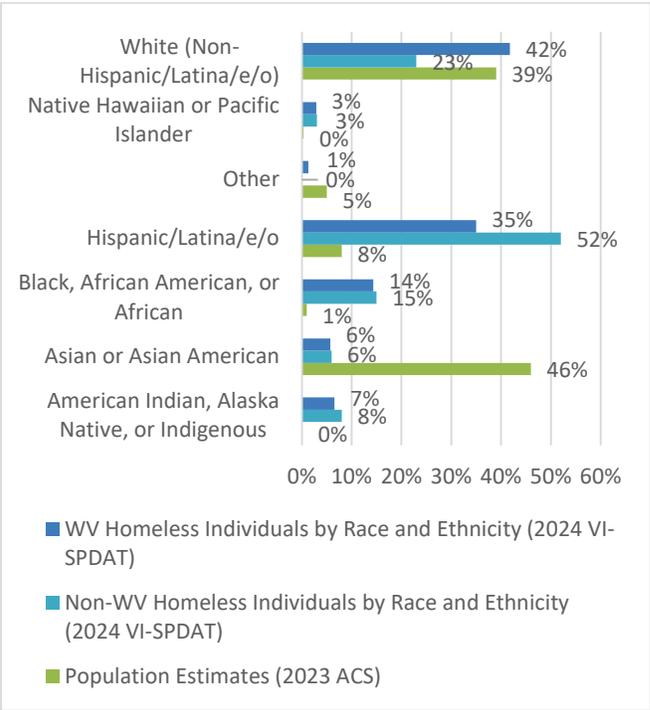


Figure 7. Overall and Homeless Population in West Valley by Race and Ethnicity in 2024 (VI-SPDAT, ACS)

Figure 9. Most Frequent Sleeping Location by Household in 2024, indicates West Valley individuals were more likely to sleep in their car or couch surf than the remainder of the County but less likely to utilize a shelter bed. It also shows 31 percent of households sleep outside and 28 percent in a car compared with 11 percent in shelters and 6 percent in transitional housing. West Valley individuals were also more likely to be White and less likely to be Hispanic/Latino than the remainder of the County. The largest homeless population in the West Valley identifies as White and second largest as Hispanic, however, those who identify as Hispanic or Black are

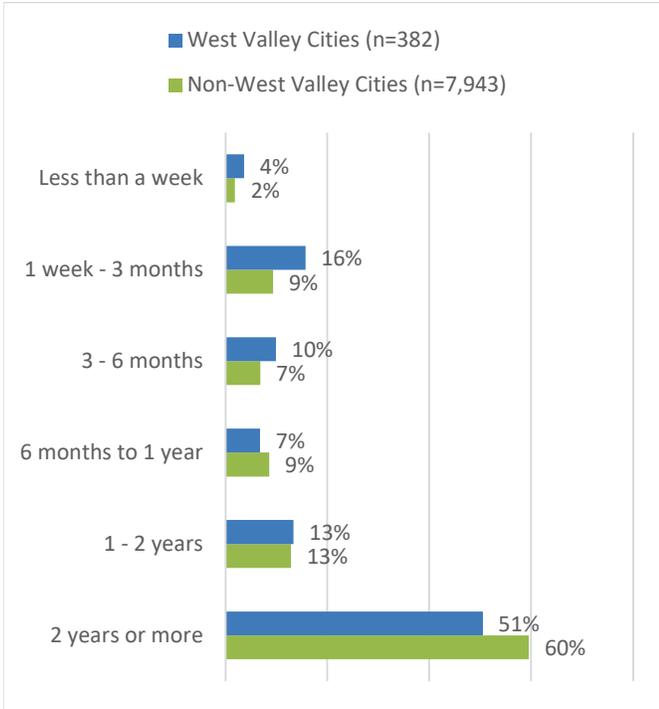


Figure 8. Time Since Lived in Permanent Stable Housing for 2024 First Time VI-SPDAT Assessment Households (VI-SPDAT)

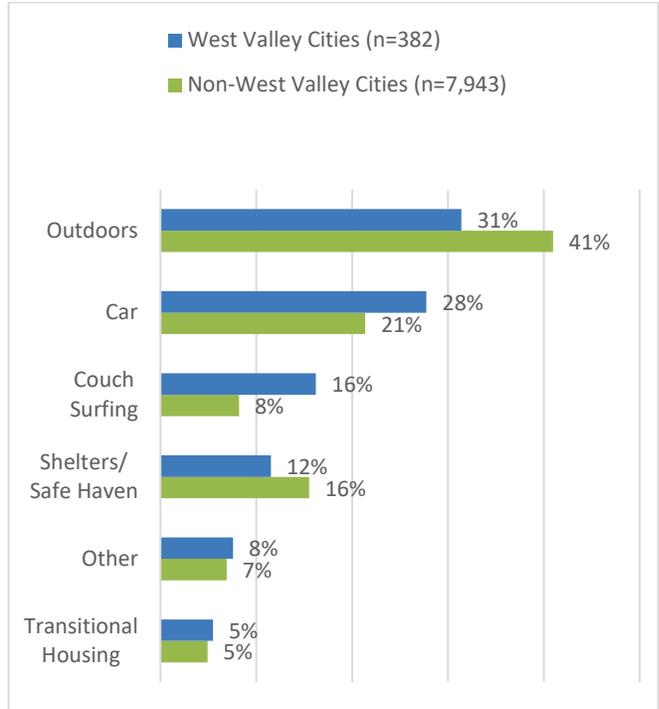


Figure 9. Most Frequent Sleeping Location by Household in 2024 (VI-SPDAT)

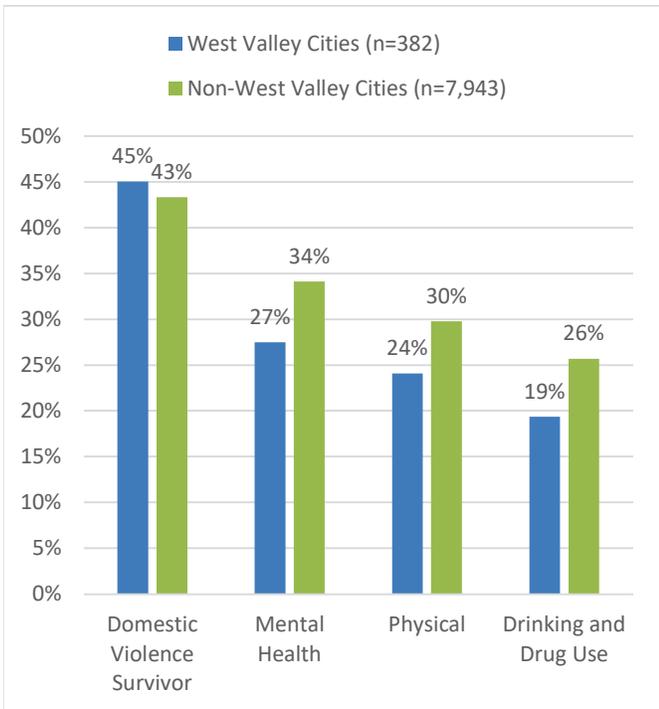


Figure 10. By Self-Reported Disability/Vulnerability (VI-SPDAT)

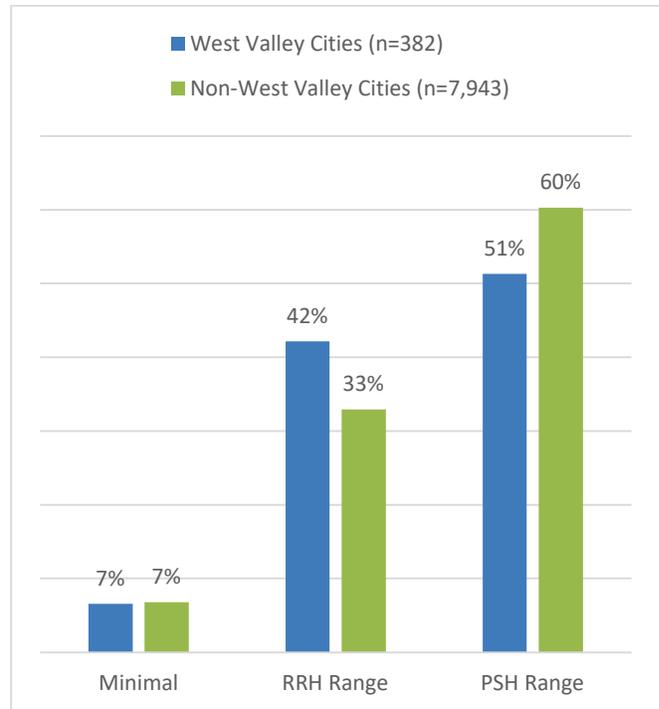


Figure 11. By Level of Housing Intervention (Based on VI-SPDAT Score)

substantially overrepresented relative to the general population. Overall percentages for each race/ethnicity from the American Community Survey (ACS)²⁹ are provided for comparison. The race/ethnicity percentage is taken against the overall numbers from the ACS and VI-SPDAT, which rely on different methodologies. The relative percentages should be considered as indicative, but no inferences should be made at a granular level.

Figure 10. By Self-Reported Disability/Vulnerability (VI-SPDAT) indicates a higher domestic violence survivor rate and lower mental, physical, and drinking/drug use rate than the remainder of the County. Figure 11. By Level of Housing Intervention (Based on VI-SPDAT Score) shows a higher share of clients appropriate for Rapid Rehousing and lower for Permanent Supportive Housing than the rest of the County.

The VI-SPDAT data shows the homeless population in the West Valley cities is largely single adults, unaccompanied youth and families with children make up 37 percent of homeless households. An unaccompanied youth is defined as someone under the age of 21 who is living either on the streets, in a youth shelter or “couch surfing” and has no adult relative accompanying them. Also of note is that females make up 48 percent of the population, roughly equivalent to the general population. However, women and families tend to be less visible. Homeless women may be less visible on the local streets because women may be in domestic abuse shelters and families avoid being seen on the street for fear that their children may be taken away from them. Also, during the days, children attend school, and parents are often working and remain less visible.

Existing Programs, Services, and Systems

Good City Company contacted the five West Valley cities to interview key staff members on services that the cities were funding and providing and services being provided by other community partners. Numerous participants, including service providers, local agencies, data collectors, and strategy and program development support, are striving to address one or more aspects of homelessness. The programs identified through the research to date are described below.

²⁹ United States Census Bureau. “2023 5-Year Estimates Data Profiles, American Community Survey (ACS).” Accessed May 10, 2025. <https://data.census.gov/table?q=DP05&g=160XX00US0610345,0617610,0644112,0648956,0670280>.

Programs Identified

Table 2, below, is a brief overview of each of the services. A short narrative on each program being offered is also provided, with information on the number of clients being served. In the feasibility portion of this report, more details on the overall services will be provided, such as hotel vouchers, rotating safe parking, safe parking programs, etc.

Jurisdiction	Clients Served Annually (approx.)	Services Provided	Service Provider	Description
Los Gatos	14	Hotel Voucher Program	City of Los Gatos/Los Gatos Faith based community	The City provides hotel vouchers during inclement weather
Los Gatos	29	Food Pantry/Clothing/Laundry/Showers	Faith based community	Faith based community provides lunches, laundry vouchers, clothing to homeless people
Campbell	TBD	Hotel Voucher Program	Silicon Valley Independent Living Center	Provides hotel vouchers during inclement weather, phase II will expand to include older adults and disabilities
Campbell	20 (13/night)	Silicon Valley Safe Parking Program, car repair funding and gas cards	Amigos de Guadalupe/Faith based community	Provides safe parking along with case management, workshops, Community Nights, laundry cards, showers, car repair funds, and gas cards
Campbell	133	Unhoused Specialist Staffing Position	Destination: Home Grant	Campbell received a grant to cover the salary for an unhoused specialist for three years.
Monte Sereno	N/A	Funding	Unidentified	The City has set aside \$20,000 in its budget to provide homeless services in the West Valley region. The Council has yet to identify a project to support.

Jurisdiction	Clients Served Annually (approx.)	Services Provided	Service Provider	Description
Saratoga, Cupertino (portions of San Jose)	20 (up to)	Rotating Safe Car Park	Faith based community	Safe parking program operates in Saratoga and West San Jose at local churches. Wi-Fi and food provided.
Cupertino, Saratoga, Campbell, Los Gatos	75 Cupertino; 25 soft check-ins for Saratoga, Campbell, Los Gatos	Ready to eat meals, clothing, vet services, park-it market, Case management	West Valley Community Services	WVCS provides services at its Cupertino location and with its mobile food pantry. Services include case management, ready-to-eat meals, clothing, veterinary services for pets, and dental clinics.
Campbell, Los Gatos, Saratoga	22	Case management	Abode Services	Provides case management in three of the West Valley cities.
Throughout Santa Clara County	TBC	Homeless Healthcare Programs	Santa Clara Valley Healthcare	Mobile clinic and street medicine team
Throughout Santa Clara County	94	Case management, transitional housing, and shelters in the County	LifeMoves	Tiny Homes and transitional shelters serve WV residents outside of those jurisdictions
Throughout Santa Clara County	18	Temporary housing and support services for youth	Bill Wilson Center	Shelters are not located in the WV cities, but services are offered to all WV cities.

Table 2. Existing Programs and Services Overview

Los Gatos Hotel Voucher Program

In June 2023, the Town of Los Gatos Town Council approved \$50,000 for unhoused services. Of the \$50,000, \$10,000 was allocated to a shower ministry program, \$20,000 towards a temporary

restroom and \$20,000 for a hotel voucher program.

The program has provided 211 hotel nights booked during emergencies triggered by severe weather conditions like extreme heat (100 degrees Fahrenheit), extreme cold (below 40 degrees Fahrenheit), poor air quality (above 150 on the Air Quality Index), and/or medical situations requiring a short-term stay. The hotel vouchers are only available to known members of the Los Gatos' homeless community. There are currently nineteen people on this known unhoused list (14 have used the vouchers at places like Los Gatos Lodge, the Garden Inn, and the Best Western). There have also been three qualifying "medical stays."

Los Gatos Food Pantry, Clothing Closet, Laundry Voucher, and Showers

Los Gatos Methodist Church conducts a weekly outreach program on Thursdays from 2–3:30 PM at the church gym, offering showers, lunch, toiletries, and new socks and undergarments. The program is primarily funded by the congregation and community donations, with the Town of Los Gatos contributing funding to cover cleaning services for the showers. The program serves 8–14 mostly senior, male regulars. St. Vincent de Paul provides laundry vouchers, and gift cards to places like Subway and Togo's are also distributed.

Bill Wilson Center

The Bill Wilson Center (BWC) offers a range of services to the West Valley Cities, including temporary housing, mental health care, supportive services, and advocacy, with a focus on ending youth and family homelessness. They provide services to runaway and homeless youth, young adults, and families, helping them develop self-confidence and personal assets. The Bill Wilson Center provided services to 18 households affiliated with the West Valley in 2024.

Abode

Abode is a major homeless services provider in the Bay Area and provides a variety of services, including interim housing. Abode provided targeted street outreach services to 22 high vulnerability individuals affiliated with the West Valley in 2024

Campbell Hotel Voucher Program

In December 2024, the City of Campbell City Council allocated \$147,500 to the Silicon Valley Independent Living Center (SVILC) to operate a hotel voucher program serving homeless

people. The two-year pilot program offers up to 30 nights a year in the city's Motel 6 for homeless individuals and families, as well as those on the verge of homelessness. In total, the program could provide up to nine hundred overnight stays over the two-year period. SVILC will provide support services during the stays, including mental health services, job support, case management, referrals to substance abuse programs, and food.

Silicon Valley Safe Parking Program

The Silicon Valley Safe Parking Program (SVSP) partners with Amigos de Guadalupe, the City of Campbell, and the City of San Jose, and operates in Campbell and Willow Glen/West San Jose. The program provides rotating safe parking sites at local churches. Through a grant from the City of Campbell, Amigos de Guadalupe offers a car repair program and gas cards. In addition, a contract from the Santa Clara County's OSH funds case management, workshops, community meals, laundry cards, and free shower access. In addition to support services, such as referrals to mental health and substance abuse programs, clients may receive assistance to pay for car registration or minor car repairs.

Campbell Unhoused Specialist

The City of Campbell has a budgeted Unhoused Specialist position that had been filled throughout the first half of 2025 but was recently vacated. The position is funded for the next three years by a grant from Destination: Home. The specialist proactively conducts outreach in the streets and other publicly accessible areas to connect individuals with services and support. Key activities include identifying homeless individuals, engaging in conversations with them, and conducting a VI-SPDAT intake survey to determine eligibility for housing programs such as permanent supportive housing, transitional housing, and rapid rehousing. The specialist provides information about available community resources and services such as food pantries and the shelter hotline phone number. They



Figure 12. Hygiene Kit (Image credit: City of Campbell)

also distribute hygiene kits (soap, toothbrush, toothpaste, deodorant, shampoo, etc.), and has bottles of water and other frequently needed supplies. The specialist also plays an important role in providing feedback to City staff regarding the needs of homeless people in the community.

Rotating Safe Car Park (RSCP)

The Rotating Safe Car Park operates in the West Valley, mostly in Cupertino, West San Jose, and Saratoga. The faith-based community commits to serving up to sixteen vehicles for at least one month and up to three months per calendar year. Participants park overnight at the current RSCP location and receive access to additional supportive services. Each location offers a hospitality hour where guests can socialize and enjoy home-cooked meals or snack foods. Personal items (e.g., socks, toothbrushes, sleeping bags) are distributed, as needed. Amigos de Guadalupe also provides case management to some of the program participants.

West Valley Community Services Programs

West Valley Community Services (WVCS) offers services to Cupertino, Los Gatos, and Saratoga. WVCS has a mobile market which serves clients living in Los Gatos, Saratoga, and West San Jose with barriers to transportation. The homeless people in these communities can also receive ready-to-eat meals and fresh fruit or vegetables from the mobile market. The organization offers pop-up dental and pet clinics at the WVCS site in Cupertino. WVCS's Haven to Home Program serves the homeless community by providing supportive services and resources. The Haven to Home program offers homeless clients access to food, bus passes, laundry funds, hygiene kits, shelter referrals, safe parking, and employment resources. In addition to the services, the agency also partners with the Rotating Safe Car Park to provide support services.

“It is a difficult and time-consuming to recruit new churches and other community organizations to host safe parking sites. Community members have valid concerns. They can be overcome, but it can take a long time.”

Brian Link, Silicon Valley Safe Parking

Santa Clara Valley Healthcare Homeless Healthcare Programs

The Valley Homeless Healthcare Program includes fixed location clinics and three mobile health centers³⁰. This overall program operates at a much larger geography across Santa Clara County that includes the West Valley cities. The Backpack Homeless Healthcare Program utilizes a “street medicine” program to send trained professionals with medical supplies to provide healthcare services to people where they are located³¹. An after-hours nurse advice hotline is also available.

Other agencies also provided services to households affiliated with the West Valley in 2024, including emergency shelter beds. These include HomeFirst (125 households) LifeMoves (80 households), the Salvation Army (23 households), Family Supportive Housing - San Jose Family Shelter (16 households), People Assisting the Homeless (9 households), and Willow Glen Studios at Pedro Street interim housing (6 households). When available, the vast majority of emergency shelter beds in the County are located within the City of San Jose, with additional shelter locations in Sunnyvale, Mountain View, Gilroy, Santa Clara, and Palo Alto.

Systems and Supports

Santa Clara County Continuum of Care (CoC)

In 1995, the US Department of Housing and Urban Development (HUD) introduced a new policy requiring communities to submit a single application for McKinney-Vento Homeless Assistance Grants. This streamlined approach aimed at enhancing coordination among housing and service providers on a local level and promotes the development of Continuums of Care (CoCs). By mandating a single application, HUD sought to encourage a more structured and strategic approach to both housing and service provision for homeless individuals. CoCs, in turn, offered a strategic framework by providing homeless households with housing and services tailored to their diverse needs. HUD distributes funding to Santa Clara County through the Continuum of Care Program, and in turn, the Santa Clara County CoC distributes funding to programs serving Santa Clara County.

³⁰ Santa Clara Valley Medical Center. “Valley Homeless Healthcare Program (VHHP).” Accessed May 10, 2025. <https://scvmc.scvh.org/hospitals-clinics/valley-homeless-health-care-program-vhhp>.

³¹ Santa Clara Valley Medical Center. “Backpack Homeless Healthcare Program.” Accessed May 10, 2025. <https://scvmc.scvh.org/hospitals-clinics/valley-homeless-health-care-program-vhhp/backpack-homeless-healthcare-program>.

In Santa Clara County, the CoC is made up of a group of stakeholders committed to ending and preventing homelessness in our community. CoC responsibilities include implementing community-wide efforts to end homelessness and ensuring programmatic and systemic effectiveness. Through CoC, the County has implemented a coordinated entry process to match homeless people to community resources. The CoC is also charged with tracking and managing homeless households in its area of coverage. This includes the biannual homeless counts referred to as the Point-in-Time count.

In 2024, the County of Santa Clara received nearly \$48 million in Continuum of Care grants to provide rental subsidies and supportive services to vulnerable populations, including people fleeing domestic violence, youth transitioning out of foster care, and to address homelessness and those at risk of homelessness. These grants are the County's largest source of federal funding to address homelessness, ensuring people are housed and have necessary supportive services. It also helps fund the HMIS system that tracks homelessness data.

Coordinated Entry

The coordinated entry system is designed to help homeless people find housing and support services more efficiently. It creates a standardized, consistent process for accessing services, assessing needs, prioritizing those most in need, and connecting people with appropriate resources. In the County's coordinated entry system, any homeless individual can complete a standard assessment tool called the Vulnerability Index-Service Prioritization Decision Assessment Tool or VI-SPDAT. This assessment considers a household's situation and identifies the best type of housing program to serve you.

VI-SPDAT

VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) is a survey used to assess the needs and vulnerabilities of individuals experiencing or at risk of homelessness. It helps prioritize those most in need of available supportive, transitional, or permanent housing. The VI-SPIDAT assessment is organized into steps. First, trained community partners conduct the VI-SPIDAT assessment at shelters, support service locations, or while conducting outreach. The gathered information is entered into the HMIS system, and the households/individuals receive a vulnerability score. After receiving the vulnerability score, clients are placed in the community queue, based on the score, for Rapid Rehousing (RR), Transitional Housing (TH), or Public Housing and Supportive Services (PSH). Eligible households who are the most vulnerable and the most in need will be connected to available housing programs first.

HMIS

HMIS is an acronym for Homeless Management Information System. It is a database that collects and tracks data on homeless individuals and families or those at risk of becoming homeless. HMIS coordinated entry gathers information on demographics, housing status, service needs, and other relevant data points about individuals and families served by homeless assistance programs. This database helps agencies coordinate services, track outcomes, and improve the overall effectiveness of programs for homeless households. Participation in HMIS is a federal requirement for agencies to access federal funding.

2020-2025 Community Plan to End Homelessness

In 2015, community partners joined forces to create a roadmap for ending homelessness in Santa Clara County. The plan centered around a collaborative response and the Housing First model. The 2020-2025 Community Plan to End Homelessness, which was endorsed by every city in the County, set an ambitious goal to create 6,000 new housing opportunities and identified innovative strategies and programs for reducing homelessness. The 2020–2025 Community Plan to End Homelessness, which serves as a roadmap for ending homelessness in Santa Clara County, is organized around three main strategies:

- 1) Address the root causes of homelessness through system and policy change.
- 2) Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all.
- 3) Expand homelessness prevention and housing programs to meet the need.

An update to the Community Plan is underway, and additional information is expected to be available around the time of publication of this report.

Destination: Home

Destination: Home, a public-private partnership, aims to end homelessness. Founded in 2008, it emerged from a Blue-Ribbon Commission’s recognition of the need for a collaborative approach to achieve collective impact in our community. In 2011, Destination: Home officially became an initiative of the Health Trust and played a pivotal role in launching Housing 1,000, a three-year campaign to house 1,000 of the most vulnerable chronically homeless individuals,

including men, women, and families. The campaign's success paved the way for the adoption of a Housing First approach in Santa Clara County and laid the foundation for the 2016 voter approval of a historic \$950 million investment in affordable housing in Santa Clara County, Measure A. In 2017, Destination: Home transitioned into a Supporting Organization under the umbrella of the Silicon Valley Community Foundation.

“Not having housing is life threatening.”

Local Homeless Resident

Destination: Home convenes and collaborates with stakeholders across our community to advance strategies that address the root causes of homelessness and help ensure that all community members have a chance for a stable home. The organization advocates policies, develops ideas and programs, and invests in strategies that reduce and prevent homelessness.

West Valley Jurisdiction Homeless Services Collaboration

Since 2023, staff from the West Valley city's Community Development and Housing Departments have been meeting monthly to collaborate and share resources in addressing homelessness and housing goals. The cities have collectively sponsored a housing fair, including service providers with unhoused services, and have met with affordable housing developers to discuss opportunities for development.

While there is a lack of dedicated homeless shelters in the vicinity of the five West Valley cities, they have all agreed to collaborate on a feasibility study to explore the feasibility of a shelter and other support services and programs that could be offered. A Memorandum of Understanding among the five cities was developed in Fall of 2024. The cities also continue to work with the County of Santa Clara and other organizations to provide resources and support.

Interviews and Insights of Homeless Individuals

Central themes from in-depth interviews with three homeless individuals in the West Valley area are described below. Most of the individuals were raised in the West Valley area, while one had moved to the Bay Area approximately three years prior. Note that these themes were all

consistent with the conversations and interviews separately conducted by the Campbell Unhoused Specialist in their interactions.

General Themes

- All expressed a notably elevated level of concern for others living on the street.
- All felt that broader community is not bothered by the existence of homeless people within their own community, but that they are bothered when they must see it.

Needs Identified by Homeless Individuals

A generally consistent set of needs was identified by the homeless individuals we spoke with. Permanent housing was the top need, followed by several other needs, listed in approximate order of priority:

- Permanent Housing (including permanent supportive housing)
- Transportation access (specifically free or discounted transit passes)
- Health care access (including doctors' offices, pharmacy, and OTC meds)
- Lack of somewhere to safely store possessions/things are regularly stolen
- Difficulty charging phones
- Difficulty of moving from one camping site to another camping site
- Difficulty in participating processes to address homelessness

“It is the government’s job to overcome the chaos of homelessness and provide real solutions.”

Local Homeless Resident

Gap Analysis

A homeless services gap analysis is a tool used to identify unmet needs within a community's system for addressing homelessness. It helps pinpoint areas where services are lacking or insufficient, allowing for better resource allocation and targeted interventions. It assesses the current system and compares it to what is needed to effectively address homelessness.

Gaps in Services for Currently Homeless People

The gaps in service described below are informed by service providers and City and County staff and an assessment of research and best practices. Most were also reinforced by conversations held with homeless individuals.

Housing

Affordable housing, whether temporary or permanent, is a high need not just in the West Valley, but throughout Santa Clara County and California. According to Destination: Home, at least 75 percent of Santa Clara County's homeless population are unsheltered. This means they are living on the streets, in vehicles, tents or other places not suitable for habitation. Although jurisdictions in the West Valley offer safe parking sites and hotel stays, none of these are classified as transitional or permanent housing. Housing to serve homeless households specifically includes the following:

Permanent affordable housing includes the construction of 100 percent affordable developments, inclusionary units,, the provision of Section 8 vouchers, and the rehabilitation of existing units to serve the extremely low-income. In addition, extremely low-income (ELI) units can be provided in mixed-income housing developments. Permanent supportive housing combines longer-term rental assistance with supportive services and case management for individuals experiencing chronic homelessness. In the West Valley area there are presently six units of permanent supportive housing in Cupertino and 23 that have been approved in Campbell.³²

Temporary shelters, both congregate and non-congregate, include warming centers, cold weather shelters, and shelters associated with navigation centers. Santa Clara County has the largest total population of homeless individuals, the highest rate of unsheltered homeless, and lowest shelter beds relative to individuals needing support of any of the nine Bay Area counties. When shelter beds are available in other parts of the County, barriers to connecting West Valley residents to those beds include transportation challenges and the disruption of existing geographically rooted social, health, and economic networks. Currently, the Town of Los Gatos offers hotel stays for inclement

³² County of Santa Clara, Office of Supportive Housing, Supportive Housing Development Update, January 28, 2025, <https://files.santaclaracounty.gov/exjcpb1571/2025-01/housing-bond-report-25.pdf>.

weather to approximately 29 known unhoused individuals. The program has served 14 individuals over the last year. The City of Campbell recently started a hotel stay program, which will offer up to 30 nights a year for unhoused individuals and families, as well as those on the brink of homelessness. That could amount to as many as 900 overnight stays over the two-year trial period. Silicon Valley Independent Living Center provides support services during the stays, including mental health care, job support, connections to housing programs, case management, substance abuse programs, and food.

Physically Coordinated Services

Service providers believe the homeless community could benefit from multiple service providers being available at one location, whether it is a brick-and-mortar navigation center like the San Mateo County Navigation Center or a mobile navigation center that travels to various locations. Despite outreach workers' best efforts, it is often more effective for service providers to engage with households in their current living location or encampments. Currently, physically coordinated navigation services are not available in any of the West Valley jurisdictions.

Safety

Some people experiencing homelessness may choose to sleep on the street instead of in a shelter due to various factors, including safety concerns, mental health issues, and a preference for their routines and independence. Shelters can feel overwhelming due to crowded environments, rules, and a perceived lack of safety, even though sleeping on the street may leave them more vulnerable.

“People steal stuff. They will steal it right out from under you when you are asleep.”

Local Homeless Resident

Transience

Moving frequently is difficult for homeless people. They try to stay in areas where they are comfortable living but are often asked to move by property owners or law enforcement. This means that they must relocate several times a month or even during a week. Moving can often be additionally destabilizing. This is a problem which will impact

nearly all unhoused individuals and families.

Transportation

Transportation has been mentioned multiple times by service providers as something that is lacking for the West Valley unhoused. Often, major bus lines are only available along the larger corridors. Transportation options are needed for the mobility-challenged to access health care appointments and to access shelter opportunities. Interviews with stakeholders and support service providers indicate that very few of the unhoused are able to secure transit passes.

Healthcare, Mental Health, Substance Use Services

Many homeless people do not have access to sufficient medical, mental health, or substance use services. Many service providers and homeless people who were interviewed have expressed a need for bringing free dental and health care to homeless people in addition to the mental health services and substance abuse programs offered by support service providers.

Outreach and Case Management

Lighter-touch outreach reaching more individuals and more intensive casework were identified as needs. There is a call for more coordinated case management at some rotating safe parking sites and the faith-based service locations. This would mean a case manager who works with the clients to put together comprehensive goals and plans to secure housing and a job. This can be accomplished through a service provider like Abode or Amigos de Guadalupe, a County Office of Supportive Housing (OSH) assigned caseworker or through the mobile/brick and mortar navigation center. The case manager would be able to provide the VI-SPDAT intake, which would not only provide demographics to the County, but may lead to the individual receiving much-needed services, including housing.

Connectivity

Often, homeless individuals need a means of communication to sign up for support services. It can also be exceedingly difficult for homeless individuals to receive or submit paperwork due to lack of access to a mailbox. Technology also plays an important role in improving health and well-being. It can be used to reach out to loved ones, access resources, and a way to access medical assistance. However, technology can often

exclude those at the greatest risk. Even for those with a smart phone, using websites to apply for services can be difficult on a phone and some people who have been homeless for an extended period of time may not have strong skills navigating complex websites.

California LifeLine offers low-cost and free monthly telephone services to eligible, low-income California residents. Participants can qualify for the program if they receive public benefits or meet household income limits, however, the phones must often be mailed to a mailbox. Phones are also frequently lost, stolen, or broken. Additionally, access to electricity to charge the phone is difficult and there are data limits on the devices.

Funding

The overall lack of funding to support the programs identified in this report is a central challenge. Experts generally agree that homelessness prevention, extremely low-income housing, and other programs and services have been underfunded for decades. The current public funding context makes it even more challenging to sustain current levels or strengthen such services.

Systems Gaps

Some gaps relate more to the system of services, knowledge, and logistics of connecting people with services. These gaps are described below.

Knowledge Gaps

Existing available services provided by others are sometimes not known to other providers. Similar gaps between public agencies and departments within a city can also be an issue, e.g., coordination between housing and police departments instead of a “whole of government” approach.

Scaling Impact

There remain questions regarding how to scale and make existing services more effective and efficient at achieving impact instead of creating something new.

Geography

Location of available services: many services are located where people would be required to travel long (or difficult) distances or to locations they do not want or

would have great difficulty in traveling to. This contrasts with an approach of “meeting people where they are at” and offering services in a location where they are more likely to be matched with those who need them.

Conclusion & Next Steps

Feasibility Analysis

In the next phase of this project, we will analyze the feasibility of programs to prevent homelessness and serve homeless individuals and households. Some services may be appropriate for one segment of the homeless population, but not another segment. Below is a list and a brief explanation of the programs that are likely to be analyzed and discussed in detail in the next phase. Some services respond directly to a need discussed above, while others address multiple needs.

Permanent Affordable Housing

Permanent affordable housing can come in a multitude of varieties. For this report, we are exploring permanent affordable housing that serves extremely low income households by either construction of the units, provision of Section 8 vouchers, rehabilitation of existing units to serve the extremely low income. In addition, Extremely Low Income (ELI) units can be provided in a mixed-income or 100 percent affordable housing development. These developments are highly subsidized through a combination of municipal, Low Income Housing Tax Credits, and commercial loans.

Interim Housing

Interim Housing, exemplified by Project Homekey, was a statewide effort to build on the success of the COVID-era success of Project Roomkey, where the State of California rented vacant rooms at hotels to house homeless people or those at risk of homelessness. Homekey was an opportunity for jurisdictions to develop a broad range of housing types by converting hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, manufactured housing, and commercial properties to permanent or interim housing for homeless households. It should be noted that the program is being replaced by Homekey+ which is focused exclusively on Permanent

Supportive Housing, not interim housing. Tiny home villages are another recognizable form of interim supportive housing to address homelessness, providing a pathway to stable housing and self-sufficiency. They focus on rapid construction of modular units, offering private spaces with support services and case management.

Supportive Housing and Transitional Housing

Supportive housing and transitional housing are both housing options for homeless individuals and families, but they differ in their goals and duration of support. Transitional housing offers temporary housing with support services to help people move to permanent housing within a set timeframe, while supportive housing provides long-term affordable housing with ongoing support to help residents maintain tenancy.

Rapid Rehousing

Rapid rehousing is often part of the low barrier approach which emphasizes providing housing first paired with support services. Rapid rehousing typically provides housing subsidies, heavy case management and support services.

Navigation Center

A Navigation Center for homeless individuals and households is a short-term, low-barrier housing program that provides a safe, temporary place to stay, along with intensive support services, to homeless individuals. It is designed to help people transition to stable, permanent housing by offering resources such as case management, connection to public benefits, health services, and employment opportunities.

Shelters

Homeless shelters offer a range of options, from emergency shelters for immediate needs to more long-term solutions. These include emergency shelters, women's shelters, youth shelters, family shelters, cold weather shelters, and warming centers. There are congregate, non-congregate types of shelters as well. A congregate shelter is a type of emergency shelter that provides communal spaces where individuals sleep in shared areas, offering minimal privacy. These

shelters are often established in large, open settings like schools, churches, or community centers, designed for emergencies. A non-congregate shelter provides private, individual, or family units for shelter, such as hotel rooms, tiny homes, or apartments, instead of a large, shared space.

Safe Parking

Safe parking sites are sanctioned sites where individuals and families living in their vehicles can register and park overnight. Support services like case management and meals are sometimes offered as well. There are rotating shelters where the location moves every 30 days, and shelters that are more long-term and established.

Day Center

A day center is a facility that provides daytime support services to homeless people, offering a safe space to access resources, receive assistance, and potentially transition out of homelessness. Unlike shelters that offer overnight accommodation, day centers focus on daytime services, such as meals, showers, laundry, counseling, job training, and access to case managers. They serve as drop-in centers and can be tailored to those with additional needs like substance abuse or mental illness, providing a space to connect with services and support.

Showers and Laundry

Homeless households need a convenient location to bathe and do laundry. Often this is a mobile shower and laundry service. Other times a fixed location, or vouchers for laundromats or showers at gyms are provided.

Meals

Warm prepared meals can be provided to serve the unhoused. They are often provided by service providers, community-based organizations, and grassroots initiatives. Food pantries can also provide homeless individuals with packaged food that can be eaten at a later time.

Training for Law Enforcement Agencies

Many jurisdictions in California have programs that train law enforcement personnel to handle situations involving homeless people. These programs often focus on de-escalation tactics, mental health crisis intervention, and understanding the underlying causes of homelessness. Some agencies have designated officers who specialize in working with the homeless population. These officers often receive specialized training, are familiar with local resources, and aim to connect individuals with appropriate support.

Lockers

Some cities offer storage lockers for homeless individuals specifically in public spaces such as libraries and community centers.

Transportation Support

Homeless individuals often need transportation that is convenient to access and affordable. Free transit passes and vouchers for rides to doctor appointments, etc., can also be provided.

Sanctioned Camping Sites

Sanctioned camping sites, also known as safe sleeping sites or safe stay communities, are designated areas where homeless individuals can stay in tents or other temporary shelters without fear of being arrested or cited for camping. These sites often provide basic services like sanitation, food, and access to case management.

Expanded Outreach and Casework

Broader proactive outreach efforts and more intensive casework have been identified as a need. Outreach workers can identify and engage people over time, which can eventually lead to connecting an individual with a caseworker or other services. Expanding casework for homeless individuals could involve increasing access to personalized, consistent support services that address both immediate and long-term needs. This can be achieved by hiring and deploying trained case managers with specialized knowledge in housing navigation, mental health, and

substance use treatment. Effective casework requires establishing and maintaining trust which typically takes time and repeated engagement.

Connectivity

Additional support to help homeless people have access to phones, Wi-Fi, charging, technology skills, and somewhere to receive physical mail could be explored.

List of Materials Consulted and Supporting Documents

- Baggett, Travis P., and Stefan G. Kertesz. "Addressing Unsheltered Homelessness—Time for an All-In Approach." *JAMA*, vol. 330, no. 18, November 14, 2023, pp. 1723–1724. <https://jamanetwork.com/journals/jama/article-abstract/2830616>.
- Baggett, Travis P., James J. O'Connell, Jesse M. Yedinak, and Thomas J. Stopka. "Illicit Substance Use and Treatment Access Among Adults Experiencing Homelessness." *JAMA* 331, no. 12 (2024): 987–997. <https://doi.org/10.1001/jama.2024.27922>.
- Bassuk, Ellen L., M. Beardslee, and J. Bassuk. "The Prevalence of Mental Illness in Homeless Children: A Systematic Review and Meta-Analysis." *Journal of the American Academy of Child & Adolescent Psychiatry*. <https://www.researchgate.net/publication/271536943>.
- Bay Area Council Economic Institute. *Bay Area Homelessness: A Regional View of a Regional Crisis*. San Francisco: Bay Area Council Economic Institute, June 2021. <https://www.bayareaeconomy.org/files/pdf/HomelessnessReportJune2021.pdf>.
- Ben-Moshe, Leah Simon-Weisberg, and Janey Rountree. *Five Trends in California Homelessness*. Turner Center for Housing Innovation, October 2023. https://turnercenter.berkeley.edu/wp-content/uploads/2023/10/Five-Trends-in-CA-Homelessness_Oct-2023-5.pdf.
- Bielenberg, Joseph E., Maren Futrell, Benjamin Stover, and Annette Hagopian. "Presence of Any Medical Debt Associated With Two Additional Years of Homelessness in a Seattle Sample." *INQUIRY: The Journal of Health Care Organization, Provision, and Financing* 57 (2020). <https://doi.org/10.1177/0046958020923535>.
- California Department of Housing & Community Development. *Addressing a Variety of Housing Challenges*. Accessed May 10, 2025. <https://www.hcd.ca.gov/policy-and-research/addressing-variety-housing-challenges>.
- Clark, Robin E., Marguerite E. Tracy, William B. Whitmore, et al. "Infants Exposed to Homelessness: Health, Health Care Use, and Health Spending from Birth to Age Six." *Health Affairs* 38, no. 5 (2019): 721–728. <https://doi.org/10.1377/hlthaff.2019.00090>.
- Community Solutions. "The Costs and Harms of Homelessness." Accessed May 1, 2025. <https://community.solutions/research-posts/the-costs-and-harms-of-homelessness/>.
- Community Solutions. "The Costs and Harms of Homelessness: A Learning Brief Examining the Costs Borne by Individuals, Communities, Systems, and Society." Accessed May 10, 2025. <https://community.solutions/research-posts/the-costs-and-harms-of-homelessness/>.
- County of Santa Clara, California. "County of Santa Clara Releases Preliminary Results of 2025 Point-in-Time Homeless Count." County News Center, June 20, 2025. Accessed July 17, 2025. <https://news.santaclaracounty.gov/county-santa-clara-releases-preliminary-results-2025-point-time-homeless-count>
- Desmond, Matthew. "Homelessness in US Cities and Downtowns." *Brookings*, April 12, 2023. <https://www.brookings.edu/articles/homelessness-in-us-cities-and-downtowns/>.
- Fazel, Seena, et al. "The Prevalence of Mental Illness in Homeless Children: A Systematic Review and Meta-Analysis." *The Lancet*, vol. 379, no. 9810, 2012, pp. 220–227. <https://www.researchgate.net/publication/271536943> The Prevalence of Mental Illness in Homeless Children A Systematic Review and Meta-Analysis.
- Finnigan, Ryan. "Five Recent Trends in Homelessness in California." Turner Center for Housing Innovation, UC Berkeley. October 2023. https://turnercenter.berkeley.edu/wp-content/uploads/2023/10/Five-Trends-in-CA-Homelessness_Oct-2023-5.pdf.
- Freimarck, Annalise. "West Valley Cities Team Up to Consider Homeless Shelter." *San José Spotlight*, April 19, 2025. <https://sanjosespotlight.com/west-valley-cities-campbell-cupertino-los-gatos-saratoga-monte-sereno-team-up-to-consider-homeless-shelter/>.
- Fuller, Thomas. "San Jose Considers Arresting Homeless People Who Refuse Housing." *The New York Times*, April 20, 2025. <https://www.nytimes.com/2025/04/20/us/san-jose-homeless-arrest.html>.
- Gordon, Sophie. "Talking about homes: What we can learn from homelessness and poverty research" *Frame Works UK* https://frameworksuk.org/wp-content/uploads/talking_about_homes.pdf

- Himmelstein, David U., Robert M. Lawless, Deborah Thorne, Pamela Foohey, and Steffie Woolhandler. "Medical Bankruptcy: Still Common Despite the Affordable Care Act." *American Journal of Public Health* 109, no. 3 (2019): 431–433. <https://doi.org/10.2105/AJPH.2018.304901>.
- Housing California. "Causes of Homelessness." Accessed May 1, 2025. <https://www.housingca.org/policy/focus/causes/>.
- Karlinsky, Sarah. *Structured for Success: Reforming Housing Governance in California and the Bay Area*. SPUR, January 2024. https://www.spur.org/sites/default/files/2024-01/SPUR_Structured_for_Success.pdf.
- Kober, Eric. "The Bay Area: The Land of Many Jobs and Too Few Homes." Manhattan Institute. Accessed May 10, 2025. <https://manhattan.institute/article/the-bay-area-the-land-of-many-jobs-and-too-few-homes>.
- Koseff, Alexei. "Homelessness Study Flips Commonly Held Beliefs About Causes." *The Mercury News*, March 7, 2025. <https://www.mercurynews.com/2025/03/07/study-california-homeless-drugs/>.
- Los Angeles County Department of Public Health. *Homeless Mortality in Los Angeles County: CHIE Brief*. Accessed May 1, 2025. http://publichealth.lacounty.gov/chie/reports/HomelessMortality_CHIEBrief_Final.pdf.
- Love, Hanna, and Tracy Hadden Loh. "Homelessness in US Cities and Downtowns: The Perception, the Reality, and How to Address Both." Brookings Institution. Accessed May 10, 2025. <https://www.brookings.edu/articles/homelessness-in-us-cities-and-downtowns/>.
- Murran, Sarah, and Emma Brady. "How Does Family Homelessness Impact on Children's Development? A Critical Review of the Literature." *Child & Family Social Work* 28, no. 2 (2023): 360–371. <https://doi.org/10.1111/cfs.12968>.
- National Health Care for the Homeless Council. "Premature Mortality in Homeless Populations." Accessed May 10, 2025. <https://sbdww.org/wp-content/uploads/2011/04/PrematureMortalityFinal.pdf>.
- National Low Income Housing Coalition. "Unsheltered Homelessness Associated with Increased Emergency Department Visits." Accessed May 1, 2025. <https://nlihc.org/resource/unsheltered-homelessness-associated-increased-emergency-department-visits>.
- Olivet, Jeff, et al., SPARC/Destination: Home. "Race and Homelessness In Santa Clara County, California." January 31, 2020. https://destinationhomesv.org/wp-content/uploads/2020/02/RacialEquityReport0131020.pdf?mc_cid=06a7865957&mc_eid=53a9a53ca3
- Phillips, David, and James X. Sullivan. "Do Homelessness Prevention Programs Prevent Homelessness? Evidence from a Randomized Controlled Trial." *The Review of Economics and Statistics* (2023). https://doi.org/10.1162/rest_a_01344.
- Powell, Alvin. "Why It's So Hard to End Homelessness in America." *Harvard Gazette*. January 2024. <https://news.harvard.edu/gazette/story/2024/01/why-its-so-hard-to-end-homelessness-in-america/>.
- Reid, Carolina, Ryan Finnigan, and Shazia Manji. *California's Homekey Program: Unlocking Housing Opportunities for People Experiencing Homelessness*. Turner Center for Housing Innovation, March 2022. <https://turnercenter.berkeley.edu/wp-content/uploads/2022/03/Homekey-Lessons-Learned-Final-March-2022.pdf>.
- Reid, Carolina. "On the Edge of Homelessness: The Vulnerability of Extremely Low-Income Households in the Bay Area." Turner Center for Housing Innovation, December 2, 2021. <https://turnercenter.berkeley.edu/research-and-policy/edge-of-homelessness-extremely-low-income-bay-area/>.
- Reilly, Johanna, Angela Greenfield, Rebecca Gillam, and Peter L. H. Barrett. "A Systematic Review of the Effect of Stigma on the Health of People Experiencing Homelessness." *Health & Social Care in the Community* 30, no. 6 (2022): 2128–2141. <https://doi.org/10.1111/hsc.13884>.
- Rhoades, Harmony; Wenzel, Suzanne; Rice, Eric; Winetrobe, Hailey; Henwood, Benjamin. "No Digital Divide? Technology Use Among Homeless Adults"
- Riley, Elise D., Jennifer Cohen, Kelly Knight, et al. "Violence and Emergency Department Use among Community-Recruited Women Who Experience Homelessness and Housing Instability." *Journal of Urban Health*. <https://pmc.ncbi.nlm.nih.gov/articles/PMC7010900/#CR5>.
- Santa Barbara County Public Health Department. *Premature Mortality Among the Homeless Population in Santa Barbara County*. April 2011. <https://sbdww.org/wp-content/uploads/2011/04/PrematureMortalityFinal.pdf>.

- Santa Clara Valley Medical Center. "Backpack Homeless Healthcare Program." Accessed May 10, 2025. <https://scvmc.scvh.org/hospitals-clinics/valley-homeless-health-care-program-vhhp/backpack-homeless-healthcare-program>.
- Santa Clara Valley Medical Center. "Valley Homeless Healthcare Program (VHHP)." Accessed May 10, 2025. <https://scvmc.scvh.org/hospitals-clinics/valley-homeless-health-care-program-vhhp>.
- Santa Clara Valley Medical Center. "Valley Homeless Healthcare Program (VHHP): Backpack Homeless Healthcare Program." Accessed May 1, 2025. <https://scvmc.scvh.org/hospitals-clinics/valley-homeless-health-care-program-vhhp/backpack-homeless-healthcare-program>.
- Shonkoff, Jack P., Andrew S. Garner, et al. "The Lifelong Effects of Early Childhood Adversity and Toxic Stress." *Pediatrics* 129, no. 1 (2012): e232–e246. <https://publications.aap.org/pediatrics/article/129/1/e232/31628/>.
- State of California, Department of Housing and Community Development; <https://www.hcd.ca.gov/grants-and-funding/homekey/program-background>; Accessed April 28, 2025
- U.S. Department of Housing and Urban Development. Accessed May 10, 2025. <https://www.hud.gov/>.
- U.S. Department of Housing and Urban Development. Understanding Encampments of People Experiencing Homelessness and Community Responses: Emerging Evidence as of Late 2018. Accessed May 10, 2025. <https://www.huduser.gov/portal/sites/default/files/pdf/Understanding-Encampments.pdf>.
- U.S. Department of Housing and Urban Development. Understanding Encampments of People Experiencing Homelessness and Community Responses: Emerging Evidence as of Late 2023. Office of Policy Development and Research, 2023. <https://www.huduser.gov/portal/sites/default/files/pdf/Understanding-Encampments.pdf>.
- United States Census Bureau. "2023 5-Year Estimates Data Profiles, American Community Survey (ACS)." Accessed May 10, 2025. <https://data.census.gov/table?q=DP05&g=160XX00US0610345,0617610,0644112,0648956,0670280>.
- Vohra, Neha, et al. "Homelessness and the Use of Emergency Department as a Source of Healthcare." *International Journal of Emergency Medicine*. <https://intjem.biomedcentral.com/articles/10.1186/s12245-022-00435-3>.



*City
Council
Report*

Item: 18
Category: NEW BUSINESS
Meeting Date: August 4, 2025

TITLE: Hamilton Avenue Public Improvement Plan - Kickoff Meeting

RECOMMENDED ACTION

That the City Council provide early input on the following: 1) the proposed outreach strategy, including whether additional stakeholder groups or engagement formats should be included; 2) the preliminary project schedule and proposed meeting frequency; and 3) any initial priorities or guiding principles for staff and the consultant team to consider as the project begins.

PURPOSE

The purpose of this report is to formally initiate (“kickoff”) the Hamilton Avenue Public Improvement Plan and introduce the consultant team selected to lead this effort.

This report also provides a broad overview of the work plan, outreach strategy, and project schedule, including as it relates to other ongoing transportation related projects.

BACKGROUND

In 2025, following a competitive selection process, the City selected Mithun Inc. to lead the preparation of the Hamilton Avenue Public Improvement Plan. This effort is supported by a \$400,000 Priority Development Area (PDA) grant awarded by the Metropolitan Transportation Commission (MTC) in 2023.

The plan will help implement the City’s General Plan and Housing Element, which envisions over 1,000 new housing units in the Hamilton Avenue/Highway 17 area. To support this level of new development and improve access to the Hamilton Light Rail station, the plan will identify and prioritize multimodal transportation improvements along the corridor. This work also implements the vision established in the 2040 General Plan, which designates the Hamilton area as a priority for transportation upgrades, gateway enhancements, and transit-oriented housing through the development and adoption of a comprehensive plan for the Hamilton Avenue corridor.

DISCUSSION

Mithun Inc. was selected to lead the development of the Hamilton Avenue Public Improvement Plan (see “Background”). The City will benefit from a collaborative,

multidisciplinary team with extensive experience in corridor access improvements, multimodal planning, and placemaking. Mithun is an integrated design firm and brings together a group of expert partners, including:

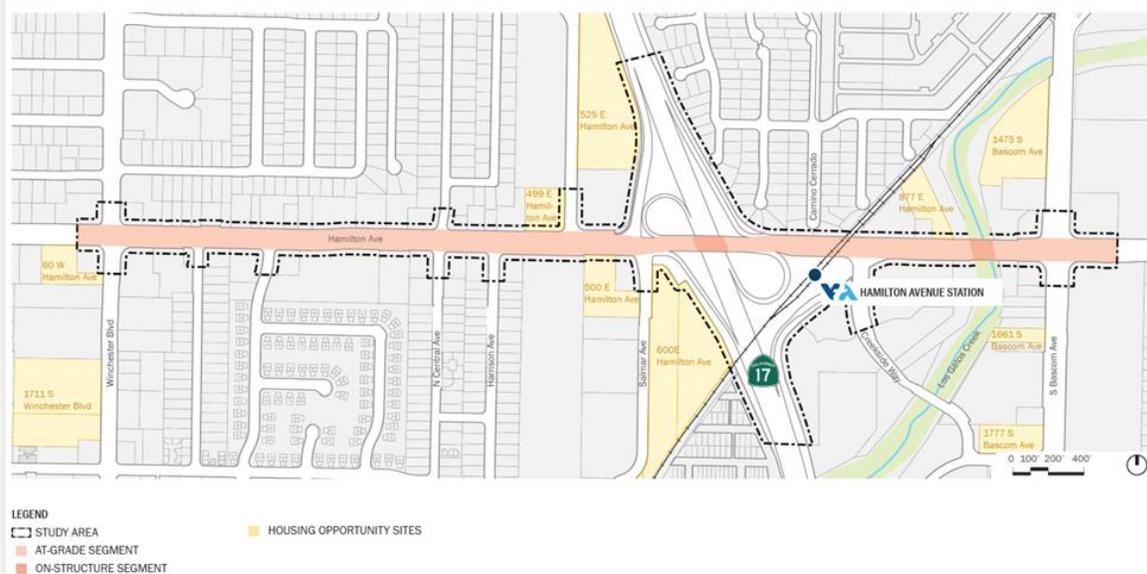
- Fehr & Peers – Transportation and multimodal planning
- BKF Engineers – Civil engineering and design
- Forward City Labs – Community and stakeholder engagement
- ESA – CEQA and NEPA environmental review

This team is experienced in coordinating a community-informed vision and well-positioned to implement the tasks outlined in the Work Plan and to lead a timely, collaborative process, as detailed in the Outreach Strategy and Project Schedule (see related discussion topics).

Work Plan

The Public Improvement Plan will create a cohesive vision and roadmap for transforming the Hamilton Avenue/Highway 17 corridor, integrating relevant findings and strategies from other ongoing transportation initiatives in the area (see related discussion under “Transportation Project Coordination”).

Study Area



The project will include the following core tasks and deliverables:

- Community Engagement & Public Meetings
Please find relevant discussion under “Outreach Strategy”.
- Existing Conditions Analysis: The team will perform a targeted analysis that will evaluate transportation, infrastructure, and land use conditions within 15 feet of

the public right-of-way, with an extended 30-foot area at potential gateway locations.

- Complete Streets Improvement & Gateway Features Plan: The plan will identify opportunities for pedestrian, bicycle, transit, and streetscape improvements consistent with the City's General Plan and the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy. Through coordination with other Public Works projects, it will also address key barriers such as SR-17 and Los Gatos Creek, propose strategies for mobility hubs and curbside use, establish sustainable and resilient streetscape, and explore gateway features or public art at major intersections (e.g., Hamilton at Highway 17, Winchester, and Bascom).
- Transit-Oriented Communities (TOC) Policy Consideration: The project will evaluate existing policies for consistency with MTC's Transit-Oriented Communities Policies with the support of City staff.
- Engineer's Estimates of Probable Costs: Preliminary cost estimates will be prepared based on City-approved conceptual designs to support a future financing plan for implementation that could include grant applications and development impact fees.
- Environmental Review: The project will complete the required environmental review under CEQA and NEPA to facilitate adoption of the plan.

Final deliverables will include concept-level design plans, planning-level cost estimates, and implementation strategies to help position the City to pursue future capital funding to implement the corridor improvements. These elements will be compiled into a comprehensive Hamilton Avenue Public Improvement Plan, which is anticipated to be brought forward for City Council adoption in 2027 (see "Project Schedule").

Outreach Strategy

To guide development of the Hamilton Avenue Public Improvement Plan, the City has established a comprehensive outreach strategy to ensure that community input meaningfully informs each phase of the project. The strategy is designed to build public awareness, gather local insights, and foster community support for improvements to the Hamilton Avenue corridor.

The engagement strategy includes a series of public-facing activities, aligned with project milestones, to collect input from a broad range of stakeholders, including residents, business and property owners, transit users, schools, and community organizations.

Key components include:

- Seven (7) public hearings, including three (3) Planning Commission meetings, and four (4) City Council meetings (including the subject meeting).

- Four (4) major community events, including a walk audit, a visioning workshop, a business/property owner focus group, and a final open house.
- One (1) online survey and one (1) pop-up/intercept survey, to reach broader audiences and ensure accessibility for those unable to attend in person.
- Bilingual engagement materials (English and Spanish), with clear visuals and accessible formats to support participation across language and literacy levels.
- Multiple outreach methods, including a project webpage, email listserv, social media, flyers, A-frame signs, direct mailers, and partnerships with community-based organizations.

Stakeholder outreach has been structured to engage three (3) key groups:

- Businesses, property owners, City staff, elected officials, transit and funding agencies;
- Local residents, transit riders, the school district, the Campbell Chamber of Commerce, and neighborhood associations; and
- Community-based and advocacy organizations, as well as the broader Campbell community.

Engagement activities are designed to ensure a transparent and well-documented planning process. Feedback collected will be actively used to shape the Plan's design recommendations and ensure they reflect the needs and priorities of those who live, work, and invest in the Hamilton Avenue corridor.

Project Schedule

The project is expected to be completed within 22 months – with the project concluding in 2027. The schedule below highlights key milestones, with all dates considered tentative and subject to change:

2025

- August 4th – City Council Kick-Off Meeting #1 (subject meeting)
- September – Walk Audit
- October – Planning Commission Meeting #1 (TOC Policies)
- November – Visioning Workshop
- November – City Council Meeting #2 (TOC Policies)

2026

- February – Business/Property Owner Focus Group Meeting
- June – Final Open House/Community Workshop
- September – Planning Commission Meeting #2 (Draft Plan)
- October – City Council Meeting #3 (Draft Plan)

2027

- February – Planning Commission Meeting #3 (Final Plan)

- **March – City Council Meeting #4 (Final Plan / Adoption)**

The schedule is designed to align with key decision-making milestones and provide ample opportunities for community engagement at each phase of the project. It also facilitates early policy direction from the City Council to guide the overall approach. Staff will continue to monitor progress and adjust the timeline as needed to ensure a thorough and effective process.

TRANSPORTATION PROJECT COORDINATION

The City is currently advancing several separate transportation-related initiatives aimed at improving mobility, safety, and connectivity throughout Campbell. These efforts, which vary in scope and timeline, include both planning and infrastructure projects currently underway, including:

- Multimodal Transportation Plan
 - A Citywide plan to create a safe and connected sustainable multimodal transportation network and a community-prioritized list of projects, policies, and programs.
- Hamilton Avenue / State Route 17 Bicycle Overcrossing Feasibility Study
 - A feasibility study evaluating alternatives for a dedicated bicycle and pedestrian bridge over State Route 17.
- Hamilton / Highway 17 Southbound Off-Ramp Widening Project
 - A capital improvement project to design and construct the widening of the existing off-ramp from southbound Highway 17 to Hamilton Avenue to reduce congestion and improve traffic operations and safety.
- Comprehensive Traffic Safety Action Plan
 - A data-driven initiative to identify and prioritize traffic safety improvements across the city, addressing high-collision areas and aligning with the FHWA's Safe Systems Approach principles to eliminate traffic-related fatalities and serious injuries.
- Urban Land Institute Technical Assistance Panel (ULI TAP)
 - A short-term advisory effort involving outside experts convened by the ULI to provide independent recommendations for land use, urban design, and development strategies bookended by the Downtown and Pruneyard.
- East Campbell Avenue Plan Line
 - A planning and engineering study to define the future street layout (“plan line”) of East Campbell Avenue, guiding future improvements and ensuring right-of-way preservation for multimodal transportation needs.

Given the number of concurrent efforts, Planning and Public Works staff are proactively coordinating across these projects to align schedules, key milestones, and public engagement activities. This coordination aims to avoid confusion in public outreach caused by overlapping initiatives and to promote clear, consistent communication. Staff are also working to share information between projects and ensure that recommendations and outcomes are aligned and not in conflict with one another. By integrating engagement efforts where appropriate, the City can enhance community participation and support a more cohesive and coordinated approach to long-term transportation planning.

FISCAL IMPACT

A \$400,000 Priority Development Area (PDA) grant from MTC fully covers the base service contract with Mithun, Inc. To ensure flexibility, the project also has a \$50,000 contingency fund to cover unforeseen project needs that may arise during plan development. Of this contingency amount, \$25,000 was included in the FY2026 Adopted Budget, and the remaining \$25,000 is anticipated to be incorporated into the FY2027 Operating Budget.

Prepared by:

Stephen Rose, Senior Planner

Reviewed by:



Rob Eastwood, Community
Development Director

Approved by:



Brian Loventhal, City Manager



*City
Council
Report*

Item: 19
Category: NEW BUSINESS
Meeting Date: August 4, 2025

TITLE: Resolution Amending the First Amended Agreement for City Clerk Services (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a Resolution amending the First Amended Agreement for City Clerk Services to provide for a merit increase.

BACKGROUND

In August 2022, the City of Campbell (“City”) entered into an Agreement for City Clerk Services (“Agreement”) with Andrea Sanders (hereafter, “City Clerk”). In August 2023, the City and the City Clerk agreed to a First Amended Agreement for City Clerk Services (“First Amended Agreement”) to, among other things, provide for a salary adjustment and to change when the City Clerk has her annual performance evaluation from the month of August to the month of June.

On August 20, 2024, the City and the City Clerk agreed to amend the First Amended Agreement to, among other things, provide for a salary adjustment reflecting a merit increase within the City Clerk classification from Step 2 of the Salary Schedule of Seventy-nine Dollars and Nineteen cents (\$79.19) per hour to Step 3 of the Salary Schedule of Eighty-three Dollars and Eighteen cents (\$83.18) per hour.

On June 16, 2025, the City Council conducted its annual performance evaluation of the City Clerk. Following their deliberation, the City Council directed staff to return to the City Council with an additional amendment to the First Amended Agreement for their consideration and approval, as more fully outlined below.

DISCUSSION

Following the City Clerk’s recent annual performance evaluation, the City Council directed staff to return to them with a proposed amendment to the First Amended Agreement, previously amended by Resolution No. 13202. This further amendment would reflect a merit increase within the City Clerk classification from Step 3 of the July 1, 2025 Salary Schedule of Eighty-three Dollars and Eighteen cents (\$83.18) per hour to Step 4 of Eighty-seven Dollars and Thirty-one cents (\$87.31) per hour. This adjustment would allow the City Council to acknowledge the City Clerk’s strong work

performance and unwavering commitment to her job as city clerk and to show their appreciation for her significant contributions to the City.

Per the City Council's direction, attached to this memorandum for the City Council's review and approval is staff's proposed resolution further amending the First Amended Agreement for City Clerk Services to provide for a salary adjustment for the City Clerk to Step 4 of the July 1, 2025 Salary Schedule of Eighty-seven Dollars and Thirty-one cents (\$87.31) per hour. Specifically, the resolution provides for an amendment to the First Amended Agreement to replace the second sentence of paragraph "2." entitled, "**PAYMENT**" with the language below:

"The compensation for City Clerk as of the first pay period in August 2024 is Eighty-seven Dollars and Thirty-one cents (\$87.31) per hour, which amount may be adjusted from time to time."

For the reasons set forth above, staff recommends the City Council adopt the attached resolution.

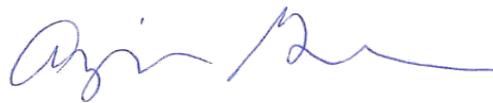
FISCAL IMPACT

The merit increase provided for in the resolution further amending the First Amended Agreement for City Clerk Services is fully funded within the Fiscal Year 2026 adopted budget, consistent with the City's long range budget model.

ALTERNATIVES

1. Do not adopt the attached resolution.
2. Provide direction on alternative changes to the First Amended Agreement.

Prepared by:



Angelique Gaeta, Assistant City Manager

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution to Amend First Amended Agreement for City Clerk Services
- b. First Amended Agreement City Clerk Services

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING AN ADDITIONAL AMENDMENT TO THE FIRST AMENDED AGREEMENT FOR CITY CLERK SERVICES TO PROVIDE FOR A MERIT INCREASE

WHEREAS, the City Council entered into an Agreement for City Clerk Services (“Agreement”) with Andrea Sanders (hereafter, “City Clerk”), effective August 2022; and

WHEREAS, in August 2023, the City Council approved a First Amended Agreement for City Clerk Services (“First Amended Agreement”) to provide for a salary adjustment and certain specified benefits; and

WHEREAS, in August 2024, the City Council approved an amendment to the First Amended Agreement to provide for a salary adjustment and certain specified benefits; and

WHEREAS, Section 2.16.020 of the Campbell Municipal Code provides that compensation for all appointed officers and employees of the City shall be fixed by Resolution; and

WHEREAS, on June 16, 2025, the City Council conducted its annual performance evaluation of the City Clerk and endorsed her commendable performance; and

WHEREAS, the City Council then directed staff to return to the City Council with an additional amendment to the First Amended Agreement to provide for a merit increase in the salary for the City Clerk from Step 3 to Step 4 based on her strong performance as City Clerk;

NOW THEREFORE BE IT RESOLVED that the City Council hereby approves an additional amendment to the First Amended Agreement for City Clerk Services to adjust the salary of the City Clerk by amending the second sentence of paragraph “2.” entitled, “**PAYMENT**” to provide as follows:

“The compensation for City Clerk as of the first pay period in August 2024 is Eighty-seven Dollars and Thirty-one cents (\$87.31) per hour, which amount may be adjusted from time to time.”

PASSED AND ADOPTED this ___ day of _____ 2025, by the following roll call vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

APPROVED:

Sergio Lopez, Mayor

Attachment: Resolution to Amend First Amended Agreement for City Clerk Services (Resolution Amending First Amended Agreement for City Clerk Services)

ATTEST:

Andrea Sanders, City Clerk

**CITY OF CAMPBELL
FIRST AMENDED AGREEMENT FOR CITY CLERK SERVICES**

This First Amended Agreement for City Clerk Services ("First Amended Agreement") is between the City of Campbell ("City"), a municipal corporation and general law city, and Andrea Sanders (hereafter, collectively referred to as "Parties"), and is effective upon execution.

WHEREAS, Campbell voters approved the conversion of the City Clerk position from an elected position to an appointed position at the November 2, 2012 General Municipal Election; and

WHEREAS, on July 1, 2022, the City Council appointed Andrea Sanders, then Deputy City Clerk, as Acting Interim City Clerk, pursuant to Government Code Section 36510; and

WHEREAS, on August 2, 2022, the City Council appointed Andrea Sanders as the City Clerk, pursuant to Government Code Section 36510, at a rate of pay of \$65.16 per hour; and

WHEREAS, City desires to continue to employ Andrea Sanders (hereafter, "City Clerk") as its City Clerk and Andrea Sanders desires to continue to be employed by the City as its appointed City Clerk; and

WHEREAS, City desires to provide City Clerk with certain benefits, establish certain conditions of employment, and set working conditions for City Clerk.

NOW THEREFORE, for and in consideration of each other's mutual promises, the undersigned Parties agree as follows:

1. **DUTIES:** City Clerk agrees to perform the function and duties of the City Clerk as set forth in applicable State or local laws, ordinances, resolutions, and policies, including the duties as outlined in the attached Job Description.
2. **PAYMENT:** During the term of her employment, City agrees to pay City Clerk for services rendered, pursuant to this First Amended Agreement, an annual base salary within the range adopted by the City Council for the position of City Clerk. The compensation for City Clerk as of the 7th day of August, 2023, is Seventy-Six Dollars and Eighty-Eight Cents (\$76.88) per hour, which amount may be adjusted from time to time. The compensation shall be payable in bi-weekly installments at the same time as other employees of City are paid. Compensation will be evaluated at least annually. This evaluation will include consideration of the salary range for the position of City Clerk; annual increases afforded classified management employees; the City's willingness/ability to grant

increases, as well as merit increases; "across-the-board" increases; and such one-time payments and/or bonuses available or provided to management employees. Salary adjustments can be made by City Council Resolution. City Clerk shall be entitled to receive holidays, sick leave, disability, retirement, life and other insurance, and other benefits and compensation, including car allowance and City contributions toward deferred compensation plan, as provided to other City classified management employees. For health insurance benefits, the City shall pay the full premium towards any health plan the City Clerk elects for her and her dependents.

3. **CONTINUING EDUCATION:** During the term of this employment contract, continuing education shall be maintained toward achieving Master Municipal Clerk Designation, and such other continuing education as is annually approved by the City Council.
4. **EVALUATION:** The City Council shall review and evaluate City Clerk annually during the month of June. As part of the review process, a subcommittee of the City Council may conduct a review and make recommendations to the City Council. City Clerk may also be reviewed and evaluated at any other times the City Council deems necessary and appropriate.
5. **TERM:** This First Amended Agreement shall remain in effect from year to year until terminated.
6. **TERMINATION:** Because an intimate and confidential relationship is necessary between City Clerk and City, City Clerk understands and agrees that City Clerk serves at the pleasure of City, and may be terminated at the will of the City Council at any time and without prior notice, and without statement of reasons or grounds therefore. City may terminate this First Amended Agreement at any time, provided City continues to pay City Clerk's salary and benefits for a period of six (6) months from the date City Clerk vacates the position of City Clerk. City Clerk shall not be removed during the sixty (60) day period following any change in membership of the City Council except upon a vote of at least four/fifths of the City Council.
7. **RESIGNATION:** In the event City Clerk voluntarily chooses to resign her employment, City Clerk shall give City at least thirty (30) days' written notice so City may undertake a reasonable effort to find a successor.
8. **BONDS:** City shall bear the full cost of any fidelity or other bonds required of City Clerk under any law or ordinance.
9. **NON-WAIVER:** City's waiver of any term, condition or covenant, or breach of any term, condition or covenant shall not be construed as the waiver of any term,

condition or covenant or waiver of the breach of any other term, condition, or covenant.

- 10. **ENTIRE AGREEMENT:** This First Amended Agreement contains the entire agreement between City and City Clerk relating to the matters contained herein. Any prior agreements, promises, negotiations, or representations not expressly set forth in this First Amended Agreement are of no force or effect. Subsequent modifications to this First Amended Agreement shall be in writing and signed by both City and City Clerk.
- 11. **SEVERABILITY:** If any term, condition, or covenant of this First Amended Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this First Amended Agreement shall be valid and binding on City and City Clerk.
- 12. **GOVERNING LAW:** This First Amended Agreement shall be governed and construed in accordance with the laws of the State of California.
- 13. **EXECUTION:** This First Amended Agreement may be executed in counterparts and will be binding as so executed.

The undersigned Parties having read and understood the foregoing terms and conditions of this First Amended Agreement hereby agree to be bound thereby.

Dated: 9/27/23

Andrea Sanders
Andrea Sanders, City Clerk

City of Campbell:

Dated: 10/2/2023

by Anne Bybee
Anne Bybee, Mayor



*City
Council
Report*

Item: 20
Category: COUNCIL COMMITTEE REPORTS
Meeting Date: August 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.)

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)
 Silicon Valley Regional Interoperability Authority (SVRIA)
 Treatment Plant Advisory Committee (TPAC)
 West Valley Sanitation District
 West Valley Solid Waste Authority JPA
 West Valley Stormwater Authority

Friends of the Heritage Theater Liaison (Alt.)
 Santa Clara County Emergency Operational Council (EOAC)** (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 Stormwater Authority (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
 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.)
Santa Clara Valley Water District: County Water Commission (Alt.)
Association of Bay Area Governments (Alt.)

****appointed by other agencies**

Prepared by:



Kristen Epolite, Deputy City Clerk