

**RECORDING REQUESTED BY**

NAME: COMMUNITY DEVELOPMENT DEPT.

**WHEN RECORDED MAIL TO:**

NAME: CITY OF MENIFEE

ADDRESS: 29844 HAUN ROAD

CITY / STATE / ZIP: MENIFEE, CA 92586

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

**DOC # 2023-0135885**

05/12/2023 08:00 AM Fees: \$0.00

Page 1 of 8

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: CRISTINA #7700

(SPACE ABOVE FOR RECORDER'S USE)

Recorded for the benefit of the City of  
Menifee and exempt from recording fees  
pursuant to Government Section 27383

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**(DOCUMENT TITLE)**

**MINOR DEVELOPMENT AGREEMENT AMENDMENT  
by and between  
CITY OF MENIFEE  
and  
CIMARRON RIDGE, LLC  
REGARDING THE CIMARRON RIDGE SPECIFIC PLAN PROJECT  
Effective Date:  
May 11, 2023**



29844 Haun Rd. Menifee CA. 92586  
(951) 672-6777 | Fax (951) 679-3843  
cityofmenifee.us

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**DATE:** May 11, 2023

**TO:** Stephanie Roseen, Acting City Clerk

**CC:** Cheryl Kitzerow, Community Development Director

**FROM:** Desiree McGriff, Associate Planner

**RE:** **Minor Amendment to the Development Agreement (2014-002) for Road Improvement – Cimarron Ridge TR 36658**

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**Description of Road Improvement Agreement-**

The Minor Agreement is to amend the Development Agreement (2014-002) TR36658 (Cimarron Ridge) and is attached for the City Manager, City Clerk, and City Attorney's signatures, and is required to be recorded electronically to the Riverside County Assessor Clerk Recorder's office. The Agreement stipulates that *the developer seeks transfer of timing for completion of travel way improvements of Goetz Road, from Thornton Avenue to White Quartz*. Please see the attached Minor Amendment Agreement signed by Cimarron Ridge, LLC.

**Please return a PDF copy of the Fully Executed Agreements to Desiree McGriff at [dmcgriff@cityofmenifee.us](mailto:dmcgriff@cityofmenifee.us).**

Thank you,

Desiree McGriff, Associate Planner

Enc:  
Minor Amendment Agreement  
Pulte Memorandum  
Copy of Exhibit A

CITY OF MENIFEE AND CIMARRON RIDGE, LLC MINOR  
AMENDMENT TO CIMARRON RIDGE DEVELOPMENT  
AGREEMENT ENTERED INTO JUNE 7, 2017, TO CHANGE  
PLAN SCHEDULE FOR CERTAIN STREET SEGMENT  
IMPROVEMENTS

THIS MINOR AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN CITY OF MENIFEE AND CIMARRON RIDGE, LLC REGARDING THE CIMARRON RIDGE SPECIFIC PLAN PROJECT (“Minor Amendment”) is made and effective as of 5/11/23 (“Effective Date”) by the City of Menifee, a municipal corporation of the State of California (“City”) and Cimarron Ridge, LLC, a California limited liability company (“Developer”). City and Developer are collectively referred to herein as the “Parties” and individually as a “Party.”

RECITALS

- A. City and Developer entered into a Development Agreement By And Between City Of Menifee and Cimarron Ridge, LLC Regarding the Cimarron Ridge Specific Plan Project on June 7, 2017, (“Agreement”).
- B. On February 26, 2023, Developer submitted a letter (“Request”), Attached as Exhibit A herein, to the City to formally request a change to the plan schedule in the Agreement. The Request includes a map adjusting the timing of the development of the above-mentioned roads.
- C. Section 6.2.3. Administrative Adjustments of the Agreement authorizes the City Manager to, in his discretion, enter into Administrative Adjustments, including Minor Amendments. Minor Amendments include “variations to the location of structures that do not substantially alter the design concepts of the Specific Plan,” “variations in the location of utilities or other infrastructure connections or facilities not materially affecting design concepts,” or “similar modifications.”

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other valuable consideration, the Parties hereby agree as follows:

Section 1. Developer seeks to transfer the timing for completion of travel way improvements of Goetz Road from Thornton to White Quartz. In lieu of improving this segment of Goetz Road with the Tract 36658-2, White Quartz would be completed from Thornton to Goetz Road as an alternative north/south connection. Developer indicates that this would allow for the safe transition of public improvements to be completed. The map shown in Exhibit A and the schedule of building are incorporated herein.

Section 2. The City Manager is authorized to approve this Minor Amendment and does so in accordance with Section 6.2.3 of the Agreement.



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

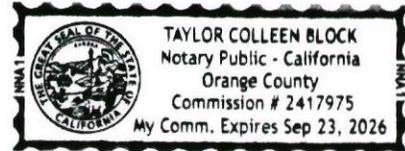
State of California  
County of ORANGE )

On MAY 10, 2023 before me, TAYLOR COLLEEN BLOCK, NOTARY PUBLIC  
(insert name and title of the officer)

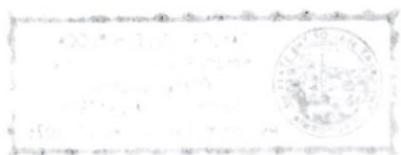
personally appeared DARREN WARREN,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the  
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Taylor Colleen Block (Seal)



Faint, illegible text or markings, possibly a signature or a date, located in the lower right quadrant of the page.

Section 3. No other provisions, sections, or terms of the Agreement are altered, amended, or changed other than that described above involving the timing complete of travel way improvements of Goetz Road from Thornton to White Quartz/Valley.

Section 4. The individuals executing this Minor Amendment represent and warrant that they have the right, power, legal capacity, and authority to enter into and execute this Minor Amendment on behalf of the respective legal entity of Developer and the City.

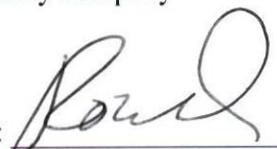
Section 5. This Minor Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, City and Developer have executed this Agreement as of the date first written above.

**“City”**  
**City of Menifee**, a municipal corporation

  
\_\_\_\_\_  
City Manager

**“Developer”**  
**Cimarron Ridge, LLC**, a California limited liability company

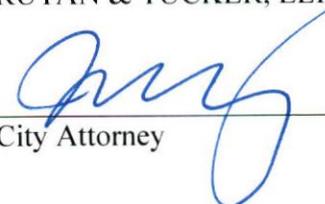
By:   
\_\_\_\_\_  
Its: ROBERT PARADISE  
V.P. LAND PLANNING & DEVELOPMENT.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**ATTEST**

  
\_\_\_\_\_  
City Clerk

**APPROVED AS TO FORM**  
**RUTAN & TUCKER, LLP**

  
\_\_\_\_\_  
City Attorney



City of Menifee  
29844 Haun Rd  
Menifee, CA

2/26/23

Attention: Cheryl Kitzerow

Re: Cimmaron Ridge Minor Mod/amendment

Please find this letter as the formal request to memorialize the change to the Cimmaron Ridge Improvement plan schedule, per the Specific Plan and the development agreement.

This change is to transfer the timing completion of travel way improvements of Goetz Rd from Thornton to White Quartz/Valley. The transfer then acknowledges the new timing to complete the travel way improvements from Thornton and then up White Quartz to the new Valley/Goetz Rd.

This allows for the safe transition of public improvements to be completed.

Please see the attached colored improvement schedule of improvements.

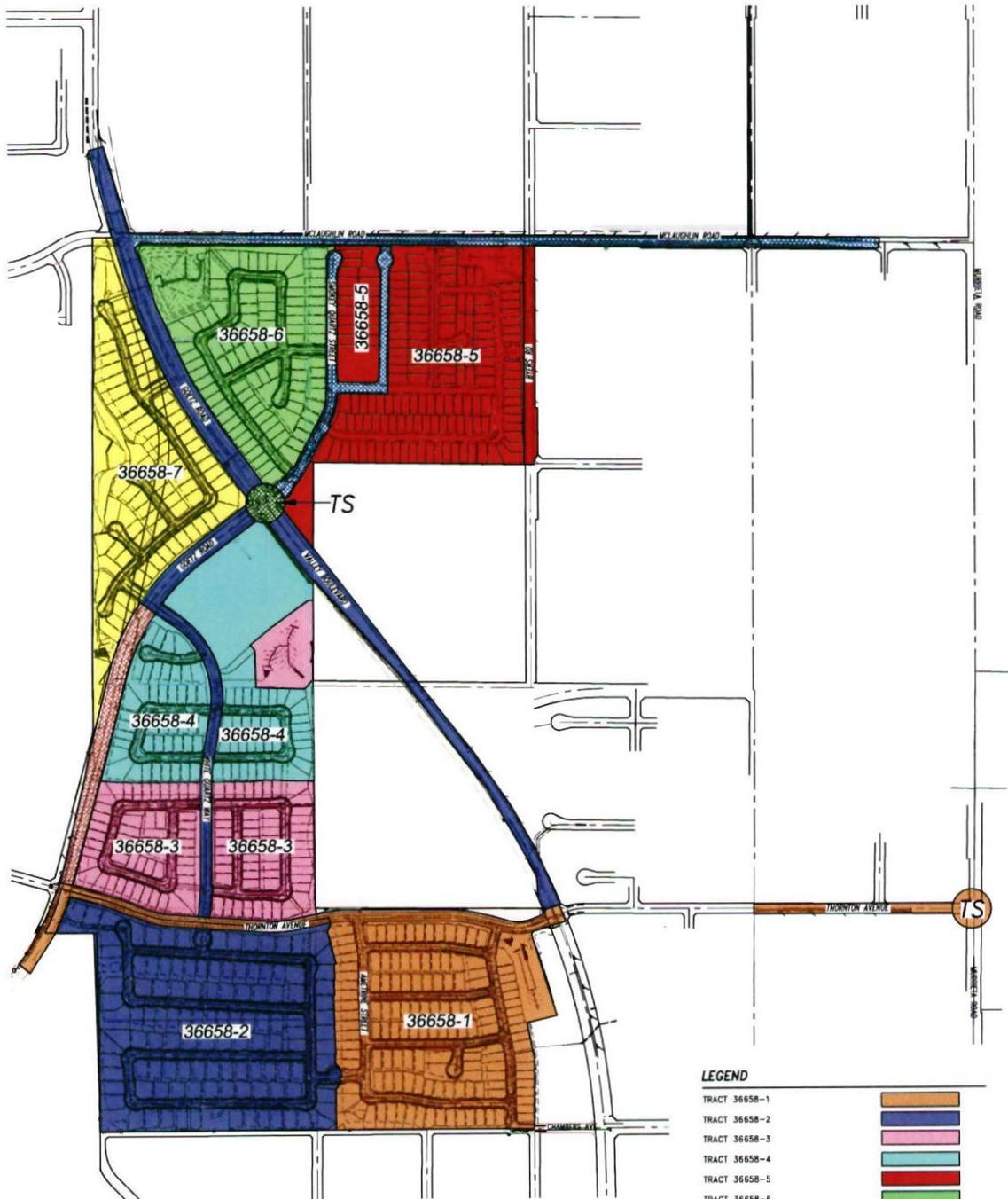
Also please note that the invoice attached herein is also paid.

Thank you for your help

Steven J Ford  
Pulte Home Co. LLC

27401 Los Altos , Suite 400 , Mission Viejo, CA 92691

# TRACT 36658 CIMARRON RIDGE IMPLEMENTING FACILITIES EXHIBIT A

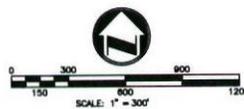


**LEGEND**

- TRACT 36658-1
- TRACT 36658-2
- TRACT 36658-3
- TRACT 36658-4
- TRACT 36658-5
- TRACT 36658-6
- TRACT 36658-7
- IMPROVEMENTS TO BE COMPLETED WITH THE 4TH MAP RECORDED
- IMPROVEMENTS TO BE COMPLETED WITH THE 5TH MAP RECORDED
- IMPROVEMENTS TO BE COMPLETED WITH EITHER -S, OR -6, WHICHEVER DEVELOPS FIRST
- TRAFFIC SIGNAL TS

DRAFT

\*SUBJECT TO APPROVAL OF REVISIONS TO THE DEVELOPMENT AGREEMENT, SPECIFIC PLAN, AND PROJECT CONDITIONS OF APPROVAL



**CIMARRON RIDGE  
IMPLEMENTING FACILITIES**  
**adkan  
ENGINEERS**  
Civil Engineering • Surveying • Planning  
8879 Airport Drive, Riverdale, CA 92554  
Tel: (951) 888-0241 • Fax: (951) 888-0058  
PREPARATION DATE : DECEMBER 2022