



CITY OF MENIFEE

SUBJECT: Quimby Assessment for Estrella (Tract 36803)

MEETING DATE: September 7, 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 and approve the Estrella (Tract 36803) draft proposal to meet Quimby requirements through Quimby Credit for private park and recreation amenities and payment of the assessed fee.

DISCUSSION

On November 20, 2019, the City adopted Ordinance 2019-285 adopting the 2019 California Building Code Mitigation Acceptance Fee Act as Chapter 8.03 in the Menifee Municipal Code (MMC) and Ordinance 2019-286 repealing Chapter 9.95 of the MMC and replacing it with Chapter 7.75 of the MMC governing the dedication of land and/or the payment of fees in the satisfaction of the project's particular Quimby requirements. The City requires sub-dividers to comply with the California Government Code Section 66477 through either the dedication of land or the payment of park development fees, commonly referred to as Quimby Fees, to mitigate the impacts of development projects on existing public parks and recreation facilities located throughout the City. Additionally, Chapter 7.75.080 of the MMC outlines the provisions for which sub-dividers may receive up to 50% credit for private active park and recreation amenities towards the requirement of land dedication or payment in lieu of fees.

The Tract Map 36803, also known as Estrella and formerly known as Menifee 80, is a subdivision of 29.31 gross acres of land located at the southeast corner of Holland Road and Evans Road – see Image 1 below for project location. The project, being developed by FPG Sun Menifee, LLC, will be comprised of 80 residential lots with both a Single Family Dwelling Unit as the primary dwelling and an accessory dwelling unit (ADU) for a total of 160 units. This project is a single-family build-to-rent, private, gated community intended to expand housing options within the Menifee Community. Recreation amenities include a recreation center, pool, playground, picnic areas, and tennis courts.

Image 1 – Project Location



The required parkland dedication for this project is calculated as follows:

80 Single Family Units x 2.85 Avg. Population per Unit x 0.005 = 1.14 Acres

80 ADU x 2.85 Avg. Population per Unit x 0.005 = 1.14 Acres x 50% = 0.57 Acres

TOTAL 1.71 Acres Required for Parkland Dedication

The Developer is seeking Quimby Credit for the HOA maintained park and recreation amenities in the project. In accordance with MMC 7.75.080, City staff is recommending granting 50% Quimby Credit for the active park and recreation amenities that includes the recreation center, pool, playground, picnic areas, and tennis courts which totals 0.96 acres and would result in a credit of 0.48 acres – see Attachment 2 for Park Space Area Exhibit.

FISCAL IMPACT

In accordance with MMC Chapter 7.75.070, the Developer was required to obtain a certified appraisal to determine the value of one acre of land within the subdivision, which was calculated

at \$190,000. Using this information, the Quimby Assessment for fees paid in lieu of parkland dedication would be as follows:

Staff Recommended Quimby Credit

1.71 Acres Required – 0.48 Acres Quimby Credit = 1.23 Acres Required

1.23 Acres Required x \$190,000 = **\$233,700 Assessed Quimby Fee**

The approved Assessed Quimby Fee will be paid to GL Account 620-3715 in lieu of dedicating parkland.

ATTACHMENTS

1. Menifee Municipal Code Chapter 7.75
2. Park Space Area Exhibit