

City of Sunnyvale
Annual Status Report on Receipt and Use of Development Impact Fees
FY 2013/14

Fee: **Housing Mitigation Fee**

Fee Description: Fees paid by developers of high intensity industrial projects that result in new floor area ratios to mitigate demand for affordable housing. (Sunnyvale Municipal Code Chapter 19.22)

Amount of Fee: \$9.49 per applicable square foot

Fund: Housing Mitigation Fund/Housing Mitigation Sub-fund (070/100)

FY 2013/2014 Receipt and Use:

Beginning Balance	\$	22,817,328
Resources		
New Fees Collected		4,363,911
Other Revenues - Loan Repayments		687,042
Other Revenues - Rental Income/Grants		17,100
Interest		100,811
		100,811
Total Resources	\$	27,986,192

Expenditures

235330 Affordable Housing Capital Project Management	\$	114,544
% Funded by Fee:		100%
Origination Year:		FY 10/11
Planned Completion Year:		On-going
235340 Management, Supervision, and Administration		211,856
% Funded by Fee:		100%
Origination Year:		FY 10/11
Planned Completion Year:		On-going
825930 City Owned Properties – Downtown/388 Charles Street		2,501
% Funded by Fee:		100%
Origination Year:		FY 05/06
Planned Completion Year:		FY 16/17
828100 First-Time Homebuyer Loans (81-120% AMI)		91,250
% Funded by Fee:		100%
Origination Year:		FY 09/10
Planned Completion Year:		On-going

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828110 Housing Trust Fund (HTFSCC) Contribution	250,000
% Funded by Fee:	100%
Origination Year:	FY 09/10
Planned Completion Year:	FY 13/14
829530 Armory Affordable Housing Site - Charities Housing	4,010,000
% Funded by Fee:	100%
Origination Year:	FY 12/13
Planned Completion Year:	FY 14/15
829540 Armory Affordable Housing Site - MidPen Housing	3,986,751
% Funded by Fee:	100%
Origination Year:	FY 12/13
Planned Completion Year:	FY 14/15
829580 Homestead Park (Final Phase)	1,495,824
% Funded by Fee:	100%
Origination Year:	FY 12/13
Planned Completion Year:	FY 14/15
829980 Habitat for Humanity - Sale of City-Owned Homes (HMF)	875,699
% Funded by Fee:	100%
Origination Year:	FY 12/13
Planned Completion Year:	FY 14/15
830130 Housing Mitigation Fund - Fee Restructure	18,680
% Funded by Fee:	100%
Origination Year:	FY 12/13
Planned Completion Year:	FY 14/15
Transfers	
General Fund In-Lieu	\$ 65,786
Origination Year:	On-going
Planned Completion Year:	On-going
Interfund Transfer To:	General Fund
Total Expenditures/Transfers	<u>\$ 11,122,891</u>
Ending Balance	<u>\$ 16,863,301</u>

Note: No interfund loans or refunds were made during FY 2013/2014.

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Description of Projects:

235330 Affordable Housing Capital Project Management — This operational function provides staff time to support the provision of affordable housing within the City.

235340 Management, Supervision, and Administration — This operational function provides staff time to support the provision of affordable housing within the City.

825930 City Owned Properties – Downtown/388 Charles Street — This project provides funding for repairs, general maintenance, and administration of the property at 388 Charles Street. On October 14, 2014, Council gave direction that properties located on Charles Street and Mathilda Avenue (including 388 Charles Street) are to be maintained until a plan of action for timing of a sale and greatest benefit to the community from the sale of these properties is determined, at which time Council will revisit the disposition of all existing parcels. It is not known when these properties will be sold; however, the budget assumes it may occur in FY 2016/17.

828100 First-Time Homebuyer Loans (81-120% AMI) – This project provides funding for the First Time Homebuyer Program, to be used for down-payment assistance loans to eligible moderate-income households.

828110 Housing Trust Fund (HTFSCC) Contribution - This project provides contributions of Housing Mitigation funds to the Housing Trust Fund of Santa Clara County for investment in city-approved housing projects located in Sunnyvale. Funds will be used for affordable multi-family rental housing construction, rehabilitation, and/or preservation, and/or down-payment assistance programs for low and/or moderate income first-time buyers. The Housing Trust Fund seeks monies from various public agencies in the county and other donors, and uses these funds to seek matching funds from the State and federal governments, corporations, and other donors.

829530 Armory Affordable Housing Site - Charities Housing -- This project allocates \$4,050,000 in Housing Mitigation funds to Charities Housing Corporation, a non-profit corporation. Funds will be used for the predevelopment, entitlement and long-term lease of the Armory Property, and the construction of rental housing all of which will be affordable to either homeless, very-low or extremely-low income households. The proposed project includes 68 low-income family apartments by MidPen and 56 low-income efficiency studio units by Charities for a total of 124 dwelling units.

829540 Armory Affordable Housing Site - MidPen Housing - This project allocates \$4,050,000 in Housing Mitigation funds to MidPen Housing Corporation, a non-profit corporation. Funds will be used for the predevelopment, entitlement and long-term lease of the Armory Property, and the construction of rental housing all of which will be affordable to either homeless, very-low or extremely-low income households. In FY 2011/12, the City entered a joint negotiating agreement with MidPen Housing Corporation and Charities Housing Development Corporation as the Developers of an Affordable Housing Project at 620 East Maude Avenue.

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829580 Homestead Park (Final Phase) This project allocates \$5,000,000 in Housing Mitigation Loan funds to MidPen Housing Corporation, a non-profit housing developer. Funds will support the rehabilitation of Homestead Park Apartments located at 1601 Tenaka Place, to improve and preserve affordable rental housing for very low-income households. The project would completely rehabilitate the exteriors of 10 buildings (approximately 90 units) with an urgent need for rehabilitation, and completely renovate the interiors of all 211 units.

829980 Habitat for Humanity - Sale of City-Owned Homes (HMF) -- This project allocates \$880,000 in Housing Mitigation Loan funds to Habitat for Humanity to finance their acquisition of three City surplus properties. Habitat proposes to acquire all three homes from the City, rehabilitate them to like-new condition, screen and select eligible lower-income home buyers, and sell the homes to those buyers with affordable long-term financing, under Habitat's standard self-help housing model. The homes would be resale-restricted for at least thirty years. The entire project is estimated to take approximately six months from time of City approval.

830130 Housing Mitigation Fund - Fee Restructure This project allocates \$75,000 in Housing Mitigation funds for consultant services to study raising and/or restructuring the Housing Mitigation Fee Program. The consultant will review the existing housing mitigation fee structure, rate, and applicability, and consider possibly expanding it to a wider range of development types.

General Fund In-Lieu — Transfer to the General Fund to cover the indirect costs realized during the course of managing Housing activities not directly associated with a specific capital improvement project.

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Fee: **Sense of Place Fee**

Fee Description: Fees paid by developers in areas where planned public improvements exceed the requirements of other areas of the City, including those with special land use or public improvement plans.

Amount of Fee: \$1,096.70 per unit in the applicable areas.

Fund: Capital Projects Fund/Sense of Place Fees Sub-fund
 (385/970)

FY 2013/2014 Receipt and Use:

Beginning Balance	\$	961,194
Resources		
New Fees Collected	\$	271,451
Interest		5,693
Total Resources	\$	1,238,338

Total Expenditures/Transfers	\$	--
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Ending Balance	\$	1,238,338
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Note: No interfund loans, refunds, or transfers were made during FY 2013/2014.

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Fee: **Transportation Impact Fee**

Fee Description: Fees adopted pursuant to the Transportation Strategic Program to fund major transportation projects necessary to support land use plans. (Sunnyvale Municipal Code, Chap. 3.50)

Amount of Fee:

A. Impact Fee — Area South of State Route 237	
• Single Family detached, per dwelling unit	\$ 2,144.00
• Multi-family attached, per dwelling unit	\$ 1,317.00
• Office, per 1,000 square feet	\$ 3,164.00
• Retail, per 1,000 square feet	\$ 3,970.00
• Industrial, per 1,000 square feet	\$ 1,571.00
• Research and Development, per 1,000 square feet	\$ 2,081.00
• Hotel, per room	\$ 1,295.00
• Uses not enumerated, per trip	\$ 2,124.00
 B. Impact Fee — Industrial Area North of State Route 237	
• Industrial, per 1,000 square feet	\$ 3,602.00
• Research and Development, per 1,000 square feet	\$ 4,763.00
• Destination Retail, per 1,000 square feet	\$11,420.00
• Neighborhood Retail, per 1,000 square feet	\$ 5,710.00
• Hotel, per room	\$ 3,725.00
• Uses not enumerated, per trip	\$ 6,106.00

Fund: Capital Projects Fund/Transportation Impact Fees Sub-fund
 (385/960)

FY 2013/2014 Receipt and Use:

Beginning Balance	\$ 16,330,306
Resources	
New Fees Collected	3,674,938
Other sources: 826890 Mathilda/237/101 Interchange Improvements	245,637
Interest	93,272
	<hr/>
Total Resources	\$ 20,344,153

Expenditures

825530 Computerized Transportation Model Update	\$ 2,700
% Funded by Fee:	100%
Origination Year:	FY 05/06
Planned Completion Year:	On-going

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826890 Mathilda/237/101 Interchange Improvements	245,637
% Funded by Fee:	50%
Origination Year:	FY 07/08
Planned Completion Year:	On-going
Transfers	
General Fund In-Lieu	\$ 12,853
Origination Year:	On-going
Planned Completion Year:	On-going
Interfund Transfer To:	General Fund
Total Expenditures/Transfers	\$ 261,190
Ending Balance	\$ 20,082,963

Note: No interfund loans or refunds were made during FY 2013/2014.

Description of Projects:

825530 Computerized Transportation Model Update — This project provides funding for the Transportation Model Update. The City's Transportation Impact Fee is based upon long range projections of roadway capacity needs from a computerized Transportation Model. Updating the Transportation Model provides the City with a basis for upholding a fair valuation of the Transportation Impact Fee. This important source of transportation improvement revenue benefits residents, travelers, and developers in the City by allocating a fair share of the cost of transportation system expansion to the land development contributing to the need for the improvements. This model update is necessary every five years over the life of the General Plan.

826890 Mathilda/237/101 Interchange Improvements — This project involves preparation of Caltrans required Project Initiation Document (PID); environmental documents; and Plans, Specifications, and Estimate (PS&E) for a roadway improvement to reconstruct the interchanges of Mathilda Avenue with SR 237 and US 101. The intent of improvement is to simplify weaving operations, improve queuing at signals, and provide more efficient traffic flow. The project under study involves re-design of traffic signals and re-routing of a frontage road and freeway ramps. The purpose of the project is to provide for safe and efficient movement of traffic at one of the busiest and most complex roadway systems in the region. This will support planned growth as called for in the General Plan.

General Fund In-Lieu — Transfer to the General Fund to cover the indirect costs realized during the course of managing transportation related activities not directly associated with a specific capital improvement project.

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Fund: Traffic Mitigation Fee

Fee Description: Specific fee amounts assessed as a condition of development to mitigate increased demands for traffic improvements. This fee was superseded by the Transportation Impact Fee (TIF) in FY 2003/2004.

Amount of Fee: Occasionally received for development projects approved prior to adoption of the TIF in FY 2003/2004. Amount is subject to the Fee Schedule that was in effect at the time the development project was approved.

Fund: Capital Projects Fund/Traffic Mitigation Sub-fund
 (385/950)

FY 2013/2014 Receipt and Use:

Beginning Balance	\$ 2,110,465
Resources	
New Fees Collected	--
Interest	10,059
Contribution from Developer	5,270
Federal Grant	--
Total Resources	\$ 2,125,794

Expenditures

816000 Future Traffic Signal Construction/Modification	\$ 9,335
% Funded by Fee:	100%
Origination Year:	FY 07/08
Planned Completion Year:	On-going

Transfers

828900 Hendy Avenue – Complete Street	68,840
% Funded by Fee:	15.7%
Origination Year:	FY 10/11
Planned Completion Year:	FY 14/15
Interfund Transfer To:	Cap.Proj. – General Assets
828910 Sunnyvale Ave/Old San Francisco Rd Left Turn Project	120,106
% Funded by Fee:	11.47%
Origination Year:	FY 10/11
Planned Completion Year:	FY 13/14
Interfund Transfer To:	Cap.Proj. – General Assets

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829270 Remington Drive/Bernardo Ave Traffic Signal		58,630
% Funded by Fee:	14.3%	
Origination Year:	FY 11/12	
Planned Completion Year:	FY 14/15	
Interfund Transfer To:	Cap.Proj. – General Assets	
829320 Downtown Streetscape Improvements Phase II		80,063
% Funded by Fee:	20%	
Origination Year:	FY 10/11	
Planned Completion Year:	FY 13/14	
Interfund Transfer To:	Cap.Proj. – General Assets	
829910 Mathilda Avenue/Maude Avenue Safety Improvements		10,081
% Funded by Fee:	21.16%	
Origination Year:	FY 12/13	
Planned Completion Year:	FY 15/16	
Interfund Transfer To:	Cap.Proj. – General Assets	
829920 Sunnyvale-Saratoga Rd/Fremont Avenue Safety Improvements		16,801
% Funded by Fee:	21.16%	
Origination Year:	FY 12/13	
Planned Completion Year:	FY 14/15	
Interfund Transfer To:	Cap.Proj. – General Assets	
Total Expenditures/Transfers		\$ 363,856
Ending Balance		\$ 1,761,938

Note: No interfund loans or refunds were made during FY 2013/2014.

Description of Projects:

816000 Future Traffic Signal Construction/Modification — This project provides funding for major signal modifications and/or installing new traffic signals as necessitated by traffic conditions.

828900 Hendy Avenue Complete Street Project – This project is to reconstruct Hendy Avenue from Sunnyvale Avenue to Fair Oaks Avenue. This project has been included as part of City, County, and Regional long-range Traffic and Transportation Plans for many years. It is part of the City’s Bicycle Capital Improvement Program, Santa Clara County’s Bicycle Expenditure Program, and the Valley Transportation Authority’s (VTA) Bicycle Plan. The condition of the roadway in this area is exceptionally poor and it is missing or has substandard sidewalks, bikeways, and lighting. Drainage facilities are also inadequate. This project will essentially reconstruct the entire roadway section to provide for all travel modes, upgrade lighting and

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streetscape to downtown standards, and provide additional on-street parking in the vicinity of the Northrop Grumman facility.

828910 Sunnyvale Avenue/Old San Francisco Road Left Turn Project – This project will construct a new signalized southbound left turn access to Old San Francisco Road from Sunnyvale Avenue. A preliminary engineering feasibility analysis was conducted that indicated there was an operational benefit to providing a left turn lane onto Old San Francisco Road from Sunnyvale Ave, where none currently exists.

829270 Remington Drive/Bernardo Ave Traffic Signal - This project will construct a new traffic signal and communications equipment at the intersection of Remington Drive and Bernardo Avenue to improve traffic operations and safety at this location.

829320 Downtown Streetscape Improvements Phase II - This project will provide streetscape improvements (enhanced sidewalks, lighting, and landscaping) on Iowa Avenue in locations that are not anticipated to be enhanced by redevelopment. The purpose of the project is to enhance public spaces in the downtown to encourage economic development and public activity such as walking and shopping.

829910 Mathilda Avenue/Maude Avenue Safety Improvements - This project provides for traffic safety improvements at the intersection of Mathilda Avenue and Maude Avenue. Rear-end and sideswipe collisions at the intersection will be mitigated with projects such as improved traffic signal visibility and timing, advance changeable message warning signs, Light Emitting Diode (LED) safety lighting, and accessible pedestrian signals.

829920 Sunnyvale-Saratoga Road/Fremont Avenue Safety Improvements - This project provides for traffic safety improvements at the intersection of Sunnyvale-Saratoga Road and Fremont Avenue. Rear-end and sideswipe collisions at the intersection will be mitigated with projects such as improved traffic signal visibility and timing, advance changeable message warning signs, Light Emitting Diode (LED) safety lighting, and accessible pedestrian signals.

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Fee: **Park Dedication Fee**

Fee Description: Fee assessed on certain residential subdivisions to purchase land, buy equipment, or construct improvements in neighborhood and district parks and recreational facilities serving the subdivision.
 (Sunnyvale Municipal Code, Chap. 19.74 — Non-exempt from Mitigation Fee Act reporting requirements.)

Amount of Fee: \$69.00 per square foot.

Fund: Park Dedication Fund – Multi-Family Residential
 (141/200)

FY 2013/2014 Receipt and Use:

The City of Sunnyvale has two different types of Park Dedication Fees. The first was established pursuant to the Quimby Act (California Government Code §66477), listed in the Subdivision Map Act, and codified by the City in the Sunnyvale Municipal Code, Chapter 18.10. These particular Park Dedication Fees are assessed only on residential units in subdivisions and may be used to purchase land, buy equipment or construct improvements in neighborhood parks, district parks, and recreational facilities serving the residential subdivision. The fees collected for this type of development are exempt from reporting requirements, and details are not included in this report.

The second type of Park Dedication Fee was established pursuant to the Mitigation Fee Act (California Government Code §66000(b)) and codified by the City in the Sunnyvale Municipal Code, Chapter 19.74. These Park Dedication Fees are assessed only on multi-family residential units and may be used to purchase land, buy equipment or construct improvements in neighborhood parks, district parks, and recreational facilities serving the multi-family residential unit. The fees collected for this type of development are subject to the reporting requirements included in the Mitigation Fee Act.

Beginning Balance	\$	2,140,090
Resources		
New Fees Collected	\$	6,132,458
Interest		14,832
		14,832
Total Resources	\$	8,287,388

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Transfers

808352 Seven Seas Park Development	\$ 4,661,501
% Funded by Fee:	100%
Origination Year:	FY 90/91
Planned Completion Year:	FY 13/14
Interfund Transfer To:	Cap.Proj. – General Assets
818550 Park Buildings – Rehabilitation	1,536,938
% Funded by Fee:	100%
Origination Year:	FY 96/97
Planned Completion Year:	On-going
Interfund Transfer To:	Infrast. – General Assets
818600 Senior Center Buildings – Rehabilitation	6,358
% Funded by Fee:	100%
Origination Year:	FY 96/97
Planned Completion Year:	On-going
Interfund Transfer To:	Infrast. – General Assets
820240 Park Tennis/Basketball Court Reconstruction	9,852
% Funded by Fee:	100%
Origination Year:	FY 98/99
Planned Completion Year:	On-going
Interfund Transfer To:	Infrast. – General Assets
820270 Playground Equipment Replacement	440,230
% Funded by Fee:	100%
Origination Year:	FY 98/99
Planned Completion Year:	On-going
Interfund Transfer To:	Infrast. – General Assets
820280 Park Furniture and Fixtures Replacement	112,215
% Funded by Fee:	100%
Origination Year:	FY 98/99
Planned Completion Year:	On-going
Interfund Transfer To:	Infrast. – General Assets
825850 Swim Pools Infrastructure	57,929
% Funded by Fee:	100%
Origination Year:	FY 05/06
Planned Completion Year:	On-going
Interfund Transfer To:	Infrast. – General Assets

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828400 Golf Buildings Renovations		110,041
% Funded by Fee:	100%	
Origination Year:	FY 09/10	
Planned Completion Year:	FY 17/18	
Interfund Transfer To:	Infrast. – Comm Rec	
829150 Swim Buildings Infrastructure		957
% Funded by Fee:	100%	
Origination Year:	FY 11/12	
Planned Completion Year:	On-going	
Interfund Transfer To:	Infrast. – General Assets	
829160 Golf Course Tree Trimming and Removal		32,453
% Funded by Fee:	100%	
Origination Year:	FY 07/08	
Planned Completion Year:	FY 13/14	
Interfund Transfer To:	Infrast. – Comm Rec	
829190 Community Center Comprehensive Infrastructure		17,805
% Funded by Fee:	100%	
Origination Year:	FY 11/12	
Planned Completion Year:	On-going	
Interfund Transfer To:	Infrast. – General Assets	
829440 Land Acquisition Due Dilligence		4,000
% Funded by Fee:	100%	
Origination Year:	FY 11/12	
Planned Completion Year:	FY 15/16	
Interfund Transfer To:	Cap.Proj. – General Assets	
829520 Theatre Stage Lighting		320,301
% Funded by Fee:	100%	
Origination Year:	FY 12/13	
Planned Completion Year:	FY 13/14	
Interfund Transfer To:	Infrast. – General Assets	
829570 Orchard Gardens Park Expansion		146,871
% Funded by Fee:	100%	
Origination Year:	FY 12/13	
Planned Completion Year:	FY 14/15	
Interfund Transfer To:	Cap.Proj. – General Assets	

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829950 BIA Litigation		26,860
	% Funded by Fee:	100%
	Origination Year:	FY 12/13
	Planned Completion Year:	FY 13/14
	Interfund Transfer To:	Gen Fund – General Assets
830500 Landfill Hills Recreation Master Plan		98,884
	% Funded by Fee:	100%
	Origination Year:	FY13/14
	Planned Completion Year:	FY13/14
	Interfund Transfer To:	Cap.Proj. – General Assets
830560 Fremont Pool house Infrastructure Improvements		66,709
	% Funded by Fee:	100%
	Origination Year:	FY12/13
	Planned Completion Year:	Ongoing
	Interfund Transfer To:	Infrast. – General Assets
830800 Las Palmas Dog Park Improvements		6,932
	% Funded by Fee:	100%
	Origination Year:	FY13/14
	Planned Completion Year:	FY14/15
	Interfund Transfer To:	General Fund - General
Project Administration In-Lieu		609,734
	Origination Year:	On-going
	Planned Completion Year:	On-going
	Interfund Transfer To:	Internal Services Fund
Total Transfers		\$ 8,266,570
Ending Balance		\$ 20,810

Note: No interfund loans or refunds were made during FY 2013/2014.

Exempt Park Dedication Fees:

During FY 2013/2014, the City collected \$4,335,298 in new exempt Park Dedication Fees, with \$96,838 in interest earned. These fees were assessed on the number of residential units in subdivisions. The City has specified 5 capital projects for parks and common use spaces that serve the residents. Descriptions of the projects are included in *Volume III* of the *FY 2013/2014 Adopted Budget and Resource Allocation Plan*. As previously noted, these fees are exempt from reporting requirements, and therefore, details are not included in this report.

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Description of Projects:

808352 Seven Seas Park Development - This project provides development of a 5.3 acre parcel on Morse Avenue as a neighborhood park. This property was purchased to provide a park for this neighborhood and was previously leased for private industrial use (Fair Oaks Industrial Park).

818550 Park Buildings – Rehabilitation – This project provides for renovations and upgrades to Park Buildings for a multitude of reasons, including compliance with code requirements and Americans with Disabilities Act (ADA) guidelines, safety improvements, and repairs to aging infrastructure.

818600 Senior Center Buildings - Rehabilitation – This project provides for infrastructure repairs and renovations to existing park buildings. This may include repair/replacement of flooring, window coverings, fixtures, HVAC, roofs, and other work required to keep existing structures in a safe, usable, and attractive condition. These projects are evaluated and prioritized according to applicable codes, safety issues, and relationships to other rehabilitation projects that may trigger work to the buildings such as playground renovations or ADA upgrades to restrooms.

820240 Park Tennis/Basketball Court Construction -- This project provides for the reconstruction of 32 City-owned tennis and basketball courts and does not include the 16 tennis courts at the Sunnyvale Tennis Center, which are included in a separate project. Based on historical data, usage, and current surveys, major reconstruction and repair for each court is required approximately every 30 years. Reconstruction will include surfacing, fencing, and hardware as appropriate.

820270 Playground Equipment Replacement - This project provides for the replacement of parks playground equipment and resilient surfacing on a 20-year cycle.

820280 Park Furniture and Fixtures Replacement - This project provides for the replacement of picnic tables, park benches, drinking fountains, trash containers, retaining walls and other fixtures.

825850 Swim Pools Infrastructure - This project covers infrastructure needs for three community swimming pools – the City-owned Washington Pool, and the leased pools at Columbia Middle School and Sunnyvale Middle School.

828400 Golf Buildings Renovations - This project provides for the repair/renovation of existing golf building components at both Sunnyvale and Sunken Gardens golf courses to bring them into compliance with current building codes and ADA requirements. Components include flooring, electrical/lighting systems (including practice range), HVAC systems, plumbing, interior/exterior painting, stairs and ramp ways, and cabinetry

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829150 Swim Buildings Infrastructure - This project provides for infrastructure renovation and repair of two community swimming pool buildings: the City-owned Washington Pool and the pool at Columbia Middle School. Facilities at Washington include the bleacher/pool equipment and locker room buildings. Facilities at Columbia include the office and pool equipment/park maintenance buildings.

829160 Golf Course Tree Trimming and Removal- This project provides for the pruning and removal of mature trees at Sunnyvale and Sunken Gardens Golf Courses. The vast majority of the trees have reached maturity and are dead/dying or have safety issues that must be addressed. Pruning from the ground can no longer be done, so now these trees must be pruned either by climbing or by the use of bucket trucks to ensure employee health and safety. The required work has grown cumulatively over the last 10 years and has surpassed the ability of the operating funds to adequately address it.

829190 Community Center Comprehensive Infrastructure - This project provides for infrastructure repairs and renovations to buildings at the Community Center. The scope of the project includes roof replacement and repair, HVAC (heating, ventilation, and air conditioning) system replacement and repair, fire protection systems, and waterproofing.

829440 Land Acquisition Due Diligence - This project allows for due diligence to cover for professional services associated with review and evaluation of reports provided by developers offering land for dedication, and to coordinate with State regulatory oversight agencies.

829520 Theatre Stage Lighting - This project provides for the replacement of aging and outdated stage lighting infrastructure in the Community Center Theatre. The lighting control equipment and infrastructure is integral to the operations of a live theater facility. The project includes new, more efficient stage lighting, replacement of the lighting control board, dimmers for the stage lights, and upgrades to electrical infrastructure (wiring) to current codes.

829570 Orchard Gardens Park Expansion - The expansion of Orchard Gardens Park includes the demolition of three City-owned homes adjacent to the park on Garner Drive. This area will be replaced with landscaping, benches, lighting, and concrete pathways and serve as the western “gateway” to the JWC Greenbelt. The City has purchased all adjacent parcels necessary for the park expansion.

829950 BIA Litigation- This project provides funds to cover outside counsels costs in *BIA vs. City of Sunnyvale* litigation.

830500 Landfill Hills Recreational Master Plan - This project provides for the development of a long-term plan for the recreational use of the landfill area including the West Hill, Recycle Hill, and South Hill portions of the Sunnyvale Landfill. The scope includes contracting with a consultant to develop the plan in coordination with City staff and public input.

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830560 Fremont Pool House Infrastructure Improvements - Fremont Union High School District (FUHSD) and the City entered into an agreement for maintenance of the pool house in 2002. This project provides for major infrastructure improvements to the Fremont High School pool house building that are more extensive than normal routine maintenance. The repairs will address deficient shower drains, inadequate air flow inside the two locker rooms, and damages to building infrastructure as a result of the deficiencies.

830800 Las Palmas Dog Park Improvements - This project will provide for improvements to the existing 0.5 acre dog park including natural grass surfacing, a separate fenced area for small dogs and related site amenities.

Project Administration In-Lieu — Transfer to the Project Management Services General Service Fund to cover the indirect costs realized during the course of managing transportation related capital projects.