



CITY OF MENIFEE

SUBJECT: Quitclaim Deeds for Storm Drainage Easements for Heritage Lake Area No. 4 Tract 34406, Tract 34406-2, Tract 34406-3, Tract 34406-4, Tract 34406-5, and Tract 34406-6

MEETING DATE: August 2, 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

RECOMMENDED ACTION

1. Accept the Right-of-Way and Flood Control Improvements for Heritage Lake Area No. 4 from Standard Pacific Homes, associated with the development of Tract Map 34406; and
2. Approve Quitclaim Deeds for the transfer of maintenance easements to Riverside County Flood Control and Water Conservation District as follows:
 - a. Heritage Lake Area No.4 Line A for a portion of Lot 3 of Tract 30705-1, portion of Parcel 333-180-021, Tract 34406; and
 - b. Heritage Lake Area No.4 Line A for a portion of Parcel 333-710-085, portion of Aqua Drive and Sunrise Drive, Tract 34406-4; and
 - c. Heritage Lake Area No.4 Line A for a portion of Parcel 333-761-023, Aqua Drive, Tract 34406-2; and
 - d. Heritage Lake Area No.4 Line B for a portion of Parcel 333-761-022, Parcel 333-751-029, 333-750-030, Collier Drive, Tract 34406-2; and
 - e. Heritage Lake Area No.4 Line B for a portion of Glacier Bay Drive, Tract 34406-6; and
 - f. Heritage Lake Area No.4 Line C for a portion of Parcel 333-180-021, Tract 34406; and
 - g. Heritage Lake Area No.4 Line C for a portion of Parcel 333-700-084, Tract 34406-4; and
 - h. Heritage Lake Area No.4 Line C for a portion of Parcel 333-700-050, Tract 34406-5; and
 - i. Heritage Lake Area No.4 Line D for a portion of Parcel 333-700-083, Tract 34406-4; and
 - j. Heritage Lake Area No.4 Line Y for a portion of Parcel 333-800-038, Tract 34406-3.

DISCUSSION

Tract Maps 34406, 34406-2, 34406-3, 34406-4, 34406-5, 34406-6, collectively known as Heritage Lakes Area No. 4 by Standard Pacific Homes, is a residential subdivision of 851 lot Single-Family

lots. The development is generally located south of Matthews Road and west of Briggs Road as shown on the attached Project Location Map. The Riverside County Flood Control and Water Conservation District (District) has accepted ownership of certain storm drain facilities constructed as a required condition of the development of Heritage Lake Area No. 4.

On February 1, 2005, prior to incorporation of the City, the Romoland School District, County of Riverside, the District, Valley Wide Recreation and Park District, and Menifee Development, LLC entered into a Joint Community Facilities Agreement. The Agreement established the roles and responsibilities of the various agencies regarding the construction, inspection and acceptance of the District Drainage Facilities, County Drainage Facilities, and proposed public access and recreational amenities associated with Tracts No. 34406, 34406-1 thru 34406-6. In June 2013, the Agreement was amended to add the attached Supplement No. 4 to the Agreement, which established the City as a party to the Agreement and defined several easements and parcels to be conveyed to the District for flood control facility operation and maintenance.

The existing access easements for drainage and storm drain purposes located in Tract numbers 34406, 34406-2, 34406-3, 34406-4, 34406-5, and 34006-6 were previously dedicated to the County of Riverside. These dedications were offered to, but not accepted by, the City in the final maps that were recorded in June 2017, for Tract 34406 and 34406-2, February 2019, for Tract 34406-3 and 34406-6, September 2013, for Tract 34406-4, and June 2014, for Tract 34406-5, 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 the rights-of-way of several parcels are proposed to be quitclaimed to the District for operations and maintenance of District 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, the District would be responsible for the operation and maintenance of the specific drainage facilities as identified in the attached Agreement.

ATTACHMENTS

1. Project Location Map
2. Agreement
3. Supplement No. 4
4. Quitclaim Deed - APN 333-180-021(Parcel 4386-500)
5. Quitclaim Deed - APN 333-710-085
6. Quitclaim Deed - APN 333-761-023
7. Quitclaim Deed - APNs 333-761-022, 333-751-029, 333-750-030

8. Quitclaim Deed - Glacier Bay Drive
9. Quitclaim Deed - APN 333-180-021 (Parcel 4388-501)
10. Quitclaim Deed - APN 333-700-084
11. Quitclaim Deed - APN 333-740-050
12. Quitclaim Deed - APN 333-700-083
13. Quitclaim Deed - APN 333-800-038