



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements at Salt Creek Channel, Parcel 13 of Parcel Map 32269, Audie Murphy Ranch, by Sutter Mitland 01, LLC.

MEETING DATE: July 19, 2023

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Accept the public improvements for drainage and water quality for the Salt Creek Channel located within Audie Murphy Ranch, north of Newport Road and east of Goetz Road; and
2. Adopt a resolution approving the grant deed and certificate of acceptance for the Salt Creek Channel.

DISCUSSION

Sutter Mitland 01, LLC is the developer of Audie Murphy Ranch (AMR) Parcel Map 32269, a subdivision of 991 acres into 24 parcels. The AMR development is generally located east of Goetz Road on both the north and south sides of Newport Road.

As part of the Project's Conditions of Approval, the Developer is required to deed the Salt Creek Channel to the City. The section of the channel to be transferred is located on the north side of Newport Road between Goetz Road and Normandy Road, identified as Parcel 13 of Parcel Map 32269, and includes a net area of 111.71 acres as shown in the attached Project Map. The parcel was originally approved by the County of Riverside to be included within the Audie Murphy Ranch Specific Plan (AMRSP) as a golf course. Amendment No. 4 to the AMRSP eliminated the golf course and preserved the Salt Creek Channel as a floodway/riparian area, while Amendment No. 5 incorporated water quality improvements to collect and treat storm water run-off flows conveyed to this portion of Salt Creek.

The Salt Creek Channel parcel includes riparian areas required to be left in a natural condition, as well as mowable areas, maintenance access roads, and water quality facilities along the south side of the channel. The natural areas are described in the Declaration of Restricted Covenants

recorded on March 5, 2008. The water quality areas are detailed in the Declaration of Restrictive Covenants recorded March 13, 2019. Water quality improvements constructed for the Project include eight basins along the south side of the parcel. These water quality basins are now complete and, as such, the Developer is requesting transfer of this portion of the Salt Creek Channel to the City to be incorporated into the City's maintenance system.

The Public Works Engineering Department has inspected the completion of the Salt Creek Channel improvements and determined that the improvements have been constructed in accordance with City specifications and standards and verified that all project conditions of approval have been met. Upon approval of this item, any grading securities posted as part of this Project would be released administratively per the City's Standard Policy and upon recordation of the deed.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The Developer has paid all necessary fees and deposits to cover the costs of the required inspections of the completed improvements. Ongoing maintenance costs for the improvements would be supported through approved Fiscal Year 2023/2024 operating budgets in Community Facilities District (CFD) 2012-1.

The current estimated value of the Salt Creek Channel improvements is \$1,509,000. This value does not include the value of the real properties, which is estimated at \$8,505,000 for a total parcel value of \$10,014,000. Once accepted, these facilities will be added to the City of Menifee Fixed Asset Report Inventory.

ATTACHMENTS

1. Project Map
2. Resolution; Exhibit A - Grant Deed; Exhibit B - Certificate of Acceptance