



CITY OF MENIFEE

SUBJECT: Request for a Quimby Agreement Amendment for Golden Meadows Development (TM 31194)

MEETING DATE: February 2, 2023

TO: Parks, Recreation and Trails Commission

PREPARED BY: Mariana Mitchell, Community Services Manager

REVIEWED BY: Jonathan Nicks, Deputy City Manager

APPROVED BY: Jonathan Nicks, Deputy City Manager

RECOMMENDED ACTION

1. Review request from Richland Communities to amend the existing Quimby Agreement for Golden Meadows Development; and
2. Provide feedback for City Council consideration.

DISCUSSION

The Golden Meadows Development (TM 31194) Quimby Agreement was originally presented to the Parks, Recreation and Trails Commission (PRTC) at the September 6, 2018 Regular Meeting for a recommendation to City Council to approve the proposed Quimby Agreement with Richland Communities. PRTC provided feedback to the developer to ensure the parks met the City developed Park Development Guidelines to the benefit of the community and ultimately approved the recommendation of the proposed Quimby Agreement. The Golden Meadows Quimby Agreement was brought before the City Council at the November 7, 2018 Regular Meeting and was approved.

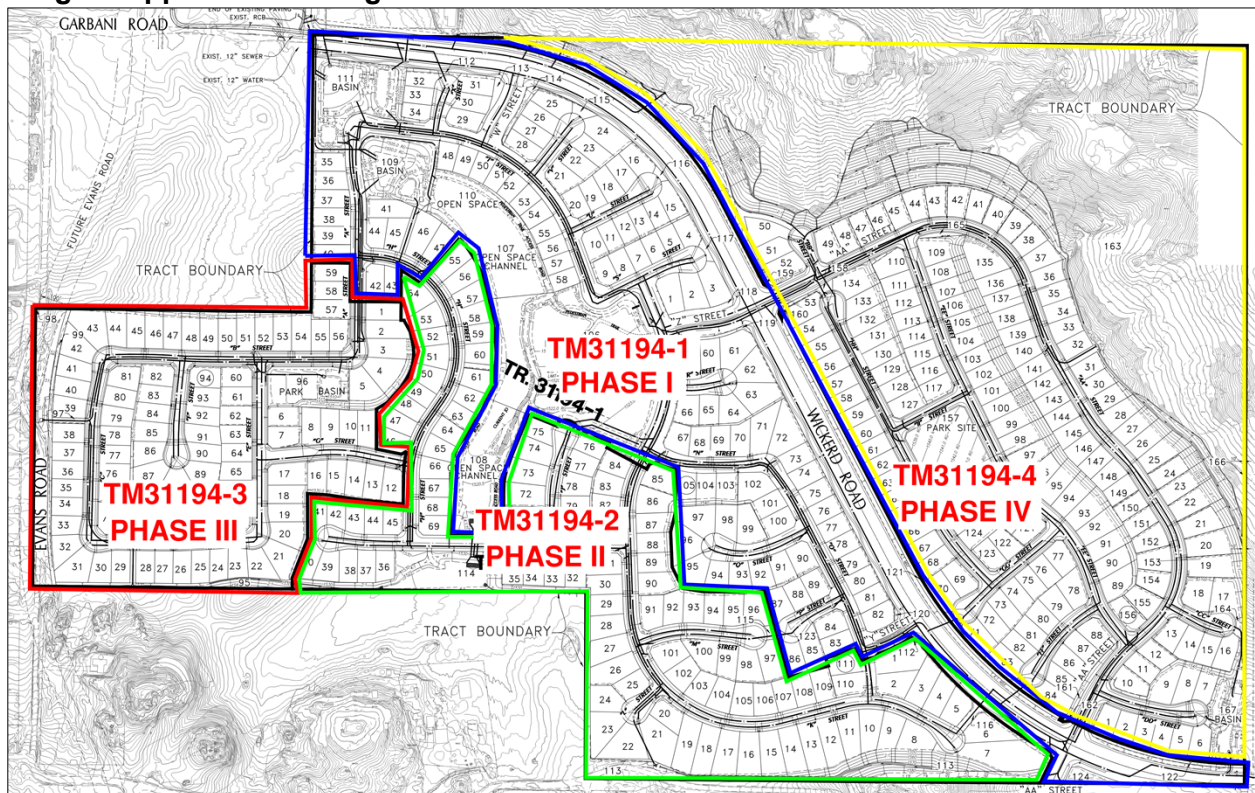
The existing Quimby Agreement outlines the following provisions:

- 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:
 - 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.

Image1: Approved Phasing Plan – Golden Meadows



Since the approval of the original Quimby Agreement with Richland Communities, the Municipal Code that governs the way fees are assessed in lieu of parkland dedication was officially updated on November 20, 2019 when City Council approved the update to Chapter 7.75 of the Menifee Municipal Code with Resolution 2019-285. Aside from updating the average population per dwelling unit, the biggest change came with the use of assessed land value instead of a predetermined fee per acre.

Richland Communities is now proposing a Major Modification to Phase IV by increasing the residential density by decreasing the minimum lot sizes and reconfiguring the approved lot lines within the approved development footprint.

The changes proposed to Phase IV by Richland Communities are identified in Table 1.

Table 1: Proposed Phase IV Changes

	Phase IV Dwelling Units	Project Total Dwelling Units
New – 2023	259	571
Original - 2019	161	474
Net Change	98	98

Due to the proposed Major Modification of the Golden Meadows Development impacting only Phase IV of the entire development, City staff decided to approach the Quimby Agreement amendment through only reassessing the changes in Phase IV in order to adhere to the updated Municipal Code Chapter 7.75. The additional 98 dwelling units proposed in Phase IV increases the parkland dedication required by 3.69 acres.

Through negotiations with Richland Communities, additional amenities to Phase IV were added to include the following:

- City maintained 3 acre park to include full-size basketball court, single stall restroom, solar lit walkways, themed playground equipment, picnic shelter, etc.
- HOA maintained pool

With the proposed updates, the Quimby Agreement would have to be amended as follows:

- Phase IV proposes 259 dwelling units, 1 park, and 1 pool within the existing footprint
- Developer is required to provide 3.69 acres of parkland to meet its Quimby requirement
- Developer receives 3.38 acres of Quimby credit for the additional park amenities notated above
- Developer will pay the remaining balance of the Quimby requirement of 0.32 acres based on the assessed land value per acre as determined by City approved appraiser

If recommended for approval, the Major Modification and Quimby Agreement amendment are scheduled to for Planning Commission review on February 8, 2023. Upon approval, the updates to the Golden Meadows Development would subsequently be presented to City Council for final approval.

FISCAL IMPACT

If approved, the updates to the Golden Meadows Quimby Agreement would increase revenue in Fund 620 (Local Quimby Fees) by the following amounts:

- Phase I – III
 - 1.64 Acres x \$76,133 per acre = \$124,541
- Phase IV
 - 0.32 Acres x Assessed Land Value = Quimby Assessment

ATTACHMENTS

1. Original Quimby Agreement
2. Location Map
3. Municipal Code Chapter 7.75
4. Updated Phase 4 Conceptual Plan