

Parkland Dedication Standards



***Council Study Session
September 30, 2014***

Background

- ***Parkland Dedication Standards established early 2012***
- ***Developed after the dedication and improvement of Swegles Park***
- ***Have clear direction and requirements***
- ***Some jurisdictions take dedication on a project by project basis***
 - ***San Jose, Santa Clara, Cupertino***

Purpose

- *To accept parkland as part of Development*
- *To maintain the health, welfare, and safety of the general public*
- *Manage risk*
- *Provide future flexibility*
- *Process – developer pays for all reports and testing*

Requirements

- *Environmental Phase I and II reports show that there are no materials of concern on the site*
- *Any materials of concerns are below current Environmental Screening Limits (ESL) or below Community Health Levels of Concern*
 - *ESLs provide screening levels for chemicals commonly found at sites with contaminated soil and groundwater.*
 - *ESL's are used for identification and evaluation of potential environmental concerns*
- *Property must be “Clean and Clear”*

Clean Requirements

- ***Identify all chemicals or materials of concern***
 - *Pesticides*
 - *Arsenic*
 - *Lead*
 - *Volatile Organic Compounds (VOC) in Soil*
 - *Soil vapor contamination*
- ***No blending or averaging - any “Hot Spots” must be removed***
- ***Site must be below ESL limits for non-restricted residential use***
- ***Complete any required mitigation and post testing***



Clear Requirements

- ***Free of any physical encumbrances***
- ***Remove all buildings, structures, or utilities above at or below ground***
- ***Pay all taxes and clear all liens***
- ***Prepare and record a grant deed***
- ***Pay title insurance and escrow fees***

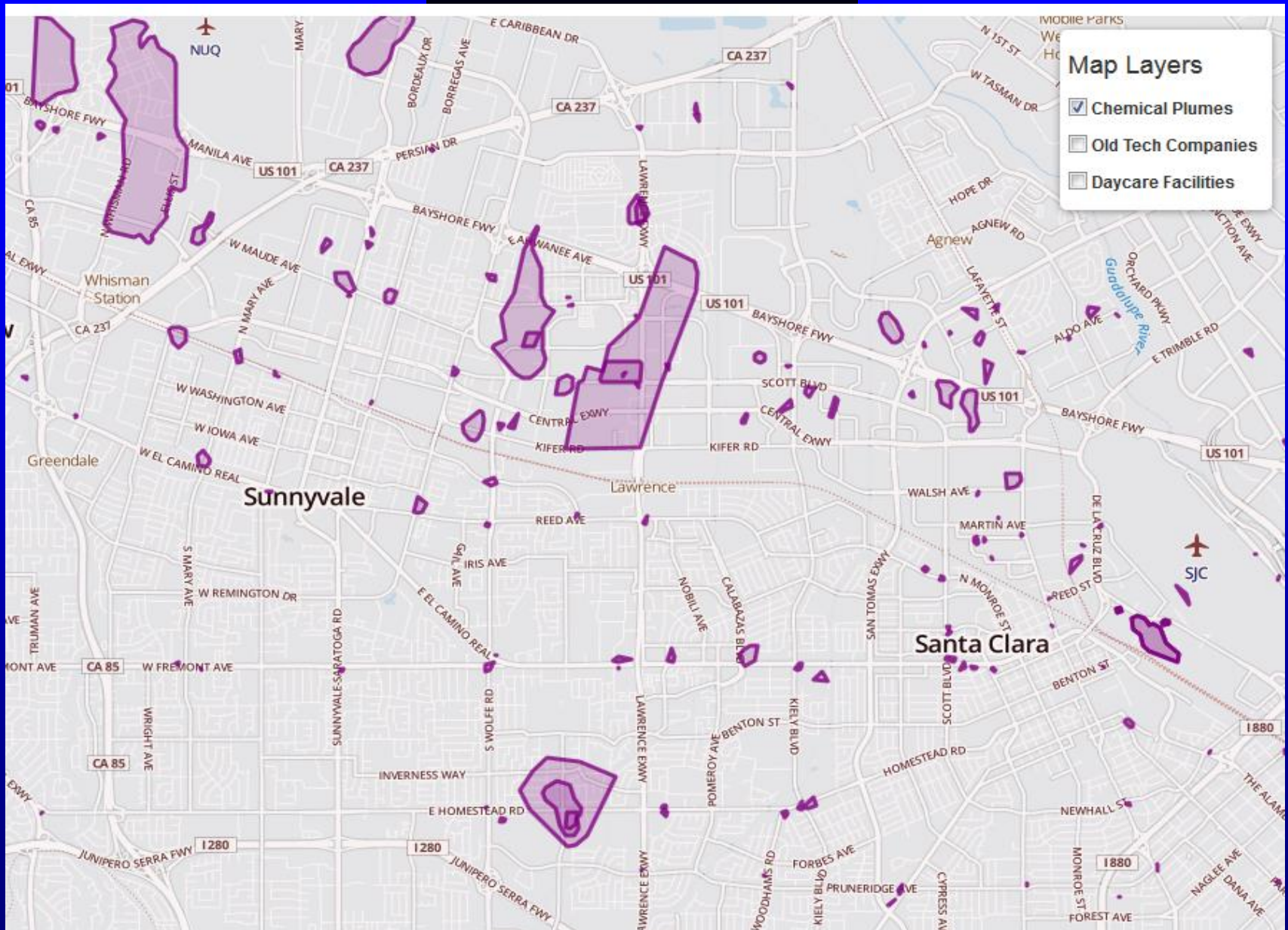


Key Items

- **MOST** soil contamination can be mitigated by removing and replacing
- **MOST** soil vapor contamination is caused by groundwater contamination
- Soil vapor mitigation is expensive and long-term
- Limited areas in Sunnyvale are of significant concern



Plumes



Current Parks

■ Seven Seas

- *Arsenic identified*
- *Remove and replaced soil between .5-2.5 feet*

■ Orchard Gardens Park Expansion

- *Below ESL levels*



Possible Next Steps/Options

- ***Science and analysis changes***
- ***Maintain current standard***
- ***Possible modifications***
 - ***Modify the residential ESL thresholds***
 - ***Differentiate between Soil and Soil Vapor***
 - ***Project by project basis***
- ***Modify from standards to guidelines***
- ***Staff to review alternatives – come back to Council***
- ***Any proposed modifications would still meet the Purpose***

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