



CITY OF MENIFEE

SUBJECT: Agreement Amendment with Richland Planned Communities, Inc. for Phase IV of Golden Meadows Quimby Agreement

MEETING DATE: April 17, 2024

TO: Mayor and City Council

PREPARED BY: Mariana Mitchell, Community Services Manager

REVIEWED BY: Jonathan Nicks, Deputy City Manager

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute the First Amendment to the Quimby Agreement with Richland Planned Communities, Inc. for compliance of Tentative Tract Map 31194 in accordance with Government Code Section 66477 ("Quimby Act").

DISCUSSION

The Golden Meadows Development, Tentative Tract Map (TTM) 31194, Quimby Agreement was originally presented to the Parks, Recreation, and Trails Commission (PRTC) at the September 6, 2018 meeting. PRTC provided feedback to Richland Planned Communities, Inc. ("Developer") to ensure the parks met the City Park Development Guidelines and Quimby Act requirements to the benefit of the community. Ultimately, PRTC voted to recommend the City Council approve the proposed Agreement with the Developer regarding compliance of TTM 31194 Quimby Agreement. The Golden Meadows Quimby Agreement was brought before the City Council at the March 6, 2019 regular meeting and was approved.

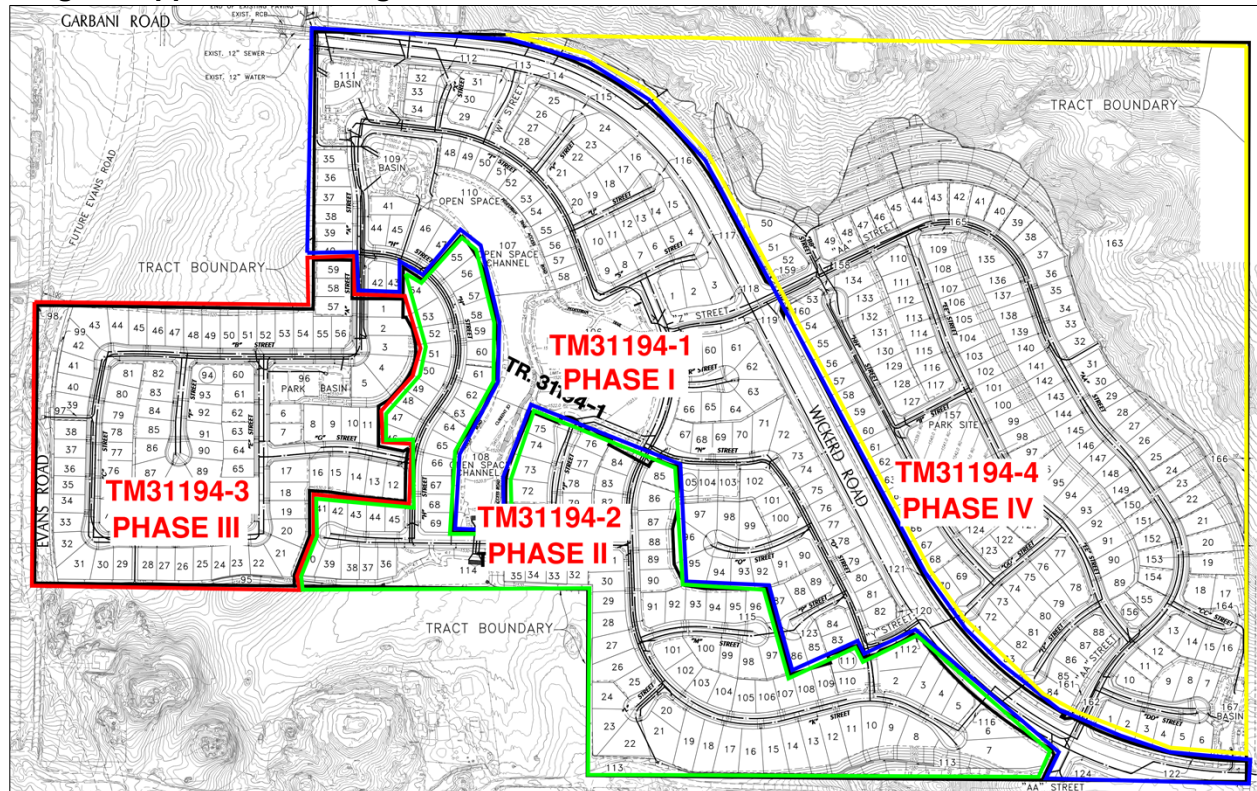
The existing Quimby Agreement outlines the following provisions:

- Development proposes 474 dwelling units, three parks, and two water quality basins within 206.8 acres of land
- Developer is required to provide 7.5 acres of parkland to meet its Quimby requirements
- Developer receives 5.35 acres of Quimby credit for the following amenities:
 - Home Owners Association (HOA) maintained park with soccer field, tot lot, restroom building, drinking fountains, picnic shelter, walking paths, etc.
 - HOA maintained park with tot lot, passive turf play areas, picnic shelter, walking paths, etc.
 - HOA maintained park with walking paths, picnic tables, benches, trash receptacles, fenced dog park, etc.

- Developer will pay the City in-lieu fees for the balance of the Quimby requirement of 2.15 acres in the amount of \$163,685.95.

The Golden Meadows Development is comprised of four distinct phases as indicated below in Image 1 below.

Image 1: Approved Phasing Plan – Golden Meadows



Since the approval of the original Quimby Agreement with Richland Communities, a Major Modification to Phase IV of the Golden Meadows development has been approved by City Council at the December 6, 2023 regular meeting. Updates in Phase IV that were approved in the Major Modification are:

- Increase of 79 lots for a total of 240 lots for Phase IV, bringing the project total to 552 dwelling units.
- Addition of 3.23 acre City maintained park with full-size basketball court, single stall restroom, solar lit walkways, themed playground equipment, picnic shelter, equestrian resting station, etc.
- Addition of 0.61 acre HOA maintained community center/pool.
- Deed restrict 49 acres as natural open space area to prohibit future development.
- Addition of equestrian friendly community trail with signage.
- And a number of other concessions and supplemental conditions to acknowledge and keep the rural character of the surrounding communities.

Upon the approval of the Major Modification by City Council, the project was brought before the PRTC on February 2, 2024. The updated park conceptual in Phase IV and the following calculation for parkland dedication was presented for approval:

- 240 Single Family (SF) Dwelling Units (DU) x 2.85 Avg. Person/Unit x 0.005 acres per 1,000 residents = 3.42 acres required for parkland dedication
- Privately-owned amenities are assessed at 50% of Quimby requirement per MMC Chapter 7.75 Parkland Dedication and Fees resulting in the 0.61 acres of HOA parkland to be calculated at 0.31 acres of Quimby Credit.
- 3.23 acre City maintained park + $[(0.61 \times 50\%) = 0.31] = 3.54$ acres of total parkland dedicated in Phase IV which exceeds the required 3.42 acres

Based on this calculation, PRTC unanimously approved the proposed parkland in Phase IV as satisfying all Quimby requirements per Menifee Municipal Code Chapter 7.75. In order to appropriately implement the updates to Phase IV, the original Quimby Agreement approved in 2019 requires an amendment to be approved by City Council.

STRATEGIC PLAN OBJECTIVE

Community Engagement and Social Infrastructure

FISCAL IMPACT

If approved, the amendment would result in a new total of \$124,541 in revenues (replacing the original calculated total of \$163,686) to Fund 620 Local Park (Quimby) as Phases I – III would continue to be assessed in accordance with the original Quimby Agreement utilizing the following calculations:

- 312 SF DU x 2.85 Avg. Person/Unit x 0.005 acres per 1,000 residents = 4.93584 acres required for parkland dedication
- Parkland Credit for HOA maintained parks: 3.3000 acres
- 4.93584 required acres – 3.3000 acres parkland credit = 1.63584 acres requiring payment of in lieu fees.
- 1.63584 acres x \$76,133 per acre = \$124,541 payment for in lieu fees

This reduction from the originally calculated fees by \$39,145 is due to the addition by the developer of newly dedicated parkland in Phase IV. These fees would be collected in an agreed-upon manner as development progresses and shall be budgeted as part of the respective year's budget.

ATTACHMENTS

1. First Amendment to Quimby Agreement
2. Original Quimby Agreement