



CITY OF MENIFEE

SUBJECT: Agreement with Canyon Heights Association for the Quail Valley Park Project

MEETING DATE: April 16, 2025

TO: Mayor and City Council

PREPARED BY: Kori Jones, Senior Management Analyst

REVIEWED BY: Mariana Mitchell, Community Services Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute an Agreement for Dedication and Use of Property and Escrow Instructions with the Canyon Heights Association for an approximately 10.45-acre parcel of land located in Quail Valley (Portions of Lot 160 and Lot 161 of Tract Map No. 30330-1); and
2. Accept the dedication and conveyance of the property for a total not-to-exceed amount of \$0, and with an appraised land value of \$90,000; and
3. Authorize the City Manager to execute any agreements or documents required for the dedication and conveyance of the property including but not limited to survey, title, escrow, and insurances as funded under Capital Improvement Project (CIP) No. 24-16, Quail Valley Park; and
4. Approve cancellation of outstanding code enforcement fees due from Canyon Heights Association to the City in an amount not to exceed \$5,908.55, following the close of escrow.

DISCUSSION

In September 2024, homeowners in the Canyon Heights area of Quail Valley reached a consensus through their homeowners' association to donate a privately held parcel to the City for development and maintenance as a public park. This parcel, approximately 11.85 acres in size, is designated as parkland in the Canyon Heights Specific Plan No. 272 adopted by Riverside County in 2003. Currently unmaintained and inaccessible to the public, the City aims to revitalize the property to establish the first city-maintained public park within the Quail Valley community.

In February 2025, the City obtained an appraisal through Dokken Engineering sub-contracted appraiser, Curtis Rosenthal, Inc. to determine the fair market value of the property. The appraisal report utilized Uniform Standards of Professional Appraisal Practice (USPAP) and valued the property at \$90,000. The definition of fair market value is taken from Section 1263.320 of the Code of Civil Procedure.

The existing property spans a total of 11.85 acres and is comprised of space designated for park use, undeveloped open space, a pedestrian bridge, and tot lot. Under the dedication agreement, the portion of the parcel containing the pedestrian bridge and tot lot would remain private property, with ownership retained by the Canyon Heights Homeowners Association (HOA). The remaining portion of the property (approx. 10.45 acres) would be dedicated to the City to be owned, developed, and maintained for public use as a city-maintained park. The appraisal amount was assigned only to the portion of property dedicated for city-use. Based on the location of the park, and absence of special tax assessment district for maintenance, future maintenance of the park would be supported through general funds. A detailed legal description of the property is included in the agreement attached to this report. A map outlining the portion of the property to be dedicated to the City has been provided in Image 1 below.

IMAGE 1: PORTION OF EXISTING PROPERTY TO BE DEDICATED TO THE CITY



As good faith negotiation, the agreement outlines City cancellation of \$5,908.55 in code enforcement fees assessed to the HOA for violations pertaining to land maintenance as stipulated under the Canyon Heights Specific Plan No 272. The HOA is still responsible for satisfying any outstanding utility bills and property taxes, prior to the close of escrow. Within ten days after closing, the City would cancel the outstanding code enforcement fees due from Canyon Heights shown below in Table 1 on the following page.

TABLE 1: CODE ENFORCEMENT ASSESSMENTS TO BE WAIVED

Fee Description	Fee Amount
Notice of Pendency dated October 21, 2024	\$ 5,646.30
Case No. CE-18-0297	\$ 137.25
Case No. CE-23-0774	\$ 125.00
Total Waiver of Assessed Fees	\$ 5,908.55

Park Development and Grant Funding

Development of the Quail Valley Nature Park is funded under Capital Improvement Project No. 24-16. This nature-themed park would contain recreation opportunities as well as an expansive open space suitable for nature walks and future Park Ranger interpretive programs. The park design would integrate existing natural features including pathways, native trees, and climbing rocks to help connect recreation with environmental stewardship. Additionally, adaptive elements would be incorporated to ensure accessibility for visitors of all ages and abilities. Environmental review studies are currently taking place at the site. Community workshops and the park design process are expected to commence in Winter 2025, with park construction expected to be completed in Winter 2026.

On October 7, 2024, the Community Services Department received notification that its grant application under the Outdoor Legacy Recreation Program (OLRP) was selected for funding. This federal grant, administered by the National Parks Service through the California State Parks Department, awards Menifee \$750,000 with a required City match, creating a total park development budget of \$1.5 million. The matching funds for CIP 24-16 are allocated from Development Impact Fees and Quimby (Local Park) development fees.

The development of Quail Valley Nature Park is a vital step in meeting key objectives outlined in the City's Parks Master Plan and General Plan. This project enhances Menifee's ability to reach national park access standards by providing at least five acres of parkland per 1,000 residents and ensuring all residents have access to a public park within five miles. As one of Menifee's oldest communities, Quail Valley has historically lacked accessible parkland, making this investment particularly significant. Additionally, the park will provide low-cost or free recreational programs, fostering inclusivity and environmental stewardship while expanding the City's parkland inventory.

STRATEGIC PLAN OBJECTIVE

Community Engagement and Social Infrastructure

FISCAL IMPACT

The fiscal impact of the agreement would result in a loss of General Fund revenue for Code Enforcement fees in the amount of \$5,908.55 and an acceptance of the property as an asset of the City valued at \$90,000. Additionally, future maintenance of the park and park amenities, as well as associated recreation programs, would require an investment from the General Fund and would be budgeted for in the corresponding years' budget.

ATTACHMENTS

1. Agreement for Dedication and Use of Property and Escrow Instructions