



**DATE:** May 10, 2023

**TO:** Parks and Recreation Commission

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

**SUBJECT:** Fiscal Year 2023-24 Park Land Dedication Fund Recommendation

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**RECOMMENDATION**

Forward a recommendation to the City Council to appropriate \$2,000,000 from the Park Land Dedication Fund to two existing projects and \$6,000,000 to one new project.

**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 in a proposed development to offset the impacts on existing parks and open space facilities (affordable units are exempt). 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 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), Park Land Dedication 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.

Park Land Dedication 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 1 provides a map of the planning areas.

Every spring, 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 (CIP). Park Land Dedication In-Lieu fees must be committed within five years of the City receiving them, according to State law. Only funds that have been received can be committed. Attachment 2 provides a summary of current uncommitted fees, active projects funded with Park Land Dedication fees, and future projects for which fees have not been committed.

A Five-Year CIP is adopted biennially, or every other year. Fiscal Year 2023-24 is the start of another five-year CIP. At this time, the PRC is being asked to forward a recommendation to the City Council to commit fees from the Park Land Dedication Fund to projects recommended to be scheduled in Fiscal Year 2023-24. Projects scheduled in years outside of the five-year CIP will be brought back to the PRC for funding recommendations in the future.

## **ANALYSIS**

### **Amendments to Existing CIP Projects Funded by the Park Land Dedication Fund**

For Fiscal Year 2023-24, staff recommends committing \$2,000,000 from the Park Land Dedication Fund to two existing CIP projects, as further described in Table 1.

First, staff recommends committing \$1,000,000 from the Park Land Dedication Fund to the existing CIP for Whisman Sports Center and Mountain View Sports Pavilion Renovations. This is part of a multi-year effort to rehabilitate both gym facilities and perform major retrofits. The Park Land funds will be used to upgrade the heating, ventilation, and air conditioning (HVAC) systems to add air conditioning, potentially convert the HVAC systems to all-electric, and potentially add solar panels. An additional \$2,000,000 from other CIP funding sources will be used for reroofing, exterior and interior painting, refinishing/replacing bleachers, and other building elements, many of which are at the end of their useful lives.

Next, staff recommends committing \$1,000,000 from the Park Land Dedication Fund to the design and construction of dedicated pickleball courts. At the April 3, 2023 City Council Study Session on the Five-Year CIP, Council directed staff to change the name of the existing Pickleball Court Preliminary Study and Design CIP to Pickleball Court Design and Construction and to add initial funds for design and construction of new courts. This initial addition of \$1,000,000 will help start the design and construction process when the feasibility study is complete. Staff will return with a recommendation to commit future funds toward construction as needed.

**Table 1: Amendments to Existing CIP Projects  
Funded by Park Land Dedication Fund**

Project	Requested Amount	Planning Area	PLD Priority
Whisman Sports Center and Mountain View Sports Pavilion Renovations	\$1,000,000	Citywide	3
Pickleball Court Design and Construction	\$1,000,000	Citywide	2
<b>TOTAL</b>	<b><u>\$2,000,000</u></b>		

**New Projects Funded by the Park Land Dedication Fund**

For Fiscal Year 2023-24, staff recommends committing \$6,000,000 from the Park Land Dedication Fund to the design and construction of a 1.66-acre park at 909-917 San Rafael Avenue, as further described in Table 2. On September 13, 2022, the City Council approved the acquisition of the two adjacent properties on San Rafael Avenue in order to develop a future park in the Stierlin Planning Area. Currently, the Stierlin Planning Area has 2.15 acres of park land per 1,000 residents. Based on the park acreage, staff estimates that the total cost for design and construction will be \$6,000,000.

**Table 2: New Projects Funded by  
the Park Land Dedication Fund**

Project	Requested Amount	Planning Area	PLD Priority
San Rafael Avenue Park, Design and Construction	\$6,000,000	Stierlin	2
<b>TOTAL</b>	<b><u>\$6,000,000</u></b>		

**Future Projects and Commitments for Projects to Be Funded by the Park Land Dedication Fund**

In addition to the projects being recommended for funding in Fiscal Year 2023-24, a number of other projects are included in the recommended planned Five-Year CIP and will come before the PRC and Council as part of the annual CIP process to appropriate funds in the future. Staff is not recommending that funds be committed until that time. These projects include:

- Eagle Park Pool renovations
- Callahan Field Lighting Upgrade
- Turf replacement at Crittenden Field

- Turf replacement at Graham Field
- Los Altos School District school site upgrades
- California/Pacchetti Park design and construction
- 711 Calderon Avenue Park design and construction
- 555 West Middlefield Park design and construction

### **Projects Funded by Sources Other than the Park Land Dedication Fund**

In addition to the Park Land Dedication Fund projects outlined in this memorandum, staff is requesting the PRC's input on other projects in the CIP that are not funded by the Park Land Dedication Fund. Based on the direction received from the PRC and City Council, the final proposal for projects will be brought to Council in June, with consideration given to available funding and staff workload. Table 3 includes three amendments to existing CIP projects as well as one new CIP project.

**Table 3: Projects Funded by Sources  
Other than the Park Land Dedication Fund**

<b>CIP Project Title</b>	<b>Amendment</b>	<b>Current Funding in CIP</b>	<b>Requested Amount</b>	<b>Total Funding</b>
Biennial Median/Roadway Landscape Renovations	Biodiverse Landscaping	\$82,000	\$200,000	\$282,000
Annual Parks Renovation	Pour-in-place Replacements	\$173,000	\$100,000	\$273,000
Forestry Maintenance Program and Street Tree Replanting	One-Time Increase for Urban Forest Education and Outreach	\$513,000	\$97,000	\$610,000
Shoreline Lake Cove and Hill Landscaping		\$0	\$240,000	\$240,000
<b>TOTAL</b>			<b><u>\$637,000</u></b>	<b><u>\$1,405,000</u></b>

Community Services Department staff is requesting to amend the Biennial Median/Roadway Landscape Renovations CIP to add funds for biodiverse landscaping. Outcomes will include upgrading irrigation systems and relandscaping areas throughout the City using methods to support biodiverse plantings. Due to the age of the existing irrigation systems in certain areas of

the City's medians and parks, replacement is necessary to meet current water conservation standards. Staff would first go out to bid to upgrade the irrigation systems and then start to replant areas throughout the City with drought-tolerant and low-water, biodiverse landscaping using new plant palettes based on recommendations from the Biodiversity Strategy as they become available. As the Biodiversity Strategy is finalized and provides further direction, staff will continue to review long-term needs and opportunities, and assess the costs associated to add additional vegetation to these locations over time.

The second request is to amend the Annual Parks Renovation CIP to add funds for pour-in-place surface replacements. Pour-in-place is a safety surfacing that is used at park playgrounds across the City and has a recommended life span of 10 years. Sixty percent (60%) of our parks are past the suggested lifespan. There is currently a backlog of playgrounds in need of a pour-in-place replacement. The square footage cost for this type of surfacing has more than doubled since 2019, which has slowed down CSD's initial schedule of replacing pour-in-place surfaces at the recommended 10-year mark. The addition of these ongoing funds to the Annual Parks Renovation CIP will help CSD catch up on the initial schedule and replace one to two playground surfaces annually.

The third request is to amend the Forestry Maintenance Program and Street Tree Replanting CIP to add one-time funding to partner with the nonprofit Canopy for continued outreach, education programs, tree plantings, tree care, and advocacy for Mountain View's urban forest. The City currently partners with Canopy and is developing a scope of work for the next fiscal year.

The final request is for Shoreline Lake cove and hill landscaping. This request would landscape the dirt area between the pathway and lake shore on the north side of the Boathouse at Shoreline Lake. Native plants will be installed along the cove and grass, and tall shrubs will be planted on the kayak launch hill. This is one of the most commonly used areas of Shoreline and is an amenity for the Sailing Lake operator. This area is in need of relandscaping following the erosion control project that was recently completed.

### **ALTERNATIVES**

Provide other direction.

**NEXT STEPS**

The PRC's recommendation will be forwarded to the City Council in June 2023 with the proposed CIP for Fiscal Year 2023-24.

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- Attachments:
1. Planning Area Assessment and Map
  2. Summary of Park Land Dedication Fund