

County of Santa Clara
Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



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REGINA ALCOMENDRAS, County Clerk-Recorder
by Nina Khamphilath, Clerk-Recorder Office Spe. *[Signature]*

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- 1. LEAD AGENCY: City of Campbell
- 2. PROJECT TITLE: 2015 - 2023 Housing Element for the City of Campbell
- 3. APPLICANT NAME: Aki Honda Snelling PHONE: 408-866-2732
- 4. APPLICANT ADDRESS: 70 N. First Street, Campbell, CA 95008
- 5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
- 6. NOTICE TO BE POSTED FOR 46 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) \$ 3,029.75 \$ 0.00
- 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)) \$ 2,181.25 \$ 0.00
- 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY) \$ 850.00 \$ 0.00
- 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS \$ 1,030.25 \$ 0.00
- 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) \$ 50.00 \$ 0.00
Fish & Game Code §711.4(e)

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) \$ 50.00 \$ 0.00
 - 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)
- DOCUMENT TYPE: ENVIRONMENTAL IMPACT REPORT NEGATIVE DECLARATION \$ 50.00 \$ 0.00

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- NOTICE OF PREPARATION NOTICE OF INTENT NO FEE \$ NO FEE

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "SAME PROJECT" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)



NOTICE OF INTENT

INTENT TO ADOPT A NEGATIVE DECLARATION CITY OF CAMPBELL, CALIFORNIA

Notice is hereby given of the intent of the City of Campbell to adopt a Negative Declaration for amendments to the Housing Element of the Campbell General Plan, known as the 2015-2023 Housing Element.

The Initial Study and Negative Declaration evaluate the potential environmental impacts that might reasonably be anticipated to result from the planning of 933 housing units assigned as the City of Campbell's regional housing growth need. The Housing Element does not regulate land use or density changes. This Negative Declaration has been prepared in conjunction with the General Plan Environmental Impact Report (2001 – State Clearinghouse #2001042063). It has been concluded that the project described above will not have a significant effect on the environment and a draft Negative Declaration has been prepared.

This notice is being recirculated to allow for required agency review. The public review period for the Negative Declaration begins on **December 10, 2014** and ends on **January 23, 2015**. Any comments must be submitted to the Community Development Department by 5:00 p.m. on January 23, 2015. Copies of the Initial Study and Negative Declaration are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, California and on the City's website at <http://www.cityofcampbell.com/497/Housing-Element>.

The date for the Planning Commission Public Hearing has been tentatively set for 7:30 p.m., or shortly thereafter, on January 27, 2015, in the City Hall Council Chambers, 70 North First Street, Campbell, California.

The date of the City Council Public Hearing has been tentatively set for 7:30 p.m., or shortly thereafter, on February 17, 2015, in the City Hall Council Chambers, 70 North First Street, Campbell, California.

Questions may be addressed to **Aki Honda Snelling**, Planning Manager, at (408) 866-2732.

CITY OF CAMPBELL
ANNE BYBEE
CITY CLERK

Pub. December 10, 2014



DRAFT NEGATIVE DECLARATION

The Community Development Director has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of the project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Title:

2015-2023 Housing Element for the City of Campbell

Project Location:

Citywide

Name and Address of Project Proponent:

City of Campbell
70 N. First St.
Campbell, CA 95008

Lead Agency Name and Address:

City of Campbell
Community Development Department
70 N. First St.
Campbell, CA 95008

Contact Person and Phone Number:

Aki Honda Snelling
(408) 866-2732

Zoning Designation:

Citywide (various districts)

General Plan Designation:

Citywide (various designations)

Project Description:

The proposed Project consists of the adoption of the City of Campbell's 2015-2023 Housing Element, which constitutes an update to the 2007-2014 Housing Element. The purpose of the Housing Element update is to document the projected housing needs within the community and to set forth policies and administrative programs that promote the development of diverse housing types and ensures affordability of housing citywide. The 2015-2023 Housing Element includes the following:

- Introduction (Section 1)
- Housing Need Summary (Section 2)
- Housing Resources (Section 3)
- Housing Plan (Section 4)
- Technical Appendices A-E

The Housing Element is one of seven General Plan Elements mandated by the State of California as outlined in Section 65580 to 65589.9 of the California Government Code. California State Law requires the Housing Element include, "... identification and analysis of existing and projected housing needs and a statement of goals, policies, qualified objectives and schedules programs for the preservation, improvement and development of housing." California State law further requires that a City plan to accommodate its share of new housing needs for all five state-defined income categories through the identification of an adequate amount of land zoned at densities necessary to accommodate the respective income categories. The RHNA goals established by the State of California do not represent a requirement that the city physically construct housing; rather, it requires the City address housing needs in its planning process.

The adoption of the 2015-2023 Housing Element does not require or include any specific changes to the General Plan, Zoning Ordinance or the environment. The goals and policies of the General Plan Housing Element are intended to ensure the continued availability of housing to meet the diverse needs of Campbell's residents. If future implementation or development activities meet the definition of a project under CEQA, those activities will be evaluated based upon the specific details of each proposal at the time the proposal is considered. Projects involving new development or re-development will comply with the totality of the General Plan, City ordinances, and sound land use planning practices. In addition, any future housing development on any of the identified housing opportunity sites will also receive the appropriate level of environmental review prior to approval by the City.

To accommodate the City's regional housing need allocation, the City has identified future housing opportunities areas. Most of the Opportunity Site Areas are located in and around the Priority Development Area and/or are within one-half mile of a VTA Station. The six general opportunity site areas are described below, displayed on Exhibit 1, summarized in Table 0.1, and the individual housing opportunity sites are further described in Attachment No.1.

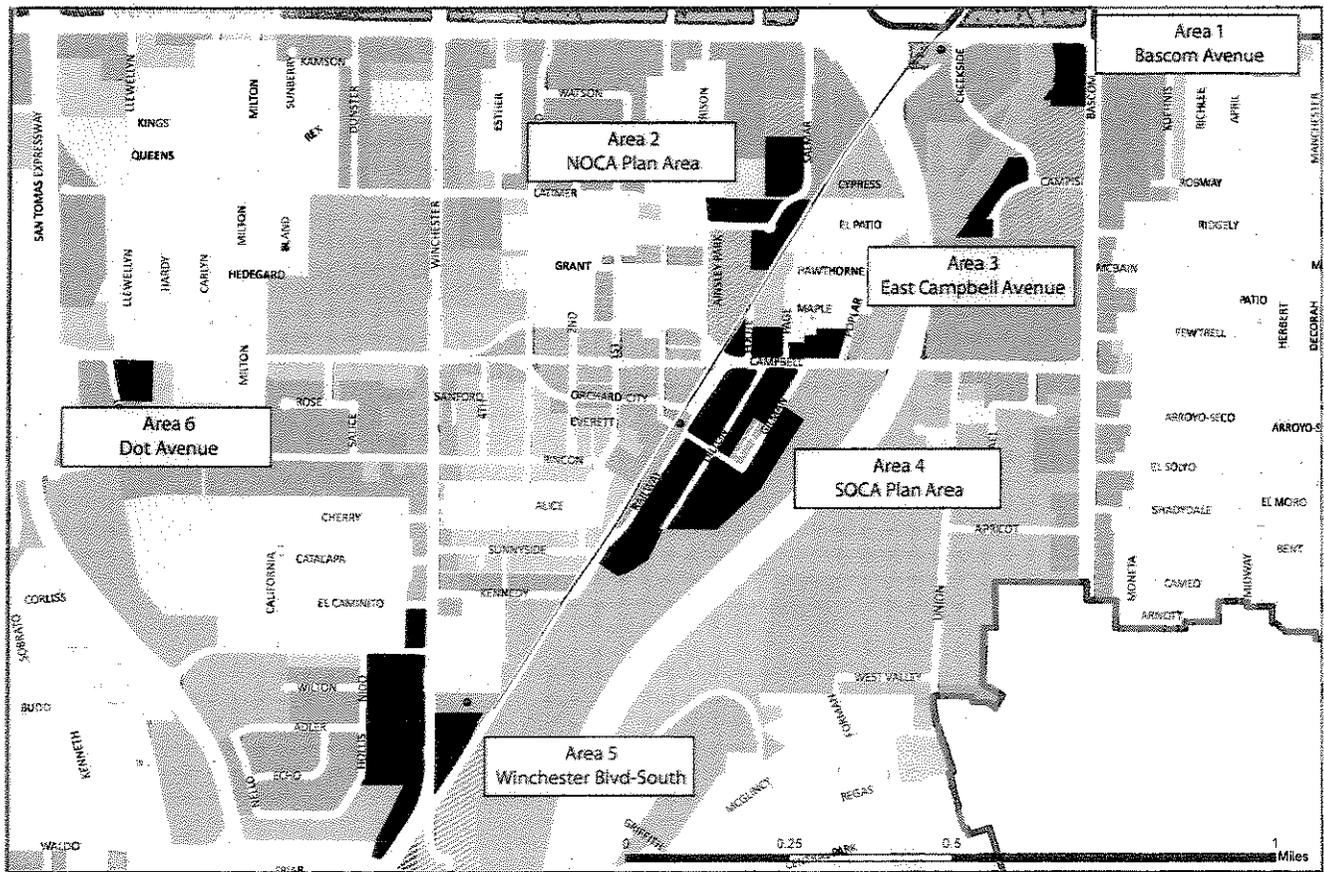
- Bascom Avenue Corridor (Area 1). This area is located near the intersection with E. Hamilton Avenue and includes property along Campisi Way. This area is located in close proximity to the Hamilton VTA Light Rail Station.
- North of Campbell Avenue (NOCA) Area Plan (Area 2). These sites are generally located along Salmar Avenue south of Hamilton Avenue. This area is near the Hamilton VTA Station.
- East Campbell Avenue Master Plan (Area 3). This area includes both the north and south sides of East Campbell Avenue. This area is near the Downtown Campbell VTA Station.
- South of Campbell Avenue (SOCA) Plan Area (Area 4). This area is located southeast of Downtown Campbell along Railway, Dillon and Gilman Avenues. This area is near the Downtown Campbell VTA Station.
- Southern portion of the Winchester Boulevard Master Plan south of El Caminito and Kennedy Avenues (Area 5). This area is in close proximity to the Winchester VTA Station.

- o Dot Avenue Area is located at the southwest corner of the intersection of Dot Avenue and West Campbell Avenue (Area 6). This area is located about ¼ of a mile from the Downtown Campbell and Winchester VTA Stations.

TABLE 0.1 Summary of Opportunity Site Areas

Opportunity Site Areas	Opportunity Site Area Acreage	Estimated Total Units
Bascom Avenue Corridor	5.0 Acres	109
NOCA Plan Area	8.3 Acres	136
East Campbell Avenue Master Plan	5.2 Acres	116
SOCA Plan Area	19.8 Acres	419
Winchester Blvd Master Plan –South Area	17.3 Acres	407
Dot Avenue	2.1 Acres	31
TOTAL	57.7 Acres	1,218

EXHIBIT 1 Opportunity Site Areas



Project Location and Setting:

City of Campbell is located approximately 50 miles south of San Francisco in Santa Clara County and is bounded by the cities of San Jose, Saratoga, and Los Gatos.

EXHIBIT 2 Project Location Map



Finding:

The Community Development Director finds that the project described above will not have a significant effect on the environment. The attached Initial Study does not identify any potentially significant impacts on the environment.

Protest of the draft Negative Declaration:

Any person may file a written protest of the draft Negative Declaration before 5:00 p.m. on January 23, 2015. Such protest must be filed at the Community Development Department, City Hall, 70 North First Street, Campbell, California.

The written protest should make a “fair argument” that the project will have one or more significant effects on the environment based on substantial evidence.

September 23, 2014

DATE


Aki Honda Snelling

Planning Manager

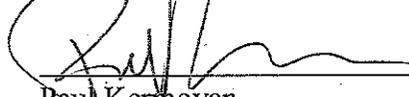
TITLE

City of Campbell

NAME OF LEAD AGENCY

Sept 23, 2014

DATE


Paul Kernoyan

Community Development Director

TITLE

INITIAL STUDY

2015-2023 HOUSING ELEMENT

*An environmental evaluation
prepared in compliance with the
California Environmental Quality Act*



Prepared By:

Metropolitan Planning Group

for

City of Campbell

70 N. First Street
Campbell, CA 95008

Public Review Period

December 10, 2014 through January 23, 2015

I. PROJECT OVERVIEW

Project Title: 2015-2023 Housing Element

File Number(s): N/A

Project Location: Citywide

Lead Agency Name and Address:

City of Campbell
70 N. First Street
Campbell, CA 95008

Contact Person(s):

Aki Snelling, City of Campbell Planning Division (408) 866-2732
David Hogan, AICP, Metropolitan Planning Group (650) 938-1111 x104

Zoning Designation: Various (Citywide)

General Plan Designation: Various (Citywide)

Other public agencies whose approval is required: None

Surrounding Land Uses / General Plan / Zoning: N/A

Project Location: City of Campbell is located approximately 50 miles south of San Francisco in Santa Clara County and is bounded by the cities of San Jose, Saratoga, and Los Gatos.

Project Description: The proposed Project consists of the adoption of the City of Campbell's 2015-2023 Housing Element, which constitutes an update to the 2007-2014 Housing Element. The purpose of the Housing Element update is to document the projected housing needs within the community and to set forth policies and administrative programs that promote the development of diverse housing types and ensures affordability of housing citywide. The 2015-2023 Housing Element includes the following:

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The adoption of the 2015-2023 Housing Element does not require or include any specific changes to the General Plan, Zoning Ordinance or the environment. The goals and policies of the General Plan Housing Element are intended to ensure the continued availability of housing to meet the diverse needs of Campbell's residents. If future implementation or development activities meet the definition of a project under CEQA, those activities will be evaluated based upon the specific details of each proposal at the time the proposal is considered. Projects involving new development or re-development will comply with the totality of the General Plan, City ordinances, and sound land use planning practices. In addition, any future housing development on any of the identified housing opportunity sites will also receive the appropriate level of environmental review prior to approval by the City.

To accommodate the City's regional housing need allocation, the City has identified future housing opportunities areas. Most of the Opportunity Site Areas are located in and around the Priority Development Area and/or are within one-half mile of a VTA Station. The six general opportunity site areas are described below, displayed on Exhibit 1, summarized in Table 0.1, and the individual housing opportunity sites are further described in Attachment No.1.

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EXHIBIT 1 Opportunity Site Areas

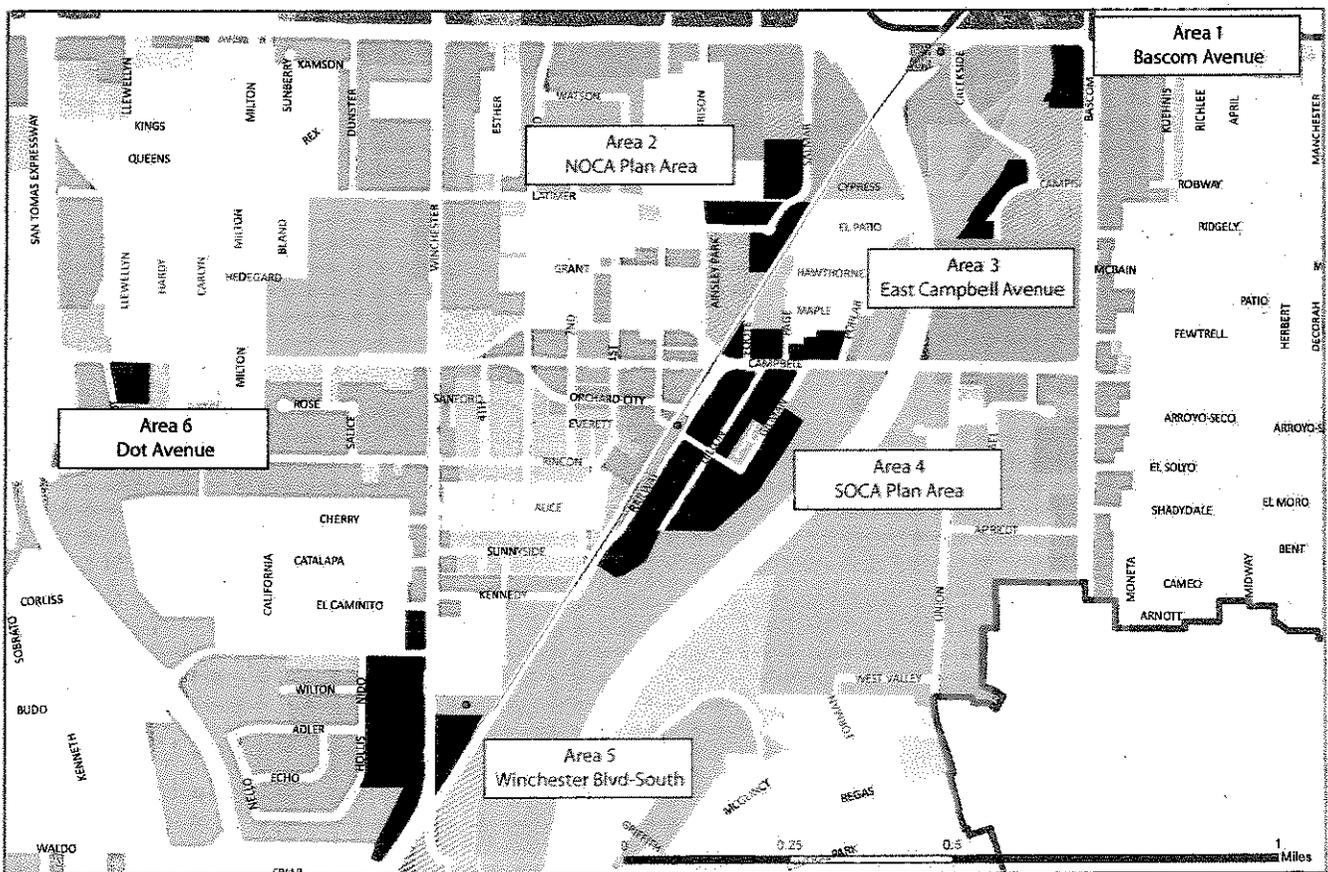


EXHIBIT 2 Project Location Map



Courtesy Google Maps

II. ENVIRONMENTAL IMPACT EVALUATION:

The following evaluation has been prepared to determine if the proposed project may result in a "significant impact" on the environment. For the purposes of this study, a significant impact means a substantial or potentially substantial change in the physical environment. The following terms used in the evaluation are defined as specified below:

"Potentially Significant Impact" means that there is either substantial evidence that an effect may be significant or, due to lack of existing information, may have potential to be a significant effect.

"Less than Significant With Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that there is sufficient evidence available to determine that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

A description of the factual data or evidence used to reach conclusions regarding impact significance follows each section below.

- | | | |
|--|---|---|
| <input type="checkbox"/> 1. Aesthetics | <input type="checkbox"/> 2. Agriculture and Forestry | <input type="checkbox"/> 3. Air Quality |
| <input type="checkbox"/> 4. Biological Resources | <input type="checkbox"/> 5. Cultural Resources | <input type="checkbox"/> 6. Geology/Soils |
| <input type="checkbox"/> 7. Greenhouse Gas Emissions | <input type="checkbox"/> 8. Hazards and Hazardous Materials | <input type="checkbox"/> 9. Hydrology/Water Quality |
| <input type="checkbox"/> 10. Land Use/Planning | <input type="checkbox"/> 11. Mineral Resources | <input type="checkbox"/> 12. Noise |
| <input type="checkbox"/> 13. Population/Housing | <input type="checkbox"/> 14. Public Services | <input type="checkbox"/> 15. Recreation |
| <input type="checkbox"/> 16. Transportation/Traffic | <input type="checkbox"/> 17. Utilities/Service Systems | <input type="checkbox"/> 18. Mandatory Findings of Significance |

1. AESTHETICS

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)		Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)		Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)		Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Campbell is a substantially developed community within an urban region surrounding San Francisco Bay. The City occupies over six and a half square miles of relatively flat land that slopes gently to the northwest toward the San Francisco Bay. The residents of Campbell have views of the Sierra Azul Mountains to the east and Santa Cruz Mountains to the southwest. The City has adopted master and area plans throughout the City to address unique situations, such as the “Downtown Development Plan”, “East Campbell Avenue Master Plan”, “Winchester Boulevard Master Plan”, “South of Campbell Avenue Plan”, “North of Campbell Avenue Plan” and the “San Tomas Area Neighborhood Plan.” These plans include design guidelines for streets and/or buildings that are intended to preserve and protect the city’s viewsheds and aesthetic resources.

Discussion/Conclusion:

- (a-c): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Project would not have the potential to degrade the aesthetic quality of the environment, adversely affect a scenic vista or State scenic highway. The housing opportunity sites identified as part of the Housing Element are generally confined to previously developed areas within the City’s Planning Area. Compliance with the General Plan, zoning ordinance, and good land use planning practices is expected to address any potential future impacts. As a result, no impacts are anticipated.
- (d): **No Impact.** As discussed above, the Housing Element is a policy-level amendment that does not include any site specific designs or proposals. While future development could potentially create new sources of light and glare, the adoption of the Housing will not result in changes to the environment. As a result, no impacts are anticipated.

Mitigation Measures: None required.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

According to the State Department of Conservation, Campbell has no “prime farmland”, “unique farmland,” “farmland of statewide importance,” “farmland of local importance,” or designated forest land. No areas in Campbell are designated or used for timber production. In addition, the City has no agricultural Land Use Designations in the General Plan. While historically much of the area was used for agricultural purposes, there has been little to no agricultural use within the last 50 years.

Discussion/Conclusion:

(a -e): **No Impact.** The Project is an update to the Housing Element. The Project is a policy-level document that does not include any site-specific designs or proposals, and does not grant any entitlements for development. As a result no adverse impacts to agricultural or forestry resources are expected to occur.

Mitigation Measures: None required.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Air quality issues in the City are under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) as the City is located in the San Francisco Bay Area Air Basin. The San Francisco Bay Air Basin comprises a single district, the BAAQMD, and consists of Napa, Marin, San Francisco, Contra Costa, Alameda, San Mateo and Santa Clara counties, as well as the southern portion of Sonoma County and the western portion of Solano County. The air basin currently exceeds the 24-hour and annual state PM₁₀ standards, as well as the state annual PM_{2.5} standard. Furthermore, the air basin is currently designated as a non-attainment area for state and national ozone standards.

Both ozone and PM₁₀ are identified as criteria pollutants that are known to be hazardous to human health and the environment at elevated concentrations. As required by federal and state air quality laws, the Bay Area 2005 Ozone Strategy has been prepared to address ozone non-attainment issues. The Bay Area 2005 Ozone Strategy was prepared by the BAAQMD in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). This document describes the Bay Area's strategy for compliance with state 1-hour ozone standard planning requirements and sets forth measures to improve air quality in the region and reduce transport to neighboring air basins. The strategy includes stationary source control measures and transportation control measures to be implemented through transportation programs in cooperation with MTC, local governments, transit agencies and others.

The 2010 Clean Air Plan was adopted by the BAAQMD on September 15, 2010. The 2010 Clean Air Plan provides an integrated, multi-pollutant strategy to improve air quality. The 2010 Clean Air Plan also serves to update the Bay Area ozone plan in compliance with the requirements of the Chapter 10 of the California Health & Safety Code.

The BAAQMD adopted updated CEQA Thresholds of Significance in May 2012. However, these thresholds were challenged in court and remain in appeal at the time of writing this document. Lead agencies continues to rely on the BAAQMD's 1999 Thresholds of Significance and they may continue to make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project.

The BAAQMD CEQA Guidelines set forth criteria for determining consistency with the CAP. In general a project is considered consistent if a) the project supports the primary goals of the CAP, b) includes control measures and c) does not interfere with implementation of the CAP measures. The Housing Element Update is consistent with the existing CAP and none of its proposed changes would conflict with the implementation of the CAP.

Discussion/Conclusion:

- (a): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The 2015-2023 Housing Element will not conflict with the adopted air quality management plan. As a result, no impacts are anticipated.
- (b-c): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Housing Element proposes that Campbell will be able to accommodate future housing within the boundaries of the City's Planning Area in conformance with the General Plan. However, because adopting the Housing Element will not approve any new development, it is not possible to determine potential future emissions. All future residential development proposed will be reviewed in accordance with CEQA at which time air quality impacts can be evaluated and mitigated for as needed. As a result, no impacts are anticipated.
- (d): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Housing Element proposes that Campbell will be able to accommodate future housing within the boundaries of the City's Planning Area in conformance with the General Plan. However, because adopting the Housing Element will not approve any new development, it is not possible to determine impacts to sensitive receptors. All future residential development proposed will be reviewed in accordance with CEQA at which time air quality impacts can be evaluated and mitigated for as needed. As a result, no impacts are anticipated.
- (e): **No Impact.** The Housing Element Update is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Housing Element proposes that Campbell will be able to accommodate future housing within the boundaries of the City's Planning Area in conformance with the General Plan. However, because adopting the Housing Element will not approve development it does not have the potential to generate odors. All new development would be subject to compliance with standards established for the BAAQMD for odor control. As a result, no impacts are anticipated.

Mitigation Measures: None required.

4. BIOLOGICAL RESOURCES

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Biological resources are protected by statute including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the Clean Water Act (CWA). The Migratory Bird Treaty Act (MBTA) affords protection to migratory bird species including birds of prey. These regulations provide the legal protection for plant and animal species of concern and their habitat.

Although native vegetation in the City was eliminated decades ago for ranching and orchards, much of Campbell provides habitat for wildlife species commonly associated with suburban areas. The riparian vegetation along Los Gatos and San Tomas Aquino Creeks supports a greater variety of animal wildlife species than the developed area of the City and they provide a corridor for wildlife movement. The creek corridors provide habitat for a number of mammals, reptiles, amphibians and introduced fish species. Trees along these creeks provide cover, feeding and nesting sites for a variety of birds. There are currently no rare, threatened, endangered or sensitive animals, plants or natural communities within the City limits, according to the California Department of Fish and Game’s Natural Diversity Database.

Discussion/Conclusion:

(a-f): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. No Land Use Designations or zoning changes are proposed. The impacts of the currently zoned densities and capacities have been previously analyzed in the General Plan EIR. The sites identified in the Housing Element for future residential development are located in the existing built-up residential and commercial areas of the City. The impacts of the currently zoned densities and capacities have been previously analyzed in the General Plan EIR. Any potential impacts related to biological resources, including the removal of trees protected by policies or ordinances, beyond those already assessed as part of the General Plan will be analyzed in conjunction with specific project proposals. Any needed mitigation measures or conditions of approval will be identified during the development and environmental review processes. As a result, no impacts are expected to occur.

Mitigation Measures: None required.

5. CULTURAL RESOURCES

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)		Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)		Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)		Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Campbell has a rich history of farms, orchards, canneries, packing plants and the railroad that is conveyed to its current citizens through community groups, the Historic Preservation Board, and the Campbell Historical Museum. The City’s Historic Preservation Ordinance designates a historic overlay zoning district for the purpose of identifying, preserving and enhancing structures, natural features, and sites aesthetic significance. The Historic Preservation Board oversees the provisions of the Historic Preservation Ordinance and recommends measures to implement historic preservation to the City Council and City commissions. The City has previously identified a number of historic resources.

Discussion/Conclusion:

- (a): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Dot Avenue Opportunity Area does contain a building that is identified as a “potential historic resource” by the City of Campbell. However, this document does not approve development on the site or introduce any new policies or programs that would interfere with the established provisions to protect cultural resources (as may be determined by the Historic Preservation Board and the City Council). As a result, no impacts are anticipated.

- (b-d): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Although future construction activities within the City could potentially conflict with undiscovered paleontological resources, archeological resources, and human remains that could be encountered, the adoption of the 2015-2023 Housing Element would not approve any construction activities. As a result, no impacts are anticipated.

Mitigation Measures: None required.

6. GEOLOGY AND SOILS

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
	i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in substantial soil erosion or the loss of topsoil?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The City is located within the seismically active San Francisco Bay Area. As a result, future residents could be exposed to seismic related risks. The nearest major earthquake faults include the Monte Vista Shannon Fault, San Andreas Fault, the Hayward-Rogers Creek Fault, the Calaveras Fault, and the Sargent-Berrocal Fault. According to maps prepared under the Alquist-Priolo Earthquake Fault Zone Mapping Act, there are no zoned active faults within the City of Campbell.

Discussion/Conclusion:

(a-e): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Although the region is seismically active, may contain highly erosive or expansive soils, or may have soils that will not support the use of septic tanks or alternative wastewater treatment and disposal systems, the adoption of the Housing Element would not approve any development that could be effected by these issues. As a result, no impacts are anticipated.

Mitigation Measures: None required.

7. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like an actual greenhouse does. California State law defines greenhouse gases as including, but not limited, to Carbon Dioxide, Hydroflouorocarbons, Methane, Perfluorcarbons, Nitrous Oxide, and Sulfur Hexafluoride. The accumulation of GHGs is the principal cause of global climate change. Although definitions of climate change vary between and across regulatory authorities and the scientific community, climate change is the alteration of the earth’s climate through natural fluctuations and anthropogenic activities that have altered the composition of the global atmosphere.

GHGs are reviewed under CEQA in compliance with statutory provision of the Global Warming Solutions Act of 2006. The City of Campbell’s overall approach to calculating GHG is based on the technical advisory of the Governor’s Office of Planning and Research (OPR), *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act Review* and CEQA thresholds of significance (Guidelines) adopted by the BAAQMD in 2012. The Guidelines provide that a development project, other than a stationary source, would have a significant cumulative impact of GHGs unless the project can be shown to be in compliance with a qualified Climate Action Plan; has Project emissions of CO₂ equivalent GHGs (CO₂e) less than 1,100 metric tons per year; or has Project emissions of CO₂ equivalent GHGs less than 4.6 metric tons per year per service population (residents plus employees). The City of Campbell utilizes these quantified thresholds to assess a project’s potential to result in a cumulatively considerable impact due to the generation of GHGs.

Discussion/Conclusion:

(a-b): **No impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. All future development projects would be required to undergo CEQA review including an evaluation of impacts associated with the generation of GHGs during construction and operation. Additional, all new residential projects proposed would be required to adhere to the adopted policies that minimize the generation of GHG. The subject Housing Element Update does not introduce any polices or programs that would interfere with efforts to reduce GHG emissions citywide. As a result no impacts are anticipated.

Mitigation Measures: None required

8. HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)		Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)		Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)		Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)		For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)		For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)		Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)		Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Hazards and hazardous materials comprise a diverse group of potential impacts to the environment ranging from hazardous material releases to hazards associated with airports and wildfires. A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. According to the California Health and Safety Code Section 25501(o), "hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substance, hazardous waste, and any material that a handler or administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment. Searches of the Department of Toxic Substance Control's EnviroStor database and the State Water Resources Control Board GeoTracker database identified 12 sites in Campbell that are associated with a hazardous material related release or occurrence. Three of the 123 opportunity sites are potentially affected and include 210, and 280-282 Dillon Avenue.

Discussion/Conclusion:

- (a-d): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will not expose the public to hazardous materials since no development is being approved. As a result, no impacts are anticipated.
- (e-f): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The nearest airport (San Jose International Airport) is approximately four miles away. The adoption of the 2015-2023 Housing Element would not adversely affect people residing or working in proximity to the airport. As a result, no impacts are anticipated.
- (g): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. None of the proposed policies or programs set forth in the 2015-2023 Housing Element would seriously impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. As a result, no impacts are anticipated.
- (h): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The California Department of Forestry and Fire Protection Fire Severity Map adopted October 8, 2008 indicates that the City does not contain any land designated as a "Very High Fire Hazard Severity Zone". Therefore, no impacts are anticipated.

Mitigation Measures: None required.

9. HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)		Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)		Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)		Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)		Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)		Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)		Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)		Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i)		Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j)		Inundation by seiche, tsunami, or mudflow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Water quality is regulated through the Regional Water Quality Control Board (RWQCB), a State-level regional agency. The RWQCB regulates both point source (usually industrial facilities and wastewater treatment plants) and stormwater runoff through the National Pollutant Discharge Elimination System. The City operates and maintains a storm water drainage system and coordinates with surrounding cities and Santa Clara County to provide regional storm drainage for the Santa Clara Valley area. The drainage system consists of a series of inlets and pipes that channel storm runoff to various percolation ponds and Los Gatos and San Tomas Aquino creeks, which ultimately discharge into San Francisco

Bay. The City does have limited areas potentially affected by a “100 year flood” as defined by the Federal Emergency Management Agency. These areas are located adjacent to Los Gatos Creek, San Tomas Aquino Creek and Smith Creek. Project-level drainage improvements are required to enable development in these areas. The City is not subject to seiches or tsunamis. The Santa Clara Valley Water District has six groundwater recharge facilities, totaling 122.4 acres, that are located within the City. Water held in the groundwater recharge ponds seeps or “percolates” through the earth’s layers until it reaches underground aquifers.

Discussion/Conclusion:

(a-j): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. No policies or programs within the 2015-2023 Housing Element will alter or conflict with water quality regulations and discharge standards, create or expose people or property to flooding, or effect groundwater recharge. Any future development will be required to comply with the rules and requirements in effect when a development project is considered. As a result, no impact to the environment is anticipated.

Mitigation Measures: None required.

10. LAND USE AND PLANNING

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)		Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)		Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

State Law requires that cities and counties adopt a General Plan to guide future development and provide a foundation for long-term decision making. The Campbell General Plan consists of the Land Use and Transportation Element, Open Space Parks and Public Facilities Element, Health and Safety Element, Conservation and Natural Resources Element, and the Housing Element. Campbell is a substantially built-out community within a large urbanized region. Sixty-three percent of the total land area is designated for residential. The City has a centralized downtown with higher intensity residential and commercial along arterial roadways and near the VTA Light Rail Stations. Industrial designations are located near Highway 17. Recreational open spaces are concentrated along Los Gatos Creek.

Discussion/Conclusion:

(a-c): **No Impact.** The update of the Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The 2015-2023 Housing Element continues to be consistent with the other elements of the General Plan (like the 2009-2014 Housing Element). As a general plan-level document, all other community land use plans are required to be consistent with the Housing Element. Furthermore, the updated Housing Element does not propose or approve any actions that could divide the community. Campbell is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. As a result, no impacts are anticipated.

Mitigation Measures: None required.

11. MINERAL RESOURCES

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)		Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Campbell is located on the alluvial plain of Los Gatos Creek. Due to local geology, no areas in the City are used for the production of mineral resources.

Discussion/Conclusion:

(a-b): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. There are no identified areas with important mineral resources in Campbell. As a result, no impacts are anticipated.

Mitigation Measures: None required.

12. NOISE

<i>Would the project:</i>	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Noise is commonly defined as a sound or series of sounds that are irritating, intrusive and disruptive to daily activities. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise sources occur in two forms: point sources, such as stationary mechanical equipment, individual motor vehicles; or line sources, such as roadways with large numbers of point sources (motor vehicles). Transportation corridors traversing the City are its primary noise sources, especially Highways 17 and 85 and the San Tomas Expressway. Traffic noise depends primarily on the speed of traffic and the percentage of truck traffic. There is also noise and vibration related to rail traffic on the Union Pacific tracks and Santa Clara Valley Transit Authority (VTA) light rail service.

Discussion/Conclusion:

(a-d): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will not result in any increases in noise levels or in excessive vibration. As a result, no impacts are anticipated.

(e-f): **No Impact.** The City is not located within the vicinity of an airport land use plan area and is not located within two miles of a private airport. Therefore, no impacts are anticipated.

Mitigation Measures: None required.

13. POPULATION AND HOUSING

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The City General Plan envisions the future growth of population and housing. Much of this growth is expected to occur within the City’s Priority Development Area near Downtown and near the three VTA light rail stations. The 2010 US Census indicated Campbell had a population of 39,349. Regional growth projections estimate that the population will increase to approximately 44,800 by 2030, an increase of about 7% each decade.

Discussion/Conclusion:

(a-c): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will not result in any changes in the number of housing units or changes in the City’s population. The Housing Element will not displace substantial numbers of housing units or population and will not result in a substantial increase in population. (Any future changes in population or housing are identified in the Land Use and Transportation Element and are influenced by the demands of the regional housing market.) As a result, no impacts are anticipated.

Mitigation Measures: None required.

14. PUBLIC SERVICES

Issues		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>					
(a)	Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The City of Campbell provides most public services to the community, specifically, police, parks, and general local governmental services. The Santa Clara County Fire Department provides fire and life safety services within the City of Campbell. The Fire Department has two fire stations within the City. Campbell Union School District, Campbell Union High School District and Moreland School Districts provide school services for the City.

Discussion/Conclusion:

(a-e) **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The adoption of the 2015-2023 Housing Element will result in any increase demand for public services. As a result, no impacts are anticipated.

Mitigation Measures: None required.

15. RECREATION

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Campbell currently contains over 250 total acres of fully accessible usable open space, parks and recreation facilities which includes City parks and special facilities, the County park and trail, Campbell Union School District facilities, one Santa Clara Valley Water District groundwater recharge facility that is improved and open to the public and one private open space area that provided a credit towards the City’s park impact fee and dedication requirement.

Discussion/Conclusion:

(a-b): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The 2015-2023 Housing Element identifies a potential population increase of 2,258 people, assuming the introduction of 933 dwelling units with an average household size of 2.42. While the increase in population may put increased pressure on the City’s recreational facilities, this gradual increase in population has been previously identified and evaluated in the General Plan and accompanying EIR. As a result, no impacts are anticipated.

Mitigation Measures: None required.

16. TRANSPORTATION AND TRAFFIC

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Roadways are well established throughout the City and provide for the majority of the existing transportation facilities. The existing roadway network consists of Freeways, Expressways, Arterials, Collectors, Local Accesses and Private Lanes. Existing bicycle, pedestrian transit facilities are also present in the City. The following are some of the major roadways in the City limits:

- Freeways (Highways 17 and 85)
- Expressway: San Tomas Expressway
- Arterials: Hamilton Avenue, Bascom Avenue, Campbell Avenue, and Winchester Boulevard

Transit service is provided by the VTA for buses and light rail (three light rail stations within the City).

Discussion/Conclusion:

(a-b, d-f): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Land Use and Transportation Element of the General Plan identifies the planned future land uses and associated road network (as described in the Roadway Classification Diagram). The 2015-2023 Housing Element does not alter the approved Land Use Plan, the approved Road Network Plan, or approve any changes to the environment. All future development projects would be subject to all of the Elements of the General Plan and would be subject to CEQA review on a project-specific basis. Therefore, no impacts are expected to occur.

- (c): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The project would not generate any air traffic nor would it include structures which would obstruct flight patterns. There are no changes to established policies and programs that would alter or otherwise affect air traffic. As such, no impacts are expected to occur.

Mitigation Measures: None Required.

17. UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>		Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)		Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)		Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)		Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)		Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)		Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)		Comply with federal, state, and local statutes and regulations related to solid wastes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The City of Campbell is well served by existing utilities and service systems. Public water supplies are provided by the San Jose Water Company (through the Santa Clara Valley Water District). The San Jose Water Company Urban Water Management Plan (UWMP) indicates that sufficient water supplies are expected to be available through normal and/or multiple dry years until 2025. It is expected that water shortages may occur in the event of an extended drought period after 2025. Public sewer is provided by the West Valley Sanitation District. Natural gas and electricity is provided by Pacific Gas and Electric Company. Solid waste collection and recycling services are provided by West Valley Collection and Recycling. Non-recycled trash is disposed of in the existing Guadalupe Landfill. Stormwater facilities are managed by either the City of Campbell, an adjacent city, or Santa Clara County.

Discussion/Conclusion:

(a): **No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. As a result, the approval of the Housing Element will not result in any changes to the environment. In addition, the 2015-2023 Housing Element is consistent with the anticipated level of development and

population growth previously identified and evaluated in the General Plan and will effect or require changes to any of the existing utility or service systems. Therefore, no impacts are anticipated.

Mitigation Program: None required.

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

(a-c):**No Impact.** The Housing Element is a policy-level amendment and does not include any site-specific designs or proposals, nor does it grant any entitlements for development. The Project does not propose or approve any development. Since the 2015-2023 Housing Element does not propose or approve any developments, it cannot cause an adverse effect on any human being, directly or indirectly. Therefore, no impacts are anticipated.

III. RECOMMENDATION AND DETERMINATION

On the basis of this initial evaluation, and incorporation of the recommended mitigation measures into the project design:

1.	I find that the project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
2.	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
3.	I find the proposed project may have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
4.	I find that the proposed project may have a “potentially significant impact” or “potentially significant unless mitigated impact” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
5.	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>

Prepared by:

Aki Honda Snelling, AICP

PROJECT PLANNER

Planning Manager

TITLE

City of Campbell

AGENCY


SIGNATURE

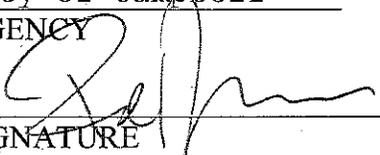
September 23, 2014
DATE

Reviewed by:

Paul Kermoyan
DIVISION SUPERVISOR

Community Development Director
TITLE

City of Campbell
AGENCY


SIGNATURE

Sept. 23, 2014
DATE

IV. REFERENCE MATERIALS

1. *BAAQMD Clean Air Plan* (<http://www.baaqmd.gov/Divisions/Planning-and-Research/Plans/Clean-Air-Plans.aspx>)
2. Bay Area Air Quality Management District (BAAQMD), December 2008, *Source Inventory of Bay Area Greenhouse Gas Emissions*
3. Bay Area Air Quality Management District (BAAQMD), May 2012, *CEQA Air Quality Guidelines*
4. California Department of Conservation (<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/scl10.pdf>)
5. California Department of Forestry and Fire Protection. Fire Severity Map, October 8, 2008
6. California Department of Toxic Substances Control--The EnviroStor (<http://www.envirostor.dtsc.ca.gov/public/>)
7. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), April 2005, *Air Quality and Land Use Handbook: A Community Health Perspective*.
8. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), November 16, 2007, *Staff Report: California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit*
9. California Natural Diversity Database, 2000.
10. CEQA Guidelines, 2014 version.
11. City Campbell Area Plans.
12. City of Campbell General Plan.
13. City of Campbell Municipal Code.
14. City of Campbell, Draft Land Use & Circulation Element Update for Complete Streets.
15. Review of the Campbell Municipal Code, General Plan (2001), General Plan EIR (2001) and Zoning Map
16. Santa Clara Valley Urban Runoff Pollution Prevention Program.
17. Santa Clara Valley Water District "Guidelines & Standards for Land Uses near Streams"
18. State of California GeoTracker)
19. State of California, Seismic Hazard Zones Map, San Jose West Quadrangle, February 7, 2002
20. U.S. Environmental Protection Agency, April 15, 2009, *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007*

ATTACHMENT NO. 1 – OPPORTUNITY SITE INVENTORY

Site ID	Address/APN	Application Status	Existing Use	Building Condition	General Plan Designation	Zoning	Site Size	Realistic Units	Usable Density (DU/Ac)	Description/ Comments
AREA 1 – BASCOM AVENUE CORRIDOR AREA										
1-1	980 E. Hamilton Ave APN=28802009	No Application Filed	Retail	Fair	Commercial, Medium-High Density Res	P-D	0.41	8	20.25	Automotive use. May require lot consolidation.
1-2	990 E. Hamilton Ave APN=28802028	No Application Filed	Retail and Service	Good	Commercial, Medium-High Density Res	P-D	0.47	10	20.25	Corner retail location. May require lot consolidation.
1-3	1627 S. Bascom Ave. APN=28802007	No Application Filed	Retail and Service	Fair	Commercial/ Prof Office/ Residential	P-D	0.23	5	20.25	Small underutilized parcel, may require lot consolidation.
1-4	1639 S. Bascom Ave. APN=28802008	No Application Filed	Retail and Service	Poor	Commercial/ Prof Office/ Residential	P-D	0.31	6	20.25	Small underutilized parcel, may require lot consolidation.
1-5	1645 S. Bascom Ave. APN=28802009	No Application Filed	Retail, Office, and Service	Poor	Commercial/ Prof Office/ Residential	P-D	0.34	7	20.25	Small underutilized parcel, may require lot consolidation.
1-6	1657 S. Bascom Ave. APN=28802018	No Application Filed	Retail and Service	Fair	Commercial/ Prof Office/ Residential	P-D	0.35	7	20.25	Small underutilized parcel, may require lot consolidation.
1-7	1661-1665 S. Bascom Ave. APN=28802011	No Application Filed	Retail, Office, and Service	Fair	Commercial/ Prof Office/ Residential	P-D	0.55	11	20.25	Small underutilized parcel, may require lot consolidation.
1-8	1667 S. Bascom Ave. APN=28802012	No Application Filed	Retail and Service (car wash)	Fair	Commercial/ Prof Office/ Residential	P-D	0.32	6	20.25	Small underutilized parcel, may require lot consolidation.
1-9	980 Campisi Ave APN=28803017	No Application Filed	Office	Good	Commercial/ Prof Office/ Residential	P-D	2.03	49	24.0	Large lot adjacent to Los Gatos Creek.
AREA 2 - NORTH OF CAMPBELL AVE AREA PLAN										
2-1	509 Salmar Ave APN=27933047	No Application filed	Public Storage Facility	Poor	Comm./Prof. Office/ Res.	P-D	3.42	62	18.0	Underdeveloped property in close proximity to downtown area near VTA Station and freeways.
2-2	479-485 Salmar Ave. APN=27933007	No Application filed	Office, home improvement showroom	Poor	Comm./Prof. Office/Res.	P-D	0.94	14	15.0	Non conforming industrial uses in the downtown area near VTA Station and freeways.
2-3	423-425 Salmar Ave APN=27933008	No Application filed	Home improvement landscape maintenance	Poor	Comm./ Prof. Office/ Res.	P-D	0.77	12	15.0	Non conforming industrial uses in the downtown area near VTA Station and freeways.
2-4	210-230 Harrison Ave APN=27933009	No Application filed	Retail and office	Fair	Comm./ Prof. Office/ Res.	P-D	0.66	10	15.0	Non conforming industrial uses in the downtown area near VTA Station and freeways.
2-5	500-510 Salmar Ave. APN=27942016	No Application filed	Industrial (Turf Supply)	Poor	Comm./Prof. Office/Res.	P-D	1.08	16	15.0	Non conforming industrial uses in the downtown near VTA Station and freeways. Built in 1945.
2-6	494 Salmar Ave. APN=27942011	No Application filed	Office	Good	Comm./Prof. Office/Res.	P-D	0.64	10	15.0	Non conforming use in the downtown area near VTA Station and freeways.
2-7	536 Salmar Ave APN=27932006	No Application filed	Industrial, warehouse	Fair	Comm./Prof. Office/Res.	P-D	0.79	12	15.0	Non conforming industrial uses in the downtown area near VTA Station and freeways. Built in 1971. (Also addressed as 535 Salmar Avenue)

ATTACHMENT NO. 1 – OPPORTUNITY SITE INVENTORY

Site ID	Address/APN	Application Status	Existing Use	Building Condition	General Plan Designation	Zoning	Site Size	Realistic Units	Usable Density (DU/Ac)	Description/ Comments
AREA 3 - EAST CAMPBELL AVENUE MASTER PLAN AREA										
3-1	471 E. Campbell Ave APN=29443055	No Application Filed	Retail and Service	Fair	Central Commercial	P-D	0.66	13	20.25	Auto oriented shopping center adjacent to the downtown and near the Downtown Campbell VTA Station. Site has limited lot consolidation potential and is triangular in shape.
3-2	56 Foote St APN=27943020	No Application Filed	Retail, service and office	Good	Central Commercial	P-D	1.41	34	24.3	Auto oriented shopping center adjacent to the downtown and near the VTA Station.
3-3	565 E. Campbell Ave APN=27946050	No Application Filed	Retail and Service	Poor	Central Commercial	P-D	0.13	3	20.25	Small underutilized parcel, may require lot consolidation. Near VTA Station.
3-4	573 E. Campbell Ave APN=27946049	No Application Filed	Office	Fair	Central Commercial	P-D	0.11	2	20.25	Small underutilized parcel, may require lot consolidation. Near VTA Station.
3-5	579 E. Campbell Ave APN=27946048	No Application Filed	Office	Poor	Central Commercial	P-D	0.12	2	20.25	Small underutilized parcel, may require lot consolidation. Near VTA Station.
3-6	621 E. Campbell Ave. APN=27946011	No Application Filed	Offices	Fair	Central Commercial	P-D	1.57	38	24.3	Under developed low rise office complex built in 1957, Near VTA Station. Under a single ownership.
3-7	621 E. Campbell Ave. APN=27946012	No Application Filed	Offices	Fair	Central Commercial	P-D				
3-8	476 E. Campbell Ave APN=41209065	No Application Filed	Offices	Fair	Central Commercial	P-D	0.19	4	20.25	Small underutilized parcel, may require lot consolidation. Near VTA Station.
3-9	486 E. Campbell Ave APN=41209065	No Application Filed	Offices	Fair	Central Commercial	P-D	0.31	6	20.25	Small underutilized parcel, may require lot consolidation. Near VTA Station.
3-10	35 Dillon Ave APN=41209013	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, may require lot consolidation. Near VTA Station.
3-11	530-540 E. Campbell Ave. APN=27946029	No Application Filed	Retail	Poor	Central Commercial	P-D	0.57	12	20.25	Blighted buildings in a prime location within the East Campbell Avenue Master Plan. Under a single ownership. Near VTA Station.
3-12	558 E. Campbell Ave. APN=27946030	No Application Filed	Vacant	Poor	Central Commercial	P-D				
3-13	566 E. Campbell Ave. APN=27946031	No Application Filed	Automotive repair and machining	Poor	Central Commercial	P-D				
AREA 4 – SOUTH OF CAMPBELL AVENUE (SOCA) AREA PLAN										
4-1	20 Railway Ave APN=41209009	No Application Filed	Retail	Fair	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-2	36 Railway Ave APN=41209008	No Application Filed	Office	Poor	Commercial, Medium-High Density Res	P-D	0.10	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-3	40 Railway Ave APN=41209007	No Application Filed	Outside Storage	N/A	Commercial, Medium-High Density Res	P-D	0.10	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-4	48 Railway Ave APN=41209006	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.08	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-5	64 Railway Ave APN=41209005	No Application Filed	Automotive Repair	Poor	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Building located in the rear of the property. Small underutilized parcel, would require lot consolidation. Near VTA Station.

ATTACHMENT NO. 1 – OPPORTUNITY SITE INVENTORY

Site ID	Address/APN	Application Status	Existing Use	Building Condition	General Plan Designation	Zoning	Site Size	Realistic Units	Usable Density (DU/Ac)	Description/ Comments
4-6	70 Railway Ave APN=41209004	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-7	86 Railway Ave APN=41209003	No Application Filed	Service	Fair	Commercial, Medium-High Density Res	P-D	0.21	4	20.25	Building located in the rear of the property with parking in front. Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-8	90 Railway Ave APN=41209002	No Application Filed	Office	Fair	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-9	116 Railway Ave APN=41209001	No Application Filed	Automotive Repair	Fair	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-10	61 Dillon Ave APN=41209014	No Application Filed	Self Storage	Poor	Commercial, Medium-High Density Res	P-D	0.31	6	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-11	75 Dillon Ave APN=41209015	No Application Filed	Service and warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-12	89 Dillon Ave APN=41209016	No Application Filed	Office and warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.21	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-13	103 Dillon Ave APN=41209017	No Application Filed	Automotive repair	Poor	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-14	111 Dillon Ave APN=41209018	No Application Filed	Automotive repair	Poor	Commercial, Medium-High Density Res	P-D	0.21	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-15	131 Dillon Ave APN=41209019	No Application Filed	Automotive repair	Poor	Commercial, Medium-High Density Res	P-D	0.14	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-17	139-145 Dillon Ave APN=41209020	No Application Filed	Residential and Office	Poor	Commercial, Medium-High Density Res	P-D	0.25	5	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-18	24 Dillon Ave APN=41209028	No Application Filed	Vacant/vehicle storage	N/A	Commercial, Medium-High Density Res	P-D	0.30	6	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-19	34 Dillon Ave APN=41209027	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.22	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-20	60 Dillon Ave APN=41209026	No Application Filed	Warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.20	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-21	74 Dillon Ave APN=41209025	No Application Filed	Vacant Warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.19	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-22	88 Dillon Ave APN=41209024	No Application Filed	Service	Poor	Commercial, Medium-High Density Res	P-D	0.20	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-23	126 Dillon Ave APN=41209023	No Application Filed	Office and warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.39	8	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-24	132 Dillon Ave APN=41209022	No Application Filed	Automotive Repair	Poor	Commercial, Medium-High Density Res	P-D	0.13	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-25	457 Sam Cava Ln APN=41209057	No Application Filed	Vacant	Poor	Commercial, Medium-High Density Res	P-D	0.13	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-26	57 Gilman Ave APN=41209032	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.

ATTACHMENT NO. 1 – OPPORTUNITY SITE INVENTORY

Site ID	Address/APN	Application Status	Existing Use	Building Condition	General Plan Designation	Zoning	Site Size	Realistic Units	Usable Density (DU/Ac)	Description/ Comments
4-27	63 Gilman Ave APN=41209033	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.19	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-28	71-79 Gilman Ave APN=41209034	No Application Filed	Warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.29	6	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-29	85 Gilman Ave APN=41209035	No Application Filed	Industrial	Poor	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-30	101 Gilman Ave APN=41209036	No Application Filed	Industrial	Poor	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-31	80 Gilman Ave APN=412090044	No Application Filed	Office and warehouse	Fair	Commercial, Medium-High Density Res	P-D	0.35	7	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-32	90 Gilman Ave APN=412090043	No Application Filed	Vacant	Poor	Commercial, Medium-High Density Res	P-D	0.21	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-33	100 Gilman Ave APN=412090042	No Application Filed	Office and warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.27	5	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-34	132 Gilman Ave APN=412090041	No Application Filed	Office and equipment storage	Poor	Commercial, Medium-High Density Res	P-D	0.28	6	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-35	136 Gilman Ave APN=412090040	No Application Filed	Equipment Storage	Poor	Commercial, Medium-High Density Res	P-D	0.28	6	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-36	140 Gilman Ave APN=412090058	No Application Filed	Warehouse and outside storage	Poor	Commercial, Medium-High Density Res	P-D	0.21	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-37	150-164 Gilman Ave APN=412080048	No Application Filed	Service, office and warehouse	Fair	Commercial, Medium-High Density Res	P-D	0.48	10	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-38	176 Gilman Ave APN=412080047	No Application Filed	Warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.39	8	20.25	Underutilized parcel, would require lot consolidation. Near VTA Station.
4-39	188 Gilman Ave APN=412080046	Pre-App Review Completed in 2014, d	Industrial and warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.62	15	24.3	Underutilized parcel, would benefit form a lot consolidation. Near VTA Station. The 2014 Pre-application review project included five other parcels.
4-40	500 Sam Cava Ln APN=41208045	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.19	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-41	488 Sam Cava Ln APN=41208044	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-42	482 Sam Cava Ln APN=41208043	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.10	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-43	472 Sam Cava Ln APN=41208042	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.10	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-44	466 Sam Cava Ln APN=41208041	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.16	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-45	180 Dillon Ave APN=41208040	No Application Filed	Parking Lot	N/A	Commercial, Medium-High Density Res	P-D	0.14	3	20.25	Small underutilized parcel, would require lot consolidation. Separate lot for the parking lot. Near VTA Station.
4-46	180 Dillon Ave APN=41208039	No Application Filed	Retail	Fair	Commercial, Medium-High Density Res	P-D				

ATTACHMENT NO. 1 – OPPORTUNITY SITE INVENTORY

Site ID	Address/APN	Application Status	Existing Use	Building Condition	General Plan Designation	Zoning	Site Size	Realistic Units	Usable Density (DU/Ac)	Description/ Comments
4-44	186 Dillon Ave APN=41208038	Pre-App Review Completed in 2014	Manufacturing and warehouse	Fair	Commercial, Medium-High Density Res	P-D	0.66	16	24.3	Long, thin and underutilized parcel, would benefit from a lot consolidation. Near VTA Station.
4-45	190 Dillon Ave APN=41208037	Pre-App Review Filed in 2014	Office and warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.70	17	24.3	Long, thin and underutilized parcel, would benefit from a lot consolidation. Near VTA Station.
4-46	200 Dillon Ave APNs=41208049 41208050 41208051 41208052 41208053	No Application Filed	Industrial, warehouse	Fair	Commercial, Medium-High Density Res	P-D	0.37	7	20.25	Industrial Condominium. Parcel would require lot consolidation. Near VTA Station.
4-47	230 Dillon Ave. APN=41208034	Pre-App Review Filed in 2014	Vehicle storage yard	Vacant	Commercial, Medium-High Density Res	P-D	0.14	3	24.3	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-48	240 Dillon Ave APN=41208033	No Application Filed	Office and Warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.27	5	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-49	260 Dillon Ave APN=41208032	No Application Filed	Warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.10	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-50	272 Dillon Ave APN=41208031	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-51	280 Dillon Ave APN=41208030.	Pre-App Review Filed in 2014	Vacant land	N/A	Commercial, Medium-High Density Res	P-D	0.08	2	24.3	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-52	(No Address) APN=41208035	Pre-App Review Filed in 2014	Vacant land	N/A	High Density Residential	P-D	1.66	40	24.3	Underutilized parcel, could from an associated lot consolidation. Near VTA Station.
4-53	293 Dillon Ave APN=41208028	No Application Filed	Industrial	Fair	Commercial, Medium-High Density Res	P-D	0.20	4	20.25	Small underutilized parcel, may require lot consolidation. Near VTA Station.
4-54	279 Dillon Ave APN=41208027	No Application Filed	Automotive Repair	Poor	Commercial, Medium-High Density Res	P-D	0.19	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-55	265 Dillon Ave APN=41208067	No Application Filed	Office and warehouse	Poor	Commercial, Medium-High Density Res	P-D	0.19	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-56	255 Dillon Ave APN=41208024	No Application Filed	Outside storage	N/A	Commercial, Medium-High Density Res	P-D	0.13	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-57	243 Dillon Ave APN=41208023	No Application Filed	Vacant	N/A	Commercial, Medium-High Density Res	P-D	0.13	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-58	235 Dillon Ave APN=41208022	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.13	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-59	227 Dillon Ave APN=41208021	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.12	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-60	219 Dillon Ave APN=41208020	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.12	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-61	213 Dillon Ave APN=41208019	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.12	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-62	191 Dillon Ave APN=41208018	No Application Filed	Industrial	Poor	Commercial, Medium-High Density Res	P-D	0.08	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-63	183 Dillon Ave APN=41208017	No Application Filed	Single Family Residential	Fair	Commercial, Medium-High Density Res	P-D	0.10	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.

ATTACHMENT NO. 1 – OPPORTUNITY SITE INVENTORY

Site ID	Address/APN	Application Status	Existing Use	Building Condition	General Plan Designation	Zoning	Site Size	Realistic Units	Usable Density (DU/Ac)	Description/ Comments
4-64	426 Sam Cava Ln APN=41208068	No Application Filed	Warehouse	Good	Commercial, Medium-High Density Res	P-D	0.29	6	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-65	138 Railway Ave APN=41208069	No Application Filed	Retail and warehouse	Fair	Commercial, Medium-High Density Res	P-D	0.26	5	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-66	202 Railway Ave APN=41208063	No Application Filed	Church and Daycare	Poor	Commercial, Medium-High Density Res	P-D	0.93	19	20.25	Small underutilized parcel, could benefit from a require lot consolidation. Near VTA Station.
4-67	208 Railway Ave APN=41208066	No Application Filed	Outside Storage	Poor	Commercial, Medium-High Density Res	P-D	0.13	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-68	216 Railway Ave APN=41208057	No Application Filed	Single Family Residential	Poor	Commercial, Medium-High Density Res	P-D	0.13	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-69	226 Railway Ave APN=41208056	No Application Filed	Vacant	Poor	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-70	232 Railway Ave APN=41208006	No Application Filed	Outside Storage	Poor	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-71	238 Railway Ave APN=41208054	No Application Filed	Outside Storage	N/A	Commercial, Medium-High Density Res	P-D	0.18	4	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-72	264 Railway Ave APN=41208062	No Application Filed	Outside Storage	N/a	Commercial, Medium-High Density Res	P-D	0.09	2	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-73	264 Railway Ave APN=41208061	No Application Filed	Retail and Outside Storage	Poor	Commercial, Medium-High Density Res	P-D	0.17	3	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-74	300 Railway Ave APN=41208065	No Application Filed	Automotive Repair	Poor	High Density Residential	P-D	1.56	32	20.25	Larger parcel near VTA Station. Site development would benefit from lot consolidation.
4-75	310 Railway Ave APN=41203007	No Application Filed	Vacant and Outside Storage	Poor	High Density Residential	P-D	0.40	8	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-76	320 Railway Ave APN=41203006	No Application Filed	Vacant and Outside Storage	Poor	High Density Residential	P-D	0.25	5	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.
4-77	328 Railway Ave APN=41203005	No Application Filed	Single Family Residential and Vacant	Poor	High Density Residential	P-D	0.36	7	20.25	Small underutilized parcel, would require lot consolidation. Near VTA Station.

AREA 5 – WINCHESTER BLVD MASTER PLAN – SOUTH AREA

5-1	2295 Winchester Blvd APN=30534004	No Application Filed	Vacant	N/A	Central Commercial	P-D	0.28	11	20.25	Small underutilized parcel, would require lot consolidation. Near a VTA Station.
5-2	2305 Winchester Blvd APN=30534005	No Application Filed	Vacant	N/A	Central Commercial	P-D	0.30	57	20.25	Small underutilized parcel, would require lot consolidation. Near a VTA Station.
5-3	2325 Winchester Blvd APN=30534006	No Application Filed	Retail and restaurant	Poor	Central Commercial	P-D	0.54	12	20.25	Small underutilized parcel, would require lot consolidation. Near a VTA Station.
5-4	2345 Winchester Blvd APN=30536011	No Application Filed	Retail, service and restaurant	Poor	Central Commercial	P-D	0.30	7	24.3	Part of a large multi-tenant shopping center. Near a VTA Station.
5-5	2365 Winchester Blvd APN=30536012	No Application Filed	Retail and service	Fair	Central Commercial	P-D	3.80	91	24.3	Part of a large multi-tenant shopping center. Near a VTA Station.

ATTACHMENT NO. 1 – OPPORTUNITY SITE INVENTORY

Site ID	Address/APN	Application Status	Existing Use	Building Condition	General Plan Designation	Zoning	Site Size	Realistic Units	Usable Density (DU/Ac)	Description/ Comments
5-6	2375 Winchester Blvd APN=30536013	No Application Filed	Retail and service	Fair	Central Commercial	P-D	1.56	37	24.3	Part of a large multi-tenant shopping center. Near a VTA Station.
5-7	2415 Winchester Blvd APN=30536008	No Application Filed	Retail and service	Fair	Commercial/Prof Office/Residential	P-D	3.26	78	24.3	Part of a large multi-tenant shopping center. Near a VTA Station.
5-8	2507 Winchester Blvd APN=30536004	No Application Filed	Retail and service	Fair	Commercial/Prof Office/Residential	P-D	1.56	37	24.3	Part of a large multi-tenant shopping center. Near a VTA Station.
5-9	2523 Winchester Blvd APN=30536005	No Application Filed	Retail and service	Fair	Commercial/Prof Office/Residential	P-D	0.69	17	24.3	Part of a large multi-tenant shopping center. Near a VTA Station.
5-10	2525-2565 Winchester Blvd APN=30539050	No Application Filed	Automotive repair complex	Poor	Commercial/Prof Office/Residential	P-D	1.72	41	24.3	Campbell Plaza Automotive Repair Center. Near a VTA Station.
5-11	2585 Winchester Blvd APN=30539007	No Application Filed	Single Family Residential	Fair	Commercial/Prof Office/Residential	P-D	0.18	4	20.25	Small site would benefit from a lot consolidation. Near a VTA Station.
5-12	2585 Winchester Blvd APN=30539008	No Application Filed	Single Family Residential	Fair	Commercial/Prof Office/Residential	P-D	0.16	3	20.25	Small site would benefit from a lot consolidation. Could provide secondary access to adjacent opportunity sites. Near a VTA Station.
5-13	2460 Winchester Blvd APN=41202032	No Application Filed	Retail Nursery	Poor	Commercial/Prof Office/Residential	P-D	2.38	6	24.3	Summer Winds Nursery Underutilized site adjacent to the Winchester VTA Station.
5-14	2470 Winchester Blvd APN=41202001	No Application Filed	Office	Fair	Commercial/Prof Office/Residential	P-D	0.61	6	20.25	Site is triangular and would benefit from a lot consolidation with the adjacent site. Near a VTA Station.
AREA 6 – DOT AVENUE AREA										
6-1	464 W Campbell Ave APN=30530007	No Application Filed	Single Family Home	Poor	Medium Density Residential	P-D	0.95	14	15.0	Small underutilized parcel. Single ownership would facilitate lot consolidation.
6-2	No Address APN=305300006	No Application Filed	Vacant	N/A	Medium Density Residential	P-D	0.53	8	15.0	Small underutilized parcel. Single ownership would facilitate lot consolidation.
6-3	No Address APN=305300005	No Application Filed	Vacant	N/A	Medium Density Residential I	P-D	0.6	9	15.0	Small underutilized parcel. Single ownership would facilitate lot consolidation.