

RESOLUTION NO. ____-14

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE AMENDING RESOLUTION NO. 650-14, THE
CITY'S FEES, RATES AND CHARGES RESOLUTION,
PERTAINING TO THE PARK DEDICATION IN-LIEU FEE LAND
VALUATION**

WHEREAS, the City Council of the City of Sunnyvale ("City") adopted Resolution No. 650-14, the Master Fee Schedule, on June 24, 2014; and

WHEREAS, City staff commissioned an appraisal report from Valbridge Property Advisors/ Hulberg Associates, Inc. ("Appraiser") for the purposes of establishing the fair market value of land for park dedication in-lieu fees; and

WHEREAS, the Appraiser identified eleven (11) property transactions, ten (10) of which are recommended as appropriate for consideration based on residential zoning or current use and one industrial parcel which does not reflect current residential land values, and has included information on the size of each property and the selling price of the land; and

WHEREAS, the Appraiser included adjustments to reflect factors such as entitlements and current market conditions so that a current range of values for unentitled land could be included; and

WHEREAS, this past year (2013 – 2014) land values have increased significantly, such that the ten recommended properties appropriate for consideration based on residential zoning or current residential use reflect a range in value from \$66 per square foot to \$142 per square foot as stated in the appraisal report; and

WHEREAS, City staff recommends a weighted land value of \$96 per square foot; and

WHEREAS, the City Council is empowered to impose reasonable fees, rates, and charges to offset the costs for municipal services; and

WHEREAS, the City desires to implement the Park Dedication In-Lieu Fee as set forth in Exhibit "A."

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

1. Section 4.01, "Planning Permit Fees" of the Master Fee Schedule, under section "Other Planning Items" subsection "Park Dedication In-Lieu Fee" is hereby adopted as set forth in Exhibit "A", attached hereto and incorporated herein.
2. The establishment of fees herein is exempt from the requirements of the California Environmental Quality Act pursuant to Public Resources Code 15378(b)(4) related to the creation of government funding mechanisms or other fiscal activities which do not involve any commitment to any specific project.
3. This resolution shall be effective sixty (60) days after adoption in accordance with Section 66017 of the California Government Code.
4. All other provisions of Resolution No. 650-14 shall remain in effect.

Adopted by the City Council at a regular meeting held on _____, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM:

City Attorney

**CITY OF SUNNYVALE
FISCAL YEAR 2014/15
FEE SCHEDULE**

	<u>Fiscal Year</u> 2014/15	<u>Charge</u> <u>Code</u>	<u>Object Level</u> 3 & 4	<u>Title</u> (Obj. Lvl. 3)	<u>Title</u> (Obj. Lvl. 4)
DEPARTMENT OF COMMUNITY DEVELOPMENT					
Park Dedication In-Lieu Fee - Average Fair Market					
Value per square foot					
Ch. 18.10 - Residential subdivisions	\$96.00	799928	1657 - 1	Park Dedication Fees	Subdivisions
Ch. 19.74 - Multi-family residential rental housing	\$96.00	799930	1657 - 2	Park Dedication Fees	Apartments