



Report to City Council

TO: Mayor and City Council

FROM: Jeremy Bubnick, Parks & Community Services Director

AGENDA DATE: April 5, 2022

TITLE: ADOPT A RESOLUTION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING AN ANNUAL ADJUSTMENT TO QUIMBY IN-LIEU FEES PURSUANT TO CHAPTER 3.40.110 OF THE MORENO VALLEY MUNICIPAL CODE

RECOMMENDED ACTION

Recommendation:

1. Adopt Resolution No. 2022-____, authorizing an adjustment to Quimby In-Lieu fees.

SUMMARY

This report recommends updating Quimby In-Lieu fees based on the Consumer Price Index (CPI) for the Riverside-San Bernardino-Ontario Metropolitan Area for the period of September 2020 – September 2021, as published by the U.S. Department of Labor Statistics in October 2021.

DISCUSSION

In 1975, the State of California passed the Quimby Act, allowing cities and counties to adopt local ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements. In-Lieu fees are required for residential developments of 50 or fewer lots or parcels. Dedication of parkland is required for residential developments of 51 or more lots or parcels. The City may elect to condition Quimby In-Lieu fees for residential developments of 51 or more lots or parcels if the location is not conducive to development of parks and recreation facilities. Quimby In-Lieu fees are not conditioned for non-residential land uses.

As established in the Quimby Act, for residential subdivisions the Moreno Valley General Plan specifies a parkland standard of three (3) acres per 1,000 residents. As new residential development occurs, maintenance of this minimum level of service standard is essential to provide adequate parks and recreational opportunities.

In 2000, the City Council adopted Ordinance 581 establishing the Quimby In-Lieu fee to be paid when new residential development does not dedicate land for parks or recreation facilities. The Quimby In-Lieu fee was developed to mitigate the additional requirement for park resources resulting from population increases due to new residential development. Staff is recommending approval of an adjustment to Quimby Fees as set forth in the attached resolution. This adjustment is based on the Consumer Price Index (CPI) for the Riverside-San Bernardino-Ontario Metropolitan Area for the period of September 2020 – September 2021, which is 6.8%.

Per Moreno Valley Municipal Code Section 3.40.110, Quimby In-Lieu fees shall be adopted annually by resolution of the City Council. Additionally, the City Council may authorize annual adjustments to Quimby fees to account for escalating land costs based on current market conditions. The following fee table, based on current CPI, is recommended for adoption and implementation.

Land Use	Current Fee (per Dwelling Unit)	Proposed Fee (per Dwelling Unit)
Single Family	\$1,989	\$2,124
Multi Family	\$1,477	\$1,577
Senior Housing	\$1,036	\$1,106

Recommended updates for Quimby In-Lieu fees were reviewed by the Parks and Community Services Subcommittee on March 1, 2022.

ALTERNATIVES

1. Approve the recommended action as presented in this staff report. ***This alternative is recommended by staff as this will update the fee for needs currently projected to meet population growth.***
2. Do not approve the recommended action as presented in this staff report. ***This alternative is not recommended as this will result in a fee structure that is insufficient to meet requirements for projected growth levels.***

FISCAL IMPACT

Revenue that will be generated by the Quimby In-Lieu fee is dependent on levels of new residential development in the City.

NOTIFICATION

Posting of the agenda.

PREPARATION OF STAFF REPORT

Prepared By:
Jeremy Bubnick
Parks & Community Services Director

Department Head Approval:
Jeremy Bubnick
Parks & Community Services Director

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

CITY COUNCIL STRATEGIC PRIORITIES

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

Objective 5.5: Promote a healthy community and lifestyle.

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

ATTACHMENTS

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

1. Quimby Fee Schedule Resolution No. 2022-

APPROVALS

RESOLUTION NO. 2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MORENO VALLEY, CALIFORNIA, ADJUSTING QUIMBY
IN-LIEU FEES

WHEREAS, in accordance with the provisions of Government Code Section 66477 (the "Quimby Act"), the City Council of the City of Moreno Valley ("City Council") adopted Ordinance 581 establishing the authority to require the dedication of land for park and recreation facilities or a payment in-lieu; and

WHEREAS, the City Council has determined that these fees should be established to provide for certain fees in-lieu of dedicating parkland required of certain types of new subdivisions located in or to be located within the City of Moreno Valley; and

WHEREAS, the City Council has determined that Quimby In-Lieu fees shall be adopted annually by resolution of the City Council; and

WHEREAS, the City Council may authorize annual adjustments to Quimby fees to account for escalating land costs based on current market conditions; and

WHEREAS, the proposed Quimby In-Lieu fees to be charged are appropriate and do not exceed the actual cost of parkland acquisition in the City of Moreno Valley,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

APPROVES THE ADJUSTMENT OF QUIMBY IN-LIEU FEES:

Single Family Unit	\$2,124
Multi Family Unit	\$1,577
Senior Housing Unit	\$1,106

The Quimby In-Lieu Fee Schedule as set forth above shall go into effect on the date that this resolution is approved and adopted.

APPROVED AND ADOPTED this 15th day of March, 2022.

Dr. Yxstian A. Gutierrez
Mayor
City of Moreno Valley

ATTEST:

Paul Bradvica, Deputy City Clerk

APPROVED AS TO FORM:

Steven Quintanilla, Interim City Attorney

Resolution No. 2022-____
Date Adopted: March 15, 2022

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Paul Bradvica, Deputy City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2022-__ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting held on the 15th day of March, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor)

PAUL BRADVICA, DEPUTY CITY CLERK

(SEAL)

Resolution No. 2022-__
Date Adopted: March 15, 2022