

DATE: May 11, 2022

TO: Parks and Recreation Commission

FROM: Lindsay Wong, Senior Management Analyst
John R. Marchant, Community Services Director

SUBJECT: **Fiscal Year 2022-23 Park Land Dedication Fund Recommendation and Community Services Projects Update**

RECOMMENDATION

1. Provide a recommendation to the City Council to appropriate \$3,850,000 from the Park Land Dedication Fund to three projects as shown in Attachment 1.
2. Receive a presentation from staff on the status of current Community Services Department projects.

BACKGROUND

The Mountain View City Code requires residential developments to dedicate a certain amount of park land and/or pay an in-lieu fee based on the number of net new market-rate units (affordable units are exempt) in a proposed development to offset the impacts on existing parks and open space facilities. Chapter 41 sets forth the City's process for calculating, collecting, committing, and allocating in-lieu fees to parks and recreation projects. The Park Land Dedication (PLD) Ordinance was adopted in 1971 as part of the City's Subdivision Ordinance pursuant to California Government Code Section 66477, also known as the Quimby Act.

Based on the City's Park Land Dedication In-Lieu Policy (Council Policy K-15), PLD funds are currently allocated based on the following prioritization:

1. Acquisition
2. Development
3. Rehabilitation

Within each priority, first consideration goes to parks, trails, and recreation projects that are located within one mile of the development generating the fee. Next, consideration goes to projects that provide a communitywide asset, which can be located anywhere in the City. An example of a communitywide asset is the Community Center renovation.

PLD fees are also tracked by planning areas that are defined in the City’s Parks and Open Space Plan. The City’s goal is to achieve three acres of park land per 1,000 residents in each of these planning areas. Fees can be committed to open space acquisition by planning area to achieve this. Attachment 2 provides a map of the planning areas.

Every April or May, the Parks and Recreation Commission (PRC) reviews staff’s recommendation for committing Park Land Dedication In-Lieu Fees. The PRC then forwards a recommendation to the City Council for consideration as part of the annual Capital Improvement Program. Park Land Dedication In-Lieu fees must be committed within five years of the City receiving them according to State law. The PRC cannot commit expected or projected fees because it may unnecessarily influence a development proposal or Council’s approval. Only funds that have been received can be committed. Attachment 3 provides a summary of current uncommitted fees, active projects funded with Park Land Dedication fees, and future projects that have not yet committed fees.

A Five-Year Capital Improvement Plan (CIP) is adopted biennially. Fiscal Year 2022-23 is an off-year. Last year, the Public Works Department prepared a full five-year CIP. Through this process, the PRC committed funds to a number of projects in Year 1 of the five-year plan, Fiscal Year 2021-22. Through this year’s process, the PRC is being asked to recommend committing funds to projects scheduled in Year 2 of the five-year CIP (Fiscal Year 2022-23). Based on the direction received from the PRC and City Council, the final proposal for projects will be brought to the City Council in June, taking into account available funding and staff workload.

ANALYSIS

Amended Projects Funded by the Park Land Dedication Fund

Table 1: Amended Projects Funded by the PLD Fund

Project	Current Funding	Requested Amount	Total Funding	Planning Area	Priority
Evelyn Avenue Mini-Park, Construction	\$455,000	\$1,940,000	\$2,395,000	Sylvan-Dale	2
Villa Street Mini-Park, Construction	\$440,000	\$1,710,000	\$2,150,000	Central	2
TOTAL	\$895,000	\$3,650,000	\$4,545,000		

For Fiscal Year 2022-23, staff is recommending to commit \$3,650,000 from the Park Land Dedication Fund to two current projects that already have PLD funds appropriated (Attachment 1).

Evelyn Avenue Mini-Park, Construction—Staff recommends committing \$1,940,000 from the Park Land Dedication Fund to the construction of the 0.68-acre park associated with the development at 525 East Evelyn Avenue. In February 2021, the PRC committed \$455,000 in PLD funds to the design of the park. This project is being recommended for funding from in-lieu fees in the Sylvan-Dale Planning Area, where the park project is located.

Villa Street Mini-Park, Construction—Staff recommends committing \$1,710,000 in Park Land Dedication Funds to the construction of the 0.4-acre park associated with the development at 1720 Villa Street. In February 2021, PRC committed \$440,000 in PLD funds to the design of the park. This project is being recommended for funding from in-lieu fees in the Central Planning Area, where the park project is located.

New Projects Funded by the Park Land Dedication Fund

Table 2: New Projects Funded by the PLD Fund

Project	Requested Amount	Planning Area	Priority
Pickleball Preliminary Study and Design	\$200,000	Citywide	1
TOTAL	\$200,000		

For Fiscal Year 2022-23, staff is recommending committing \$200,000 from the Park Land Dedication Fund toward a new project, Pickleball Preliminary Study and Design. At a Study Session on April 12, 2022, City Council recommended to fund a project manager or consultant to conduct a feasibility study of new pickleball courts in Mountain View. The study would identify appropriate locations throughout the City to install new stand-alone pickleball courts that would be separate from existing tennis courts, and the consultant would create site design documents. Since this project does not fall under the traditional Acquisition, Development, or Rehabilitation categories in our PLD policies and does not serve one specific planning area, staff is recommending to fund this item from investment earnings from the Park Land Dedication Fund rather than in-lieu fees.

Projects Funded by Sources Other than the Park Land Dedication Fund

In addition to the Park Land Dedication Fund projects addressed in this report, staff is requesting the PRC’s input on other projects in the CIP that are not funded by the Park Land Dedication Fund. Table 3 includes two amendments to an existing CIP project as well as one new CIP project.

Table 3: Projects Funded by Sources Other than the PLD Fund

CIP Project Title	Amendment	Current Funding in CIP	Requested Amount	Total Funding
Forestry Maintenance Program and Street Tree Replanting	One-Time Increase for Trail Work	\$458,000	\$90,000	\$645,000
Forestry Maintenance Program and Street Tree Replanting	One-Time Increase for Urban Forest Education and Outreach		\$97,000	
Biodiversity Strategy		\$0	\$500,000*	\$500,000
	TOTAL	\$458,000	\$887,000	\$1,598,000

* Requested funding may increase as Biodiversity Strategy scope is refined.

The Community Services Department (CSD) is requesting to make two amendments to the Forestry Maintenance Program and Street Tree Replanting CIP project, which is an annual nondiscretionary CIP project that is used primarily to cover the costs of contracted tree services. The first request is for additional funding for specialized tree work above and beyond the normal scope for our tree contractor along the Stevens Creek Trail to make the trail safer and improve sightlines for trail users. Staff requested similar funding last fiscal year for a section of trail from Creekside to Landels. This request covers the next section of trail from Evelyn Avenue heading south to El Camino Real.

The second request to amend the Forestry Maintenance Program and Street Tree Replanting CIP project is for funding to partner with the nonprofit Canopy to continue outreach, education programs, tree plantings, tree care, and advocacy for Mountain View’s urban forest. The City currently partners with Canopy, and this work is funded through one-time funds in the Sustainability Action Plan. Staff is now requesting funds as part of the CIP process for Fiscal Year 2022-23 and is currently working with Canopy to create a scope of work for the next fiscal year.

The final request is to create a new CIP project for the development of a Citywide Biodiversity Strategy (Strategy), which is consistent with the City Council’s Strategic Roadmap priorities. CSD will partner with other departments, including Community Development and Public Works, to hire a consultant to develop the Strategy which will articulate a vision, principles, and actions to preserve and enhance our plants, trees, and wildlife diversity in parks and on other public and private lands. This Strategy will also include goals, objectives, implementation, and milestones for enhancing and preserving tree canopy and will serve as a new guiding document for urban forestry in Mountain View. At the April 12, 2022 Council Study Session, staff recommended

\$500,000 to fund this project. Staff is currently refining the scope of this project and will recommend an updated funding amount when the CIP is brought to Council for adoption on June 28, 2022.

ALTERNATIVES

1. Forward a recommendation to the City Council to commit PLD fees to other projects not included in staff's recommendations.
2. Forward a recommendation to the City Council to not commit any PLD fees at this time.

NEXT STEPS

The PRC's recommendation will be forwarded to the City Council in June 2022 with the proposed CIP for Fiscal Year 2022-23.

LW-JRM/6/CSD
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- Attachments:
1. Park Land Fund Commitments by Project for Fiscal Year 2022-23
 2. Planning Area Assessment and Map
 3. Summary of Park Land Dedication Fund