



## **CITY OF MENIFEE**

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SUBJECT: Quitclaim Deeds to Riverside County Flood Control and Water Conservation District for Storm Drainage Easements for Hidden Hills Tract 30142-1

MEETING DATE: May 17, 2023

TO: Mayor and City Council

PREPARED BY: Run Chen, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

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### **RECOMMENDED ACTION**

1. Accept the Right-of-way and Flood Control Improvements for Hidden Hills from KB Homes Coastal Inc., associated with the development of Tract Map 30142-1, located south of Craig Avenue and east of Evans Road; and
2. Approve Quitclaim Deed and Certificate of Acceptance for Hidden Hills for a portion of Parcel 2 of Parcel Map No. 15837, RCFC Parcel No. 4395-500; and
3. Approve Quitclaim Deed and Certificate of Acceptance for Hidden Hills for a Portion of Parcel 4 of Parcel Map No. 11586, RCFC Parcel No. 4395-501; and
4. Approve Quitclaim Deed and Certificate of Acceptance for Hidden Hills for a portion of Parcel 1 of Parcel Map No. 15395, RCFC Parcel No. 4395-502; and
5. Approve Quitclaim Deed and Certificate of Acceptance for Hidden Hills for a Portion of Parcel 2 of Parcel Map No. 15395, RCFC Parcel No. 4395-503.

### **DISCUSSION**

Tract 30142-1, also known as Hidden Hills Phase 1 by KB Home Coastal ("KB Homes"), is a 114 lot single family home residential subdivision generally located south of Craig Avenue and east of Evans Road. The Riverside County Flood Control and Water Conservation District (RCFCD) has accepted ownership of certain storm drain facilities constructed as a required condition of the development of Tract 30142-1.

On June 19, 2007, and prior to incorporation of the City, the County of Riverside Transportation and Land Management Agency (TLMA) and KB Homes entered into a cooperative agreement ("Agreement"), recorded as No. 2007-0481879 in the Official Records of Riverside County, pertaining to the construction, inspection and acceptance of District Drainage Facilities, County Drainage Facilities, and proposed public access and recreational amenities associated with Tract No. 30142-1. In June 2011, the Agreement was amended, restated, and recorded as No. 2011-0286885 ("Amended Agreement") to replace the agreement entered into with the developer prior to the City's incorporation. The Amended Agreement defines the roles and responsibilities for construction, inspection, and maintenance of multiple storm drain facilities including the Menifee Valley – Evans Road Channel. The Amended Agreement required the developer of Tract 30142-1 to construct interim and permanent storm drain facilities that would ultimately be owned and maintained by either the City or the District, as outlined in the Agreement.

There are existing access easements for drainage and storm drain purposes located in Tract 30142-1 and adjacent to the development in Tract 30142-2 that were previously dedicated to the County of Riverside prior to the City's incorporation. These dedications were offered, but not accepted in the final maps that were recorded in April 2010, and November 2012, for Tract 30142-1 and Tract 30142-2, respectively.

These easements were never formally accepted by the City from the developer and are now proposed for acceptance as the improvements have been completed and inspected. Following acceptance, portions of right-of-way of four parcels are proposed to be quitclaimed to RCFCD for operations and maintenance of District Drainage Facilities and County Drainage Facilities.

### **STRATEGIC PLAN OBJECTIVE**

Safe and Vibrant Community

### **FISCAL IMPACT**

There is no fiscal impact to the City related to this item. The developer was responsible for all costs incurred in constructing the storm drain facilities. Upon acceptance of the Project, RCFCD would be responsible for the operation and maintenance of specific drainage facilities as identified in the attached Amended Agreement.

### **ATTACHMENTS**

1. Project Location Map
2. Grant Deed – Doc # 2010-0262980
3. Quitclaim Deed – Parcel No. 4395-500
4. Quitclaim Deed – Parcel No. 4395-501
5. Quitclaim Deed – Parcel No. 4395-502
6. Quitclaim Deed – Parcel No. 4395-503
7. Amended Agreement