



CITY OF MENIFEE

SUBJECT: Quitclaim Deeds to Riverside County Flood Control and Water Conservation District for Storm Drainage Easements in Audie Murphy Ranch

MEETING DATE: February 21, 2024

TO: Mayor and City Council

PREPARED BY: Haile Ford, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve Quitclaim Deeds for Salt Creek/Clover Creek Lane Storm Drain Stage 3 Line A for two segments of Line A that run through a portion of Tract 28920-1; and
2. Approve Quitclaim Deed for Salt Creek/Destry Drive Storm Drain Stage 1 Line B for the segment of Line B that runs through a portion of Tract 31822-1; and
3. Approve Quitclaim Deeds for Salt Creek/Destry Drive Storm Drain Stage 1 Line B for two segments of Line B that run through a portion of Tract 36485-2; and
4. Approve Quitclaim Deed for Salt Creek/Destry Drive Storm Drain Stage 1 Line C7 for the segment of Line C7 that runs through a portion of Tract 36485-10.

DISCUSSION

On October 10, 2003, prior to the City's incorporation, the County of Riverside ("County"), Riverside County Flood Control and Water Conservation District (RCFC)("District"), and a developer, WL Homes, LLC (dba John Laing Homes), entered into a cooperative agreement recorded as Instrument No. 2003-800607 in the Official Records of Riverside County. This agreement established roles and requirements pertaining to the construction, inspection and acceptance of District drainage facilities associated with Tract 28920-1 in the Audie Murphy Ranch ("AMR") development. Upon the City's incorporation, the City assumed the roles and responsibilities formerly designated to the County as a party to the agreement.

On February 27, 2018, a separate cooperative agreement was executed between the City, the District, and developer Sutter Mitland 01, LLC, for additional tracts in AMR. This agreement was

also recorded in the Official Records of Riverside County as Instrument No. 2018-0108346, and pertains to the construction, inspection and acceptance of the District drainage facilities associated with Tracts 31822-1, 36485-2, and 36485-10.

Both agreements require that actions be taken to convey rights-of-way to the District that have been identified as required by the District to provide operation and maintenance of District drainage facilities. In accordance with these agreements, the District has now formally requested that the City proceed with the necessary actions to convey the rights-of-way for these drainage facilities by means of the attached quitclaim deeds. Each of the drainage right-of-way segments are shown on the attached location map and are described below.

Tract Map 28920-1 (TM28920-1) – This tract, recorded on March 26, 2004, as part of the AMR development, is a 140-lot single family home residential subdivision generally located south of Ridgemoor Road and east of Goetz Road, between Goetz Road and Murrieta Road. The improvements associated with TM28920-1 have been completed and accepted by the City. The improvements include two segments of the Salt Creek Clover Creek Lane Storm Drain Stage 3 Line A. One segment is located within a total area of 3,180 square feet (0.073 acre), which covers a portion of Assessor's Parcel Number (APN) 341-240-021 (RCFC Parcel No. 4142-500). The other segment is located within a total area of 645 square feet (0.015 acre), which covers a portion of APN 341-240-024 (RCFC Parcel No. 4142-501). These drainage facilities will be owned and maintained by the District, in accordance with the conditions of approval for the development of TM28920-1.

Tract Map 31822-1 (TM31822-1) – This tract, recorded on September 13, 2016, as part of the AMR development, is a 76-lot single family home residential subdivision generally located north of Newport Road and east of Goetz Road, between Goetz Road and Murrieta Road. The improvements associated with TM31822-1 have been completed and accepted by the City. These improvements include a segment of the Salt Creek Destry Drive Storm Drain Stage 1 Line B that is located within a total area of 14,337 square feet (0.329 acre), which covers portions of APNs 358-070-024 and 358-070-025 (RCFC Parcel No. 4379-500). This drainage facility would be owned and maintained by the District in accordance with the conditions of approval for the development of TM31822-1.

Tract Map 36485-2 (TM36485-2) – This tract, recorded on August 16, 2017, as part of the AMR development, is a 142-lot single family home residential subdivision generally located north of Newport Road and east of Goetz Road, between Goetz Road and Murrieta Road. The improvements associated with TM36485-2 have been completed and accepted by the City. The improvements include two segments of the Salt Creek Destry Drive Storm Drain Stage 1 Line B. One segment is located within a total area of 9,211 square feet (0.211 acre), and the other segment is located within a total area of 8,617 square feet (0.198 acre). Both segments of this drainage facility are located within a portion of APN 358-740-069 (RCFC Parcel Nos. 4379-501 and 4379-502). These drainage facilities would be owned and maintained by the District, in accordance with the conditions of approval for the development of TM36485-2.

Tract Map 36485-10 (TM36485-10) – This tract, recorded on March 28, 2018, as part of the AMR development, is a 50-lot single family home residential subdivision generally located north of Newport Road and east of Goetz Road, between Goetz Road and Murrieta Road. The

improvements associated with TM36485-10 have been completed and accepted by the City. The improvements include a segment of the Salt Creek Destry Drive Storm Drain Stage 1 Line C7 that is located within a total area of 668 square feet (0.015 acre), which covers a portion of APN 341-271-038 (RCFC Parcel No. 4379-503). This drainage facility would be owned and maintained by the District, in accordance with the conditions of approval for the development of TM36485-10.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with approval of this item. The various developers were responsible for all costs incurred in constructing the storm water drainage facilities. Upon acceptance of the project, the District would be responsible for the operation and maintenance of the District specific drainage facilities as identified in the attached agreements.

ATTACHMENTS

1. Project Location Map
2. Quitclaim Deeds – RCFC Parcel Nos. 4142-500 and 4142-501
3. Quitclaim Deed – RCFC Parcel No. 4379-500
4. Quitclaim Deeds – RCFC Parcel Nos. 4379-501 and 4379-502
5. Quitclaim Deed – RCFC Parcel No. 4379-503
6. Agreement – Instrument No. 2018-0108346
7. Agreement – Instrument No. 2003-800607