



CITY OF MENIFEE

SUBJECT: Quimby Assessment for Adler Ranch (Tract 32628)

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 Adler Ranch (Tract 32628) 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 Meniffee 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 against the requirement of land dedication or payment in lieu of fees.

Tract Map 32628, also known as Adler Ranch, is a subdivision of 28.61 gross acres of land located on the southeast corner of the intersection of Antelope Road and Craig Avenue – see Image 1 below for project location. The project, being developed by FPG Tricon Meniffee Property, LLC, will be comprised of 211 Single Family Dwelling Units and 92 attached Multi-Family Units for a total of 303 Units. The project is a single-family rental home community intended to expand housing options within the Meniffee Community. Recreation amenities include a recreation center, pool, playground, picnic areas, and a dog park. Groundbreaking on this project took place in April 2023.

Image 1 – Project Location



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

211 Single Family Units x 2.85 Avg. Population per Unit x 0.005 = 3.00675 Acres

92 Attached Multi-Family Units x 5.48 Avg. Population per Unit x 0.005 = 1.14080 Acres

TOTAL 4.14755 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, and dog park which totals 1.42 acres and would result in a credit of 0.71 acres. However, the Developer would like to request the consideration of 2 additional pocket picnic areas for a total of 1.53 acres and would result in a credit of 0.765 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 \$240,000. Using this information, the Quimby Assessment for fees paid in lieu of parkland dedication would be as follows:

Staff Recommended Quimby Credit

4.14755 Acres Required – 0.71 Acres Quimby Credit = 3.43755 Acres Required
3.43755 Acres Required x \$240,000 = **\$825,012 Assessed Quimby Fee**

Developer Requested Quimby Credit

4.14755 Acres Required – 0.765 Acres Quimby Credit = 3.38255 Acres Required
3.38255 Acres Required x \$240,000 = **\$811,812 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