TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER DEPARTMENT: COMMUNITY SERVICES
DATE: SEPTEMBER 18, 2006 CMR: 372:06
SUBJECT: ADOPTION OF AN ORDINANCE DE DICATING 6 ACRES OF LAND FOR PARK AND RECREATIONAL PURPOSES TO BE KNOWN AS THE STANFORD/PALO ALTO COMMUNITY PLAYING FIELDS FOR THE TERM OF A GROUND LEASE

RECOMMENDATION
Staff recommends that Council adopt an ordinance (Attachment A) reserving 6 acres of land owned by Stanford University and formerly known as the Mayfield School site, leased for 51 years to the City of Palo Alto beginning August 9, 2006, for park, recreation and/or conservation lands and uses. The dedication will remain in force until expiration of the lease or earlier.

BACKGROUND
On May 2, 2005, Council approved the City of Palo Alto/Stanford Development Agreement and Lease (CMR:236:05). A key element of that agreement provided the City with a six-acre playing field complex on the corner of El Camino Real and Page Mill Road. The construction of the playing field complex is complete and the City accepted the site from Stanford University on August 9, 2006 initiating the 51 years of the lease term. Under the terms of the Development Agreement, Stanford and the City agree to dedicate the site for park and recreation purposes during the lease term.

DISCUSSION
Article VIII of the City Charter states: “All lands owned or controlled by the City which are or will be used for park, playground, recreation or conservation purposes shall be dedicated for such purposes by ordinance.” Under the Palo Alto Municipal Code, all dedicated parklands are listed, with their legal description and map, in Title 22 of the Municipal Code.

The proposed park is consistent with and implements policies in the Comprehensive Plan that guides land use, community services and facilities. The Development Agreement and Ground Lease with Stanford University was approved by the City Council on May 2, 2005 and included use of the land and the construction, by Stanford University, of two soccer fields, parking, restrooms and other amenities. The adoption of the proposed park dedication further protects this property as park land under the terms of the Palo Alto Municipal Code and Charter.
RESOURCE IMPACT
Costs for the maintenance of the site were approved in the 06/07 budget. Revenue will be collected through fees to offset maintenance costs.

POLICY IMPLICATIONS
This recommendation does not represent any change to existing City policies.

ENVIRONMENTAL REVIEW
Dedication of this site as park land is exempt from the requirements of the California Environmental Quality Act (“CEQA”) under section 15061(b) of the CEQA Guidelines. In addition, an Environmental Impact Report (State Clearinghouse No. 2003082103 and CMR 236:05) was certified for the Development Agreement and Lease project which this action implements. The City has implemented the mitigation measures adopted by the City Council for the park.

ATTACHMENTS
Attachment A: Ordinance
Attachment B: Parcel Map

PREPARED BY: ____________________________________________
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CITY MANAGER APPROVAL: ________________________________
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