



CITY OF MENIFEE

SUBJECT: Quimby Assessment for Enclave (Tract 31456)
MEETING DATE: April 3, 2025
TO: Parks, Recreation and Trails Commission
PREPARED BY: Kori Jones, Senior Management Analyst
REVIEWED BY: Mariana Mitchell, Community Services Director
APPROVED BY: Mariana Mitchell, Community Services Director

RECOMMENDED ACTION

1. Review and approve Quimby Assessment for Enclave (Tract 31456) to meet project requirements of Municipal Code Chapter 7.75 Parkland Dedication and Fees.

DISCUSSION

The Enclave (Tract 31456) is a project located west of Valley Blvd, south of McCall Blvd. This development consists of 176 single family homes with various private amenities. As outlined in Menifee Municipal Code Chapter 7.75, a Quimby assessment is required for new residential development and determines the amount of parkland dedication required or fees to be paid in-lieu of parkland dedication by the project. A copy of the city code has been attached to this staff report and a map of the project location is provided in Image 1 below.

IMAGE 1 – PROJECT LOCATION MAP



The total parkland dedication required for the project is based on the number of single-family homes (SFU) in the community. This calculation for Nautical Cove is as follows.

$176 \text{ SFU} \times 2.85 \text{ Avg Pop} \times 5 \text{ acres per } 1,000 \text{ residents } (0.005) = 2.51 \text{ acres required parkland}$

Privately-owned and maintained park amenities and recreation facilities may receive up to half (50%) of the Quimby credit that would be granted for public amenities. This Quimby credit will offset the total amount of Quimby fee assessed to the project. Private walking trails and open space areas are not factored into Quimby credit as they are considered passive recreation as opposed to active recreation required under the Municipal Code.

The developer (KB Homes) has requested Quimby credit for private amenities to be owned and maintained by the homeowner's association, or HOA. These private HOA amenities, totaling 2.75-acres include:

- 2.75-acre Community Park
 - Picnic Space with BBQ
 - Tot Lot
 - Dog Park
 - Mini-golf course

Quimby Assessment Calculation

The parkland dedication and associated Quimby fee are calculated as follows based on the total number of single-family units (SFU) and appraised value of 1 acre of land.

$176 \text{ SFU} \times 2.85 \text{ Avg Pop} \times 5 \text{ acres per } 1,000 \text{ residents } (0.005) = 2.51 \text{ acres required parkland}$
 $2.51 \text{ acres} - 1.38 \text{ acres } (50\% \text{ Credit for HOA}) = 1.13 \text{ acres to be paid in fees}$
 $1.13 \text{ acres} \times \$165,000/\text{acre appraised} = \$186,450 \text{ Quimby Assessment Fee}$

Based on this calculation, staff recommends the approval of the combined Quimby credit and fee assessment as satisfying all Quimby requirements per MMC Chapter 7.75.

FISCAL IMPACT

The fiscal impact of this action will result in additional revenue in the amount of \$186,450 to Fund 620 Local Park (Quimby) Acct. 2620-00-XNC-XNCL-000-00000-437150.

STRATEGIC PRIORITY

Community Engagement and Social Infrastructure

PARK MASTER PLAN

Facilities and Amenities

- 1.4 Improve the current level of service throughout the City
 - 1.4c Refine the planning process to assure developer-built parks are where they are needed and include the amenities that are likely needed including local park amenity shortages.

ATTACHMENTS

1. Enclave HOA Amenities