

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE APPROVING THE DEVELOPMENT
IMPACT FEE ANNUAL REPORT FOR FISCAL YEAR
2024/25 AND MAKING THE FIVE-YEAR FINDINGS
REGARDING UNSPENT FEES REQUIRED BY THE
MITIGATION FEE ACT**

WHEREAS, the City of Sunnyvale has adopted certain fees designed to mitigate the impacts of new development in the City on traffic, housing, and parks; and

WHEREAS, pursuant to the Mitigation Fee Act (Gov. Code, § 66000 et seq.), the City is required to make an annual accounting of development impact fees which the City has collected and to make additional findings every five years if there are any funds remaining at the end of the prior fiscal year; and

WHEREAS, the Annual Development Impact Fee Report for fiscal year 2024/25, attached hereto as Exhibit A and incorporated herein, identifies impact fee programs for which there are unexpended development impact fees; and

WHEREAS, the City Council desires to make the findings required by law with respect to such fees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT:

1. The City Council hereby approves the Annual Development Impact Fee Report for Fiscal Year 2024/25 in accordance with Government Code Section 66006.
2. Based upon the Annual Development Impact Fee Report for Fiscal Year 2024/25, the accompanying staff report, and such other information that was presented to City Council during its consideration of this item, the City Council finds as required by Government Code Section 66001(d) the following:
 - a. The purpose of the development impact fees has been identified.
 - b. There is a continued need for the improvements and a reasonable relationship between the fees and the impacts of development for which the fees are collected.
 - c. The sources and amounts of funding anticipated to complete the financing of the improvements have been identified.
 - d. The approximate dates for funding improvements have been identified.

Adopted by the City Council at a regular meeting held on December ____, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

DAVID CARNAHAN
City Clerk
(SEAL)

LARRY KLEIN
Mayor

APPROVED AS TO FORM:

REBECCA L. MOON
City Attorney

City of Sunnyvale
Annual Status Report on Receipt and Use of Development Impact Fees
FY 2024/25

Fee: **Housing Mitigation Fee / Housing Impact Fee**

Fee Description: Fees paid by developers for specified projects that generate demand for affordable housing including: 1) nonresidential development and 2) housing development approved for a fee in lieu of the Below Market Rate (BMR) unit requirement or paying a fee for a partial BMR unit. (Former Sunnyvale Municipal Code Section 19.22.035 and Current Chapter 19.75, Chapter 19.67 and Chapter 19.77)

Purpose of Fee: Housing Mitigation Fees (former Sunnyvale Municipal Code Section 19.22.035) were previously collected from developers of high-intensity industrial development. In 2015, the City Council repealed Section 19.22.035 and replaced it with SMC Chapter 19.75, which imposes a Housing Impact Fee on nonresidential construction. Since 1980, the City has had inclusionary affordable housing requirements (BMR units) for both ownership and rental developments (formerly SMC Chapter 19.88). The original municipal code provisions allowed in-lieu fees for developments of fewer than 20 units. The municipal code requirements for BMR units has been amended several times (e.g. 1991, 1992, 2003, 2012, 2019, 2021, 2025) including: increasing the percent of BMR units, enabling in lieu fees on all developments with City Council approval; removing BMR requirements for rental developments after a 2009 court decision that held that the Costa-Hawkins Rental Housing Act pre-empts inclusionary housing requirements for residential rental units; adding an Housing Mitigation Fee for rental housing; reinstating BMR requirements (after State law enabled this in 2017) for rental housing that included options for in lieu fees with City Council approval.

2025, 3239-25	Modified requirements for qualifying retail preservation projects
2021, 3178-21	Ownership program
2019, 3147-19	Reinstate rental inclusionary
2012, 2976-12	Amending program, deleting rental
2003, 2717-03	Affordable housing increasing percent of BMR and enabling in lieu fees if approved by Council)
1992, 2419-92	Density bonus, senior, other adjustments not related to fee

The purpose of the former Housing Mitigation Fees and current Housing Impact Fees is to mitigate the impact of development projects that generate a demand for additional affordable housing in the City.

Amount of Fee: Housing Mitigation Fee (Per SMC 19.22.035) \$ 14.00 per applicable sq. ft.
 Housing Impact Fee for Nonresidential Development and Rental Housing
 (Per SMC 19.75)
 A. Office/R&D
 • First 25,000 net new sq. ft. \$ 12.00 per applicable sq. ft.

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- All remaining net new sq. ft. \$ 24.00 per applicable sq. ft.
- B. Industrial
 - First 25,000 net new sq. ft. \$ 11.00 per applicable sq. ft.
 - All remaining net new sq. ft. \$ 21.50 per applicable sq. ft.
- C. Retail/Lodging \$ 11.00 per applicable sq. ft.
- D. Housing Impact Fee for Rental Housing (projects approved between 9/14/2015 and 11/7/2019.)
 - Small rental projects (4-7 units) \$ 12.00 per applicable sq. ft.
 - Large rental projects (8 + units) \$ 23.50 per applicable sq. ft.
- E. Rental Housing In-Lieu Fee (projects approved on or after 11/7/2019.)
 - Small rental projects (3-6 units) \$ 15.50 per applicable sq. ft.
 - Large rental projects (7 + units) \$ 31.00 per applicable sq. ft.
- F. Ownership Housing In-Lieu fees are 7% of the contract sales price of each unit

Fund: Housing Fund/Housing Mitigation Sub fund (2021)

FY 2024/25 Receipt and Use:

Beginning Balance as of July 2024	\$	48,641,993
Resources		
New Fees Collected		8,559,213
Other Revenue – Loan Repayments		1,829,000
Rental Income		178,129
Interest		1,663,623
Total Resources	\$	60,871,958

Expenditures:

10503 - Local Housing/ Projects and Programs	\$ 1,080,180
% Funded by Fee:	100%
Origination Year:	FY 18/19
Planned Completion Year:	Ongoing
826530 – County-Wide Homeless Count	\$ 9,916
% Funded by Fee:	100%
Origination Year:	2017
Planned Completion Year:	Ongoing
836490 - 1171 Sonora Court Predevelopment of Affordable Housing	\$ 10,783,000
% Funded by Fee:	100%
Origination Year:	2023
Planned Completion Year:	FY 30/31

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Transfers Out		\$ 183,526
General Fund In-Lieu/Employee Benefits		
Origination Year:	Ongoing	
Planned Completion Year:	Ongoing	
Interfund Transfer To:	General Fund	
 Total Expenditures/Transfers Out		 \$ 12,056,622
Ending Balance		\$ 48,815,336

Description of Projects:

10503 Local Housing/ Projects and Programs

This operational function provides an operational budget to support staff activities. This project is ongoing and has no specific start/end date.

826530 County-Wide Homeless Count

This project funds the City's share of conducting a biennial countywide homeless count and survey. This homeless count and survey is a federally mandated initiative for Santa Clara County. As agreed, each jurisdiction within the County shall contribute a pro rata share of the survey costs based on its population. The count is conducted in January of every odd year, and the County hires a consultant to prepare the final report and compile all data. Once published, the report provides background information for each City to assist with homeless programs, but primarily serves as a funding tool for the County's federally funded programs. This project is ongoing and has no specific end date.

836490 - 1171 Sonora Court Predevelopment of Affordable Housing

1171 Sonora Court is a proposed 172-unit affordable rental housing project developed by MidPen Housing. 170 units will be affordable to lower-income households, with 34 designated for formerly unhoused residents. Two units will be unrestricted managers' units. The total development cost for the project is approximately \$183 million.

In 2022, the City Council approved a \$500,000 funding award for predevelopment activities through the City's 2022 Notice of Funding Availability (RTC 22-0973). The City funded this award using Permanent Local Housing Allocation funds. These funds were used to begin architectural plans for planning entitlements.

In 2024, the City Council approved an additional funding award to purchase the 1.3-acre 1171 Sonora Court property for \$12,500,000 and to provide additional predevelopment funds of \$1,533,000 as part of the City's 2024 Notice of Funding Availability (RTC 24-0863). The City will purchase the property from MidPen and enter into a long-term ground lease with MidPen upon commencement of construction. Predevelopment funds will be used to complete architectural and design drawings and to fund property holding costs. These funds will allow MidPen to pursue additional financing for the project and secure planning entitlements.

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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: **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, Chapter 19.74 — Non-exempt from Mitigation Fee Act reporting requirements.)

Purpose of Fee: Park dedication fees are collected pursuant to Chapters 18.10 and 19.74 of the Sunnyvale Municipal Code to mitigate increased demands for park and recreational facilities due to new residential development. Park dedication fee revenues are expended to develop new or rehabilitate existing neighborhood or community parks or recreational facilities, to purchase land, buy equipment, or construct improvements in neighborhood and community parks. Ongoing operational or maintenance costs are excluded.

Amount of Fee: \$151.00 per square foot.

Fund: Park Dedication Fund – Multi-Family Residential (2103)

FY 2024/25 Receipt and Use:

The City of Sunnyvale collects two different types of Park Dedication Fees. Fees authorized by the Quimby Act (California Government Code §66477) (part of the Subdivision Map Act) are codified in Sunnyvale Municipal Code, Chapter 18.10. Quimby Fees are imposed on developers of residential 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 in Sunnyvale Municipal Code, Chapter 19.74. These Park Dedication Fees are assessed on developers of multi-family residential rental housing projects 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 as of July 2024	\$	44,085,420
Resources		
Interest		1,383,386
Total Resources	\$	45,468,806

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FY 2024/25

Transfers:

820130 - Routine Resurfacing of City Owned Parking Lots	\$ 23,272
% Funded by Fee:	33%
Origination Year:	1998
Planned Completion Year:	Ongoing
Interfund Transfer To:	Capital Proj. Fund – General Assets
820240 - Park Tennis/Basketball Court Reconstruction	\$ 345,494
% Funded by Fee:	100%
Origination Year:	1999
Planned Completion Year:	Ongoing
Interfund Transfer To:	Capital Proj. Fund – General Assets
820270 - Playground Equipment Replacement	\$ 1,814,470
% Funded by Fee:	100%
Origination Year:	1999
Planned Completion Year:	Ongoing
Interfund Transfer To:	Capital Proj. Fund – General Assets
820280 - Park Furniture and Fixtures Replacement	\$ 73,581
% Funded by Fee:	100%
Origination Year:	1999
Planned Completion Year:	Ongoing
Interfund Transfer To:	Capital Proj. Fund – General Assets
825850 - Swim Pools Infrastructure	\$ 3,098
% Funded by Fee:	100%
Origination Year:	2006
Planned Completion Year:	Ongoing
Interfund Transfer To:	Capital Proj. Fund – General Assets
827160 - Sunnyvale Tennis Center Court Rehabilitation	\$ 100,000
% Funded by Fee:	100%
Origination Year:	2007
Planned Completion Year:	Ongoing
Interfund Transfer To:	Capital Proj. Fund – General Assets
830310 - Community Center Grounds Renovation and Enhancement	\$ 5,704,843
% Funded by Fee:	100%
Origination Year:	2014
Planned Completion Year:	FY 25/26
Interfund Transfer To:	Capital Proj. Fund – General Assets

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830380 - Las Palmas Park Renovation and Enhancement	\$ 110,906
% Funded by Fee:	100%
Origination Year:	2014
Planned Completion Year:	FY 27/28
Interfund Transfer To:	Capital Proj. Fund – General Assets
830510 - Plaza del Sol Phase II	\$ 27,816
% Funded by Fee:	100%
Origination Year:	2014
Planned Completion Year:	FY 26/27
Interfund Transfer To:	Capital Proj. Fund – General Assets
830600 - Lakewood Branch Library Facility	\$ 1,321,193
% Funded by Fee:	100%
Origination Year:	2013
Planned Completion Year:	FY 25/26
Interfund Transfer To:	Capital Proj. Fund – General Assets
831340 - Civic Center Modernization	\$ 29,643
% Funded by Fee:	4%
Origination Year:	2017
Planned Completion Year:	FY 25/26
Interfund Transfer To:	Capital Proj. Fund – General Assets
831880 - Preschool Outdoor Play Area	\$ 226,375
% Funded by Fee:	100%
Origination Year:	2016
Planned Completion Year:	FY 25/26
Interfund Transfer To:	Capital Proj. Fund – General Assets
832720 - Washington Pool Infrastructure Replacement and Renovation	\$ 1,227
% Funded by Fee:	100%
Origination Year:	2013
Planned Completion Year:	Ongoing
Interfund Transfer To:	Capital Proj. Fund – General Assets
834330 - Corn Palace Park Development	\$ 3,165,516
% Funded by Fee:	100%
Origination Year:	2019
Planned Completion Year:	FY 24/25
Interfund Transfer To:	Capital Proj. Fund – General Assets

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834680 - Las Palmas Tennis Center Needs Assessment		\$ 2,943
% Funded by Fee:	100%	
Origination Year:	2019	
Planned Completion Year:	FY 24/25	
Interfund Transfer To:	Capital Proj. Fund – General Assets	
834770 - Lakewood Park Renovation and Enhancement		\$ 360,255
% Funded by Fee:	100%	
Origination Year:	2019	
Planned Completion Year:	FY 26/27	
Interfund Transfer To:	Capital Proj. Fund – General Assets	
Project Administration In-Lieu		\$ 1,878,925
Origination Year:	Ongoing	
Planned Completion Year:	Ongoing	
Interfund Transfer To:	Internal Services Fund	
Total Expenditures/Transfers Out		\$ 15,189,557
Ending Balance		\$ 30,279,249

Description of Projects:

820130 - Routine Resurfacing of City Owned Parking Lots

This project funds resurfacing (including preparation, patching, slurry seal, curb painting and striping) of City-owned parking lots. Lots are resurveyed by staff every two years to update condition, scheduling, and estimated cost. Estimates are based on past costs, current conditions, and projected material costs. Changes in material prices, related projects, and delays can result in cost and timing changes. The resurfacing of parking lots follows a seven-year cycle.

Scheduled resurfacing includes the following:

- FY 2024/25 - Community Center Lots
- FY 2025/26 - Library Parking Lot
- FY 2026/27 - Corp Yard
- FY 2027/28 - Various Park parking lots (To be determined based on current conditions, budget, and department needs)
- FY 2030/31 - Civic Center Parking Lot
- FY 2031/32 - Community Center Parking Lot

This project also covers all remaining parking lots within the Civic Center and will be updated after the new Civic Center is completed. Funding in other years serves as a placeholder for resurfacing that has yet to be determined. Additionally, beginning in FY 2023/31, \$40,000 will be programmed every five years for minor work.

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820240 - Park Tennis/Basketball Court Reconstruction

This project provides for the reconstruction of 41 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 rehabilitation via milling, crack sealing, overlay with asphalt resurfacing, fencing, and hardware, as appropriate.

The relocation of basketball courts at Orchard Gardens Park will be revisited under 830400 Orchard Gardens Park Renovation and Enhancement as allowed by the San Francisco Public Utilities Commission. FY 2024/25 funds are for six tennis courts at Sunnyvale Middle School.

Funds in FY 2025/26 will be used to restripe up to three existing basketball and/or tennis courts to accommodate pickleball. The Library and Recreational Services Department will do community outreach to determine locations.

FY 2031/32 and FY 2032/33 are for the design and reconstruction of one tennis court and a half basketball court at Seven Seas Park. Funds in FY 2036/37 and FY 2037/38 are for the design and reconstruction of a half basketball court at Wiser Park.

820270 Playground Equipment Replacement

This project provides for the replacement of park playground equipment, resilient surfacing, and related site work. Replacement priorities are determined by an annual survey of all park playgrounds by staff who are Certified Playground Safety Inspectors, and the replacement schedule is coordinated with other major park rehabilitation projects. This project was delayed to August 8, 2023, because it had to be rebid due to a certification technicality.

820280 Park Furniture and Fixtures Replacement

This project provides for the replacement of picnic tables, benches, bollards, bleachers, backstops, fencing, barbecues, pathway and parking lot lights/poles, drinking fountains, trash containers, retaining walls, and other fixtures. These fixtures require replacement as needed to address wear and tear and other conditions of use. This project is ongoing and has no specific start/end date.

825850 Swim Pools Infrastructure

This project provides for the replacement and/or repair of pool infrastructure and related components as necessary, based upon annual inspections by City staff. This project's scope includes equipment replacement for diving boards, pumps, and other miscellaneous items, as well as renovations such as pool relining, pool deck resurfacing, and replacement of the pool boiler heater for the joint-use agreement pool at Columbia Middle School and the joint-use agreement pool at Sunnyvale Middle School. This project is ongoing and has no specific start/end date.

827160 - Sunnyvale Tennis Center Court Rehabilitation

The Sunnyvale Municipal Tennis Center has 16 tennis courts, with a convenient on-site tennis pro shop open seven days a week. This project provides for epoxy sealing and line painting of sixteen courts at the Sunnyvale Tennis Center every five years. The project was awarded in FY 2024/25, with work starting in April 2025 and completing in May 2025.

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830310 Community Center Grounds Renovation and Enhancement

This project will provide a major renovation of the Community Center Grounds, initially built in 1973, to ensure its sustainability by enhancing recreational usability, increasing attractiveness, and reducing utility use. Based on community input, the scope may include a new restroom; replacement of pathway and parking lot lighting systems with energy efficient fixtures; replacement of the ornamental pond; construction of playground and picnic areas; replacement of portions of landscaped and ornamental grass areas and the associated irrigation/pump system; replacement of park fixtures, including benches and tables, with recycled plastic equipment; replacement of portions of drainage systems; replacement of portions of concrete pathways; and additional work required to connect interlinking areas. This project started on time on October 30, 2024, and is anticipated to be completed in FY 2025/26.

830380 - Las Palmas Park Renovation and Enhancement

This project will provide a major renovation of the facility, originally built in 1971, to ensure its sustainability by enhancing recreational usability, increasing attractiveness, and reducing utility use. Public input meetings will be held during the design phase to gather feedback from neighbors, park users, and other stakeholders. The input will help determine the scope of work.

The current scope includes replacement of the athletic field and bleachers/fencing; renovation of recreation buildings; new maintenance building; replacement of park lighting systems with energy efficient fixtures; renovation of ornamental pond and water play features; the addition of an auxiliary restroom, renovation of dog park; replacement of portions of landscaped and ornamental grass areas and the replacement of the irrigation/pump system; replacement of park fixtures, including benches and tables, with recycled plastic equipment; and replacement of portions of drainage systems. Proposed enhancements are in accordance with approved design and development guidelines for parks. Some features will have been renovated before the commencement of this project, within the scope of other capital projects, upon completion of their expected life-cycle, and in accordance with an established replacement schedule. As a result, they will not need to be included in the scope of this project. The current cost estimates were based on recent construction; the actual costs and scope could change pending public input during the design process. Funds in FY 2024/25 are for design (anticipated to take two years), and funds in FY 2026/27 are for construction.

830510 Plaza del Sol Phase II

Plaza del Sol is being constructed in phases, as approved by the Council in FY 2002/03. Phase I, which included construction of the basic plaza design, concrete paving, young trees, other screening, and selective decorative features, was completed in June 2004. Phase II includes enhancements to the basic plaza. The approved design consists of a garage roof ramp with a walkable/useable mound, play equipment, overhead lighting, misters, enhanced labyrinth, additional landscaping, vegetated shade, and planters/seal walls. A design consultant was selected in September 2021 to further develop the approved conceptual design and prepare bid and construction documents for Phase II Design. Construction was anticipated to begin in mid-2023 with completion in late summer 2024. However, the project was delayed until 2026 to allow redesign and fee negotiation to include Wi-Fi at the park and a replacement for the planned synthetic turf, per recent direction from the City Council.

830600 Lakewood Branch Library Facility

This project funds the construction of a branch library in the Lakewood Village neighborhood to increase access to library services for residents of north Sunnyvale. The estimated 20,000-square-foot library will

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be a collaboration among the city, Sunnyvale School District (SSD), and Fremont Union High School District (FUHSD). Construction was delayed until August 5, 2024, due to a permitting delay with the state and PG&E application for service and anticipated to be completed in FY 2025/26.

831340 Civic Center Modernization

On September 2, 2014, City Council made improvements to the Civic Center one of its strategic priorities. Council direction called for comprehensive community engagement to plan the Civic Center project prior to determining next steps.

In 2015 the City completed a feasibility study and conducted extensive community outreach on the project. Key outcomes included direction from Council to retain ownership of all land at the Civic Center and adoption of a Needs Assessment, Vision Statement, and Success Criteria. In 2016 the City developed a preliminary financing strategy and conducted a community survey to test the viability of a bond measure to fund the project. Falling short of the two-thirds majority to pass a bond, Council directed staff to pursue the project using a phased approach with Phase 1 focused on replacing City Hall and making improvements to the Public Safety Building. In FY 2017/18 a campus-wide Master Plan was adopted, which created a long-term vision for the campus and further defined planned improvements in the first phase of construction.

Design services for Phase I of the Civic Center Master Plan was approved by Council FY 2018/19. In August 2019, Council approved the schematic design and directed staff to proceed with design and construction procurement for Civic Center Phase I. In October 2020, Council awarded the construction contact of a new 119,874 square foot, four story, LEED Platinum, Net Zero Energy City Hall, a new 17,450 square foot, two story, LEED Gold Equivalent Emergency Operation Center, 17,450 square foot renovation of the existing Public Safety Building and site improvements that include 6 acres of open space, an outdoor amphitheater and Civic Plaza for \$174,117,000. Construction conclusion was extended from FY 2023/24 to FY 2025/26 to complete commissioning of an occupied building and microgrid approval with PG&E. Ongoing efforts on site and demolition work were completed after occupancy March 2023 which include completion Public Safety headquarters tenant improvements, construction of the utility yard, and programming of the microgrid.

831880 - Preschool Outdoor Play Area

This project provides dedicated outdoor programming space and storage at the exterior of the buildings that house the existing preschool programs at Murphy and Serra Parks. The improvements include a new non-slip surface for outdoor play, fencing with a lockable entry gate, and educational learning stations. The project began in February 2025 and is projected to be complete in FY 25/26.

832720 Washington Pool Infrastructure Replacement and Renovation

This project provides for the replacement and/or repair of pool infrastructure and related components as necessary, based upon annual inspections by City staff at the Washington Community Swim Center Pool. This project is ongoing and has no specific start/end date.

834330 Corn Palace Park Development

This project included design and construction of a new 2-acre public park at the Corn Palace II development site (1142 Dahlia Court). The park property is located at the northeast corner of Toyon

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Avenue and Lily Avenue and extends east to the Lawrence Expressway. Public Street improvements along Toyon Avenue and Lily Avenue were installed as part of the Corn Palace II development owned by a developer. Features include a shade structure, play equipment, open turf, picnic areas and fitness equipment. Construction started October 28, 2024, slightly delayed due to an extended lead time needed to receive the playground equipment. Construction is complete and park grand opening was June 27, 2025.

834680 Las Palmas Tennis Center Needs Assessment

This project commissioned an assessment study of the existing buildings at the Las Palmas Tennis Center. The purpose of the study was to evaluate the current condition of the buildings and determine the need for renovation or replacement. The study was also intended to assess the size and type of buildings to ensure the City is providing appropriate levels of service to the Sunnyvale tennis community. The assessment was completed in FY 24/25, but construction is anticipated in 2029 due to funding gaps. A new capital project is needed for the design and construction phase of this project.

834770 Lakewood Park Renovation and Enhancement

This project will provide a major renovation of the facility, originally built in 1964, to ensure its sustainability by enhancing recreational usability, increasing attractiveness, and reducing utility use. The current scope includes replacement of the athletic field with synthetic turf and bleachers/fencing; addition of a dog park, renovation of recreation, maintenance, and restroom buildings; replacement of the concession shack with a modular restroom/concession structure; replacement of park and building lighting systems with energy efficient fixtures; replacement of playgrounds; replacement of portions of landscaped and ornamental grass areas and the associated irrigation/pump system; replacement of park fixtures, including benches and tables, with recycled plastic equipment; replacement of portions of drainage systems; replacement of portions of concrete pathways; overlay of the asphalt parking lot; and the additional work required to connect interlinking areas. Construction is anticipated to start in 2026, which was delayed due to the redesign of synthetic turf to natural grass

Project Administration In-Lieu

Transfer to the Project Management Services General Service Fund to cover the indirect costs realized during the course of managing park-related capital projects.

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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.

Purpose of Fee: The City Council has adopted Sense of Place Fees for certain geographic regions of the City to fund streetscape and other improvements that will encourage pedestrian, bicycle, and public transit use. These improvements are necessary to mitigate the impact of higher intensity development on the surrounding environment that results from increased population and traffic. The funds are used for improvements such as bike lanes, pedestrian crossings, area markers, and other elements identified in the applicable Sense of Place plan adopted by the City Council. The geographic areas subject to Sense of Place fees are the Tasman/Fair Oaks Area, the Duane/Lawrence Expressway Industrial-to-Residential area, the Fair Oaks Junction area, the Peery Park Area, and the Lawrence Station Area (LSAP).

<u>Amount of Fee:</u>	Tasman Crossing/Fair Oaks Junction	\$ 1,901 per unit in the applicable areas
	East Sunnyvale, residential unit	\$ 3,637 per unit in the applicable areas
	East Sunnyvale, nonresidential sf	\$ 1.31 per sq. ft. in the applicable areas
	Perry Park Sense of Place	Ad hoc fees per conditions of approval
	LSAP, residential	\$2,784 per unit
	LSAP, nonresidential sf.	\$2.95 per sq. ft. in the applicable areas

Fund: Capital Projects Fund/Sense of Place Fees Sub-fund (3113)

FY 2024/25 Receipt and Use:

Beginning Balance as of July 2024	\$ 11,458,153
Resources	
Interest	384,420
Total Resources	\$ 11,842,573
 Total Expenditures/Transfers Out	 \$ 0
Ending Balance	\$ 11,842,573

Note: No interfund loans or refunds were made during FY 2024/25.

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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, Chapter 3.50)

Purpose of Fee: Transportation impact fees are collected from developers of projects that contribute to traffic to the local roadway system at levels defined as significant per the criteria of the City of Sunnyvale General Plan and the Santa Clara Valley Transportation Authority Congestion Management Program Transportation Impact Analysis Program. Funds are used for projects identified in the Sunnyvale General Plan Land Use and Transportation Element, adopted November 11, 1997, as required to maintain roadway intersection levels of service per City General Plan policy. Projects to improve the regional transportation system are identified through the City's *Resource Allocation Plan* process and are listed in the *Resource Allocation Plan*. These public improvements require various funding sources in addition to development impact fees, including federal, state, and regional apportionments and/or grant funding. Such funds are budgeted to the extent they can be reasonably projected. Sunnyvale has adopted a Capital Improvement Program (CIP) that provides the approximate location, estimated cost, and status of each proposed capital project, which is available to the public upon request and posted on the City's website. In addition, the City adopts the CIP as a component of its annual budget process, which is subject to extensive public input and public hearings. All transportation system improvements to support General Plan land use are anticipated to be completed by 2030.

<u>Amount of Fee:</u>	A. Impact Fee — Moffett Park Specific Plan	
	• Residential, per 1,000 net new sq. ft.	\$ 2,034.00
	• Office, per 1,000 net new sq. ft.	\$ 7,790.00
	• Research and Development, per 1,000 net new sq. ft.	\$ 4,241.00
	• Hotel, per 1,000 net new sq. ft.	\$ 2,553.00
	B. Impact Fee — Lawrence Station Area Plan	
	• Per Residential Unit	\$ 1,780.00
	C. Impact Fee — El Camino Specific Plan	
	• Residential, Per Dwelling Unit (net new)	\$ 48.50
	• Office, per 1,000 net new sq. ft.	\$ 181.00
	• Retail/Commercial, per 1,000 net new sq. ft.	\$ 427.00
	• Hotel, per 1,000 net new sq. ft.	\$ 74.00

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D. Impact Fee — Area South of State Route 237

• Single Family detached, per dwelling unit	\$ 4,711.00
• Multi-family attached, per dwelling unit	\$ 2,920.00
• Office, per 1,000 square feet	\$ 7,020.00
• Retail, per 1,000 square feet	\$ 8,738.00
• Industrial, per 1,000 square feet	\$ 4,570.00
• Research and Development, per 1,000 square feet	\$ 5,041.00
• Hotel, per room	\$ 2,825.00
• Uses not enumerated, per trip	\$ 4,711.00

C. Impact Fee — Industrial Area North of State Route 237

• Industrial, per 1,000 square feet	\$ 8,742.00
• Research and Development, per 1,000 square feet	\$ 9,645.00
• Destination Retail, per 1,000 square feet – check this	\$ 16,719.00
• Neighborhood Retail, per 1,000 square feet	\$ 8,360.00
• Hotel, per room	\$ 5,410.00
• Uses not enumerated, per trip	\$ 9,013.00

Fund: Capital Projects Fund/Transportation Impact Fees Sub-fund (3111)

FY 2024/25 Receipt and Use:

Beginning Balance as of July 2024	\$ 50,073,120
Resources	
New Fees Collected	2,690,757
Rental Income	434,712
Interest	1,716,785
Total Resources	\$ 54,915,374

Expenditures:

823911 - Bernardo Avenue Caltrain Under-crossing	\$ 6,624
% Funded by Fee:	50%
Origination Year:	2003
Planned Completion Year:	FY 30/31
832440 - Mary Ave Overcrossing Environmental Impact Report	\$ 43,588
% Funded by Fee:	100%
Origination Year:	2017
Planned Completion Year:	FY 25/26
832910 - Bernardo Avenue Bicycle Undercrossing Environmental Analysis	\$ 65,308
% Funded by Fee:	42%
Origination Year:	2018
Planned Completion Year:	FY 25/26

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832920 - East Sunnyvale Area Transportation Improvements	\$ 235,036
% Funded by Fee:	21%
Origination Year:	2018
Planned Completion Year:	FY 24/25
832970 - Peery Park Area Transportation Improvements	\$ 186,372
% Funded by Fee:	21%
Origination Year:	2018
Planned Completion Year:	FY 25/26
833000 - Sunnyvale SNAIL Neighborhood Improvements - ATP	\$ 158,618
% Funded by Fee:	20%
Origination Year:	2018
Planned Completion Year:	FY 24/25
833010 - Bicycle and Pedestrian Safety Improvements	\$ 112,346
% Funded by Fee:	100%
Origination Year:	2018
Planned Completion Year:	Ongoing
833020 - Future Traffic Signal Construction - 3111	\$ 8,863
% Funded by Fee:	100%
Origination Year:	2018
Planned Completion Year:	Ongoing
833850 - Sunnyvale Safe Routes to School Improvements	\$ 251,122
% Funded by Fee:	20%
Origination Year:	2019
Planned Completion Year:	FY 24/25
835630 - Stevens Creek Trail Extension (W. Remington Ave to W. Fremont Ave)	\$ 1,011
% Funded by Fee:	10%
Origination Year:	2020
Planned Completion Year:	FY 30/31
836040 - East Channel Trail Study	\$ 282,656
% Funded by Fee:	100%
Origination Year:	2022
Planned Completion Year:	FY 25/26

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Transfers:

General Fund In-Lieu		\$ 850,157
Origination Year:	Ongoing	
Planned Completion Year:	Ongoing	
Total Expenditures/Transfers Out		\$ 2,201,701
Ending Balance		\$ 52,713,673

Note: No refunds were made during FY 2024/25.

Description of Projects:

823911 Bernardo Avenue Caltrain Under-crossing

This project provides funding for the design and construction of the Bernardo Avenue Caltrain Undercrossing. The undercrossing will provide a bicycle and pedestrian connection on Bernardo Avenue, near Evelyn Avenue and Central Expressway, under the Caltrain tracks. The undercrossing will be important for bicycle and pedestrian circulation, which needs improvement in the western part of the city, and will also provide a viable connection to the northern part of the City, where many employers and high-density residential developments are located. This project is a partnership with the City of Mountain View. The City's Environmental phase is complete; however, Caltrain is on hold due to the government shutdown. Construction is planned in 2027.

832440 - Mary Avenue Overcrossing Environmental Impact Report

The project will complete the environmental impact report (EIR) for the Mary Avenue Overcrossing between the intersection of Mary Avenue and Almanor Avenue to the intersection of 11th Avenue and E Street. The overcrossing will span Routes 101 and 237. The project provides multimodal connectivity to support the level and type of development envisioned in the Moffett Park Specific Plan. The project will complete traffic analyses and environmental impact review associated with four project options including:

- A four-lane Mary Avenue with dedicated bike lanes and sidewalks
- A two-lane Mary Avenue with enhanced bike lanes and sidewalks
- A bicycle and pedestrian crossing
- Removal of the Mary Avenue overcrossing from the General Plan

Funds for this project are being used for the Environmental Clearance Phase and are expected to be completed in FY 2025/26. Construction is included in a different project.

832910 - Bernardo Avenue Bicycle Undercrossing Environmental Analysis

The Bernardo Avenue Undercrossing environmental analysis project will provide environmental clearance to allow construction of the undercrossing at a later date. The undercrossing will provide a bicycle and pedestrian connection on Bernardo Avenue, near Evelyn Avenue and Central Expressway, under the Caltrain tracks and Central Expressway. The City's environmental review is complete, and Caltrain is delayed due to the government shutdown. The project is expected to be completed in FY 2025/26. Construction is included in a different project.

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832920 East Sunnyvale Area Transportation Improvements

The East Sunnyvale Area Transportation Improvements project includes improvements in the East Sunnyvale Area Sense of Place (south of Highway 101 and west of Lawrence Expressway). All improvements are located in the East Sunnyvale Area as defined in the plan and include bicycle lanes and enhancements, transit stop upgrades, crosswalk installation and enhancements, Americans with Disabilities Act (ADA) compliant curb ramps, reduced curb radii at intersections, and bike box signal modifications. The project was necessary to advance the goals of the East Sunnyvale Area Sense of Place Plan and will encourage re-development as described in the plan. This project further provided the transportation upgrades listed in the plan for a synergistic transportation system for the area. The project began May 2023 and was completed in June 2025.

832970 Peery Park Area Transportation Improvements

The project scope has narrowed to include new sidewalks, Americans with Disabilities Act (ADA)-compliant curb ramps, and improvements to streetlighting, landscaping, and streets in the Peery Park Specific Plan for Potrero Avenue between Central Expressway and Maude Avenue. Since the plan was recently adopted, a few improvements have been implemented. However, new developments in the area will include improvements in compliance with the plan. This project will also provide the transportation upgrades listed in the plan to create a synergistic transportation system in the plan area. Bike lanes will be installed with buffers where possible and will also feature colored pavement at conflict areas. Transit stops will be upgraded to provide more amenities for existing transit users and attract new transit riders. Sidewalks will be installed along two main corridors in the area to provide a safer walking route for pedestrians. Curb ramps and traffic signals will be upgraded to ADA standards and facilitate safe and efficient movement of all modes of transportation.

The project design was completed in mid-2023. Construction is underway and will be completed in FY 2025/26.

833000 - Sunnyvale SNAIL Neighborhood Improvements – ATP

In 2016, Sunnyvale was awarded an Active Transportation Program (ATP) grant in the amount of \$4,847,000 for the environmental, design, and construction phases for implementing Active Transportation Improvements in the Sunnyvale's Sunnyvale Neighbors of Arbor including La Linda (SNAIL) and San Miguel neighborhoods. The original scope focused on improvements that are on the perimeters of Sunnyvale's SNAIL and San Miguel neighborhoods and intended to improve safety and expand connectivity to nearby schools and other destinations. However, after engaging with the community, and performing various studies, the City decided to prioritize providing active transportation improvements closer to the schools.

In March 2020, City submitted a Request of Scope Change to the Metropolitan Transportation Commission (MTC), Caltrans and California Transportation Commission (CTC) to revise the scope to include improvements in the immediate vicinity of the two schools. The City believed that these improvements would benefit more active transportation users. The request was reviewed and approved by CTC at its December 2020 meeting. The revised project installed curb extensions, high visibility crosswalks, advance yield markings, raised crosswalks, speed feedback signs and HAWK (High-Intensity Activated crosswalk) beacons, upgraded school path to current standards, enhanced bike lanes, and created new bike routes within SNAIL and San Miguel neighborhoods. Design was

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completed in FY 2022/23, and construction began FY 2023/24. Project completion is expected in Fall 2025.

833010 – Bicycle and Pedestrian Safety Improvements

The project will implement bike and pedestrian improvements at selected locations throughout the City in accordance with the City's Active Transportation Plan, which was adopted in 2020. The project will install improvements such as bicycle facilities, crosswalks, quick-build safety projects, green bike lanes, bike boxes, curb extensions, and ADA-compliant curb ramps throughout the city. This project is ongoing and has no specific start/end date.

833020 - Future Traffic Signal Construction

This project provides funding for new traffic signals and their communications systems. The locations of these signal improvements are often determined by safety and operational analyses of the intersections, community input, or changes in traffic conditions. This project is ongoing and has no specific start/end date.

833850 - Sunnyvale Safe Routes to School Improvements

At selected locations near Bishop Elementary School, the project installed bike lanes, high-visibility crosswalks, raised or paved crosswalks, and curb extensions. New bike lanes on Maude Avenue between Pastoria Avenue and Wolfe Road will improve safety and connect surrounding neighborhoods to Bishop Elementary School and other destinations like Fair Oaks Park, Sunnyvale High, and the commercial corridor on Mathilda Avenue. Despite this, new bikeway barriers will remain for students travelling along Sunnyvale Avenue. Therefore, this project considered a variety of improvements including removing slip lanes where possible to eliminate conflicts and reducing crossing distances, upgrading traffic signals, and installing ADA-compliant pedestrian signals, infrared bike detection systems, green bike boxes, high visibility crosswalks, and installation of a raised crosswalk in front of the school. In addition to the improvements, the project provided bicycle and pedestrian education programs. Construction started in March 1, 2023 and was completed June 2025.

835630 - Stevens Creek Trail Extension (W. Remington Ave to W. Fremont Ave)

The Stevens Creek Trail was originally planned to extend approximately five miles from the Bay Trail at Shoreline Park to McClellan Ranch Preserve in Cupertino. There is an existing gap from Dale Avenue/Heatherstone Way in Mountain View to McClellan Road in Cupertino. This gap is within the City of Sunnyvale from Remington Drive to Homestead Road. The project will perform environmental studies and preliminary design for the trail extension from Remington Drive to Fremont Avenue. At the end of this project scope, the trail extension will be environmentally cleared and enter into final design. The project has been on hold due to a budget shortfall. After a budget solution is identified and reviewed by Council, design is anticipated to restart in early 2026. Construction is expected to start in 2029, and the planned completion has been pushed out to FY 30/31.

836040 - East Channel Trail Study

The East Channel Trail Study will evaluate a multi-use trail along the length of the East Channel within Sunnyvale from Homestead Road to the Bay Trail. This study will evaluate existing

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conditions, identify design constraints, determine trail alignment options, and evaluate alternatives at the crossings of local roadways. The project recommendations will include safety improvements for bicycles and pedestrians along the length of the trail. This project will provide a guidance document that staff can build upon for the application of grants and inclusion into future design and construction projects. Upon completion, the East Channel Trail will enhance the walkability within the City and expand active transportation opportunities.

General Fund In-Lieu

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