

Jefferson Ridge

Quimby Act Calculations & Code Citations

Calculations

2020 Census Population:	27,131	
Census Housing Units:	11,377	
Persons per Unit:	2.384	= (27131/11377)
Project Units:	121-124	(use 124 for purposes of the calculation)
Project Population:	296	= (124•2.384)
Land Threshold	3 acres/1000 persons	
Land Ded Req'd.	0.888 ac	= (3/1000) • 296
Suggested Dedication:	0.89 acres	

Note 1: This assumes the maximum dedication of 3 acres/1000 residents. The City can only require (as detailed below) a ratio of the *existing* neighborhood/community park acreage to current City population, which may be significantly less than 3 acres/1000 residents.

Note 2: Acceptance of a land dedication is entirely at the discretion of the City, based on criteria in the Quimby Act, as well as local municipal code addressing the process of accepting a land dedication vs payment of in-lieu fees.

Note 3: In-lieu fees are calculated by the City, “shall be equal to the fair market value of the land prescribed for dedication” pursuant to Quimby act thresholds. See Benicia Municipal Code, § 16.32.040(D)

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GOV §66477 – Quimby Act.

- [T]he dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons residing within a subdivision subject to this section, unless the amount of existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds that limit, in which case the legislative body may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons residing within a subdivision subject to this section.

- (A) The park area per 1,000 members of the population of the city, county, or local public agency shall be derived from the ratio that the amount of neighborhood and community park acreage bears to the total population of the city, county, or local public agency as shown in the most recent available federal census. The amount of neighborhood and community park acreage shall be the actual acreage of existing neighborhood and community parks of the city, county, or local public agency as shown on its records, plans, recreational element, maps, or reports as of the date of the most recent available federal census.
- <https://www.codepublishing.com/CA/Benicia/#!/Benicia16/Benicia1632.html#16.32.040>

