



## **CITY OF MENIFEE**

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SUBJECT: Agreements with Riverside County Flood Control and Water Conservation District for Tentative Tract Map 36658, Cimarron Ridge Development by Cimarron Ridge, LLC

MEETING DATE: February 17, 2021

TO: Mayor and City Council

PREPARED BY: Yolanda Macalalad, Assistant City Engineer

REVIEWED BY: Yolanda Macalalad, Assistant City Engineer

APPROVED BY: Armando G. Villa, City Manager

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### **RECOMMENDED ACTION**

1. Approve Agreements among the Riverside County Flood Control and Water Conservation District (Flood Control), the City of Meniffee, and Cimarron Ridge, LLC (aka Van Daele Development), for the construction, inspection, ownership, operation, and maintenance of various Drainage Facilities associated with the development of Tentative Tract Map 36658, Cimarron Ridge development, located east of Goetz Road and south of McLaughlin Road; and
2. Authorize the City Manager to execute the Agreements.

### **DISCUSSION**

Tentative Tract Map 36658 (TTM 36658), also called Cimarron Ridge development, is a proposed subdivision of 740 acres of land into 756 single family residential lots, located east of Goetz Road and south of McLaughlin Road. The project will be developed in seven tract map phases, in consecutive order, with each map phase building backbone improvements consisting of streets, sewer, water, and drainage facilities to ensure the orderly development of the entire tract. The backbone drainage facilities include local and regional drainage facilities that will address the post development flows created by the development. The regional drainage facilities will be owned and operated by Flood Control once built per plans approved by both the City and Flood Control. The appurtenances and drainage facilities that are generally smaller than 36 inches in diameter will be owned and operated by the City. The property owner and developer, Cimarron Ridge LLC (aka Van Daele Development), will build the backbone improvements as required by TTM 36658.

To memorialize the responsibilities of Cimarron Ridge LLC, the City of Menifee and the Flood Control with regards to the construction, inspection, ownership and subsequent operation and maintenance of the drainage facilities, the three parties are entering into five cooperative agreements that are recommended for Council's approval.

The following is a summary of the recommended agreements identifying the tract map phases covered by each, the title of each agreement, and the Flood Control drawings that describe in detail the facilities to be owned and operated by the City and Flood Control. A map is also attached showing the project location, the proposed subdivision, the regional drainage facilities associated with each map phase and each cooperative agreement.

<b>Cooperative Agreement and Project No.</b>		<b>Agreement Title</b>	<b>Ref Flood Control Dwg No.</b>	<b>Tract Map Phase</b>
1	4-0-00304	Sun City-Hillman Street Storm Drain, Stage 3	4-1131	TR 36658-1 TR 36658-2
2	4-0-00308	Sun City-Cedar Court Storm Drain, Stages 2 and 3	4-1132	TR 36658-1 TR 36658-2
3	4-0-00309 4-0-00191 4-0-00192	Sun City-Skyward Trail Storm Drain, Stages 2 and 3 Sun City-Skyward Trail Northern Lateral Stage 1 Sun City-Skyward Trail Southern Lateral Stage 1	4-1133	TR 36658-3 TR 36658-4
4	4-0-00444	Sun City-Mica Court Storm Drain, Stage 1	4-1134	TR 36658-6 TR 36658
5	4-0-00443 4-0-00432 4-0-00445 4-0-00446	Romoland MDP Line A-14, Stage 1 Romoland MDP Line A-14a, Stage 1 Romoland-Ethanac Road Storm Drain, Stage 1 Romoland-Byers Road Storm Drain, Stage 1	4-1135	TR 36658-5 TR 36658-6

The drainage facilities described in the referenced Flood Control drawings consist of regional drainage lines, appurtenances (outlets, catch basins), storm drain lines 36 inches or less in diameter, dual purpose basins for flood control and water quality purposes, and debris basins. The Flood Control drawings are referenced in each cooperative agreement and were reviewed and approved by both the City of Menifee and Flood Control.

Attached to this report are copies of the five agreements, which were reviewed and approved by the City Attorney (as to form) and by Flood Control. Following approval by the City Council and the Riverside County Board of Supervisors, the five proposed agreements will be fully executed.

## **STRATEGIC PLAN OBJECTIVE**

Regular City Business

### **FISCAL IMPACT**

The developer is responsible for constructing all the drainage facilities that are the subject of the agreements. Upon completion and acceptance of the improvements, Flood Control will be responsible for the operation and maintenance of the Flood Control drainage facilities, and the City will be responsible for the drainage appurtenances and other auxiliary facilities identified in the approved drawings. TTM 36658 is within the boundaries of the City CFD 2015-2, Annexation 25 and will be levied special taxes to pay for the maintenance of all public improvements that the City will take over for maintenance.

The developer paid the necessary fees and deposits to cover staff and City Attorney's time in preparing and reviewing the agreement, hence there is no impact to the City General Fund.

### **ATTACHMENTS**

1. Location Map, TTM 36658 Phases, Boundaries of Cooperative Agreements
2. Hillman Street Storm Drain Cooperative Agreement
3. Cedar Court Storm Drain Cooperative Agreement
4. Skyward Trail Storm Drain Cooperative Agreement
5. Mica Court Storm drain Cooperative Agreement
6. Romoland MDP Line A-14, Line A-14a Cooperative Agreement