



CITY OF MENIFEE

SUBJECT: Second Reading and Adoption of an Ordinance Regarding the Development Agreement Amendment for Cimarron Ridge Specific Plan

MEETING DATE: March 5, 2025

TO: Mayor and City Council

PREPARED BY: Desiree McGriff, Associate Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

APPLICANT: Pulte Home Company, LLC

RECOMMENDED ACTION

1. Adopt an ordinance approving Amendment No. 3 to the Development Agreement for the Cimarron Ridge Specific Plan, located south of McLaughlin Road, east of Goetz Road, and west of Valley Boulevard.

DISCUSSION

At the February 19, 2025 City Council meeting, the City Council introduced the first reading of an ordinance to approve Amendment No. 3 to the Development Agreement (DA) (PLN24-0213) for the Cimarron Ridge Specific Plan. This is the required second reading for adoption. The ordinance will become effective 30 days from the date of adoption.

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

Should this amendment be approved, right-of-way (ROW) acquisition to facilitate the interim Valley Boulevard missing link roadway connection would be the City's responsibility. This project is already included in the City's Capital Improvement Plan (CIP) as CIP22-02: Valley Boulevard Widening and Missing Link. Funds for ROW acquisition have been allocated as a Transportation CIP project within the Menifee Valley Road and Bridge Benefit District (RBBD) Fund (2415-PWD-

CIPS-760000) and the Development Impact Fee (DIF) Citywide Circulation Fund (2526-PWS-CIPS-760000).

ATTACHMENTS

1. Ordinance – DA
2. Exhibit A – DA Amendment No. 3