

ORDINANCE NO. 2020-299

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENIFEE APPROVING SPECIFIC PLAN NO. 2016-286 ("ROCKPORT RANCH"), WHICH ESTABLISHES THE ALLOWED LAND USES, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR A PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT KNOWN AS THE ROCKPORT RANCH SPECIFIC PLAN ON A TOTAL OF 79.68 GROSS ACRES ON PROPERTY SOUTH OF OLD NEWPORT ROAD, EAST OF THE LAKES RESIDENTIAL DEVELOPMENT, AND WEST OF BRIGGS ROAD

Whereas, on December 15, 2016, the applicant, The Abacherli Family Trust, filed a formal application with the City of Menifee for the approval of Specific Plan No. 2016-286 ("Project") to establish a Specific Plan on the property as identified as APNs 364-190-004 and 364-190-005; and

Whereas, the application for Specific Plan No. 2016-286 is being processed concurrently with applications for a General Plan Amendment No. 2016-287 to change the land use designation of the site from Agriculture (AG) to Specific Plan (SP), Change of Zone No. 2016-288 to change the zoning of the site from Agriculture (AG) (formerly Heavy Agriculture – 10 Acre Minimum [A-2-10] prior to adoption of the City's new Zoning Map) to the Rockport Ranch Specific Plan, and Tentative Tract Map No. 2016-285 (TR 37131) to subdivide 79.68 acres into 305 residential lots; and,

Whereas, on April 22, 2020, the Planning Commission held a duly noticed public hearing on Specific Plan No. 2016-286, considered all public testimony as well as all materials in the staff report and accompanying documents, which hearing was publicly noticed by a publication in the Press Enterprise, a newspaper of general circulation, an agenda posting, and notice to property owners within 500 feet of the Project boundaries and to the entire Tierra Shores residential neighborhood to the north as well as to persons requesting public notice; and

Whereas, at the April 22, 2020 Planning Commission public hearing, based upon the materials in the staff report and accompanying documents, public comment, and Planning Commission discussion, the City of Menifee Planning Commission recommended that the City Council adopt Specific Plan No. 2016-286; and,

Whereas, on May 20, 2020, the City Council held a duly noticed public hearing concerning the Ordinance, introduced and conducted a first reading of the Ordinance, and considered testimony and evidence at the public hearing held with respect thereto; and;

NOW, THEREFORE, the City Council of the City of Menifee does ordain as follows:

Section 1: *Consistency with the General Plan. The Specific Plan is consistent with the intent of the goals and policies of the General Plan and is not inconsistent with any element thereof.*

Consistency with General Plan

The current General Plan land use designation of the site is Agriculture (AG). The current zoning classification on the Project site is Agriculture (AG) (formerly Heavy Agriculture – 10 Acre Minimum [A-2-10] prior to

adoption of the City's new Zoning Map), which would allow heavy agricultural uses. The project includes a General Plan Amendment to change the land use from AG to Specific Plan, as well as a Change of Zone to modify the zoning from AG to Specific Plan.

The Project proposes a suburban residential development which constitutes an appropriate transition from the agricultural uses and open space to the east and the Wilderness Lakes RV Resort to the south, toward suburban residential uses to the north and west. The Project would be a continuation of the development pattern to the north and to the west and represents a logical stopping point for suburban style development within the City. The Project site is surrounded to the south, north and west by similar style residential and recreational development in terms of scale and intensity.

The proposed Rockport Ranch Specific Plan designates the Project area as the following residential Planning Areas 1, 2, 3, 4, and 5 for residential uses with a mix of lot sizes. Planning Area 1 designates 96 Courtyard dwelling units arranged similarly to multi-family units, and Planning Areas 2-5 designate 209 single-family units with lots ranging from 5,000 sq. ft. to 7,000 sq. ft. The mix of single-family homes and courtyard residential, with each type located in clusters of similar minimum lot sizes, equates to a Plan area total of Medium Density Residential (MDR), 2.1-5 dwelling units (DU)/acre.

The proposed Rockport Ranch Specific Plan provides land uses, development standards and design guidelines that implement the goals and policies of the General Plan, including providing a range of homeownership opportunities, concentrating growth in strategic locations near transportation options, providing well-designed transitions between land uses, supporting multimodal transportation opportunities, and adding private recreational and open space amenities. Roadways, trails, bike lanes, and enhanced landscape corridors have been incorporated into the Specific Plan. The pond areas in the southern portion of the Plan area will be reconfigured into a large lake area and utilized as storm water basins during rain events for flood protection of the site. Landscape design was carefully considered to buffer the Specific Plan area from land uses to the east while maintaining a sense of residential transition from the neighborhood to the west and the RV park to the south. Offsite improvements should help to connect existing neighborhoods with the Plan area. The project is compatible with surrounding land uses.

In addition, the Specific Plan is consistent with the following City of Menifee General Plan policies:

Land Use

- *Policy LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The Rockport Ranch Specific Plan is located adjacent to existing residential and recreational land uses along Old Newport Road and

Briggs Road. Residential land uses are sited to the north and west. County agricultural land is located to the east across Briggs Road, and an RV park is located to the south.

- *Policy LU-1.2: Provide a spectrum of housing types and price ranges that match the jobs in the city and make it possible for people to live and work in Menifee and maintain a high quality of life.*

Two main residential land uses are proposed within the Specific Plan area: a courtyard residential product and traditional single-family homes. These uses include a variety of lot sizes, which offer choices for homebuyers in different income levels. The smaller courtyard residential product can accommodate new homebuyers in the lower end of the economic spectrum, while lots ranging from 5,000 minimum square feet (sq. ft.) to 7,000 minimum sq. ft. can accommodate a range of income levels. This mix of unit sizes and types diversifies the Specific Plan area and creates a sense of community, where people from all ends of the spectrum can afford to live in an attractive neighborhood. Therefore, the Specific Plan provides a range of homeownership opportunities that allow potential residents to be able to afford to live and work in Menifee.

- *Policy LU-1.4: Preserve, protect, and enhance established rural, estate, and residential neighborhoods by providing sensitive and well-designed transitions (building design, landscape, etc.) between these neighborhoods and adjoining areas.*

Landscape design was carefully considered to buffer the Specific Plan area from land uses to the east while maintaining an appropriate transition from the neighborhood to the west and the RV park to the south. Building design standards were developed to provide a quality product that is complementary of the traditional rural elements found in Menifee, while also incorporating design elements that fit with newer residential development.

- *Policy LU-1.5: Support development and land use patterns, where appropriate, that reduce reliance on the automobile and capitalize on multimodal transportation opportunities.*

Proposed offsite improvements to the Specific Plan area will add a multi-use trail along the project frontage on Briggs Road, and bicycle lanes/routes along the project frontage of Old Newport Road and Tres Lagos Drive. Therefore, the Specific Plan is consistent with this goal.

- *Policy LU-1.6 Coordinate land use, infrastructure, and transportation planning and analysis with regional, county, and other local agencies to further regional and sub-regional goals for jobs-housing balance.*

This Specific Plan contributes to regional housing needs. However, the coordination necessary to meet this goal lies with the broader collaboration of the City of Menifee's land use planning and coordination with regional agencies.

- *Policy LU-1.7 Ensure neighborhood amenities and public facilities (natural open space areas, parks, libraries, schools, trails, etc.) are distributed equitably throughout the City.*

Developers and/or builders of the Rockport Ranch Specific Plan area will contribute fees in compliance with the Quimby Act, the city's park fee ordinance, and the City's Development Impact Fee ordinance and will contribute school fees to Menifee Union School District and Perris Union High School District. The city can then use those fees to acquire and/or build public facilities throughout the city in compliance with this General Plan goal.

- *Policy LU-1.9 Allow for flexible development standards provided that the potential benefits and merit of projects can be balanced with potential impacts.*

Development standards for this Specific Plan were established in accordance with the City of Menifee General Plan, and the County of Riverside's standards (as adopted by the City). In addition, as previously stated, the intent of the Specific Plan is to allow for a degree of design flexibility to respond to future conditions.

- *Policy LU-3.1 Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.*

The developer of the Rockport Ranch Specific Plan area worked with all appropriate utility providers to provide adequate facilities to support the project. The design and placement of those utilities and facilities complied with the city's General Plan and Development Code.

- *Policy LU-3.2 Work with utility providers to increase service capacity as demand increases.*

Appropriate capacity is available for the Specific Plan area. As part of the Community Development Department's typical entitlement review process, the project was provided to and reviewed by the applicable utility purveyors. Eastern Municipal Water District (EMWD) provided a "will serve letter" dated March 12, 2018 for water and sewer services.

- *Policy LU-3.4 Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.*

Developers of the Rockport Ranch Specific Plan area have secured service availability confirmation and agreed to offsite improvements for infrastructure services. Rockport Ranch will provide offsite improvements to Briggs Road, Old Newport Road, and Tres Lagos Drive. The project is also required to pay their fair share toward offsite improvements at the intersection of Menifee Road and Newport

Road and the intersection of Briggs Road and Holland Road. These payments would satisfy their fair share contribution to the city's infrastructure improvements.

- *Policy LU-3.5 Facilitate the shared use of right-of-way, transmission corridors, and other appropriate measure to minimize the visual impact of utilities infrastructure throughout Menifee.*

The Project Applicant worked with city and utility engineers to provide a comprehensive utility and landscaping right-of-way plan, which reduced visual impacts along Old Newport Road, Briggs Road, and Tres Lagos Drive.

There are existing Southern California Edison (SCE) overhead lines along Briggs Road and Old Newport Road. The existing SCE overhead poles with two 12kV distribution lines and SCE communication lines along Old Newport Road will be converted to underground lines. The existing overhead poles with two 115 kV transmission lines along Briggs Road (14 poles total) will be relocated into the parkway behind the curb, gutter, and sidewalk. The transmission lines and poles will remain overhead on the newly relocated poles; however, the SCE distribution lines and SCE communication lines will be converted to underground lines.

- *Policy C-1.1 Require roadways to:*
 - *Comply with federal, state and local design and safety standards.*
 - *Meet the needs of multiple transportation modes and users.*
 - *Be compatible with the streetscape and surrounding land uses.*
 - *Be maintained in accordance with best practices.*

All roadway development within the Rockport Ranch Specific Plan, and external roadways within rights-of-way, will comply with all local, state, and federal design and safety standards. The Specific Plan has incorporated multi-modal transportation options and will be compatible with surrounding land uses. Internal roads will be maintained by the HOA. External roadways in rights-of-way will be maintained by the city and/or county (i.e., easterly half of Briggs Road).

- *Policy C-1.2 Require development to mitigate its traffic impacts and achieve a peak hour Level of Service (LOS) D or better at intersections, except at constrained intersections at close proximity to the I-215 where LOS E may be permitted.*

The development will mitigate its traffic impacts as required by findings within the EIR prepared concurrently with the Specific Plan. Traffic related mitigation measures are included within the Mitigation

Monitoring and Reporting Program, which is an attachment to the EIR resolution.

- *Policy C-1.3 Work with Caltrans, RCTC, and others to identify, fund, and implement needed improvements to roadways identified in the citywide roadway network.*

The project will provide offsite improvements to Briggs Road, Old Newport Road, and Tres Lagos Drive. The project is also required to pay their fair share toward offsite improvements at the intersection of Menifee Road and Newport Road and the intersection of Briggs Road and Holland Road.

- *Policy C-1.5 Minimize idling times and vehicle miles traveled to conserve resources, protect air quality, and limit greenhouse gas emissions.*

The project location is close to Newport Road/Domenigoni Parkway and I-215. The proximity to both roadways will reduce the miles travelled and idle times for vehicle trips generated within the Specific Plan area. Additionally, fair-share contributions and/or mitigation requirements will be used to offset idling at key areas identified in the EIR.

- *Policy C-2.1 Require on- and off-street pathways to:*
 - *Comply with federal, state, and local design and safety standards.*
 - *Meet the needs of multiple types of users (families, commuters, recreational beginners, exercise experts) and meet ADA standards.*
 - *Be compatible with the streetscape and surrounding land uses.*
 - *Be maintained in accordance with best practices.*

All development within the Rockport Ranch Specific Plan, and roadways within rights-of-way, will comply with all local, state, and federal design and safety standards. This Specific Plan has incorporated off-street pathways be compatible with surrounding land uses and will be accessible to all users including ADA standards. Internal pathways will be maintained by the HOA. External pathways within rights-of-way will be maintained by the city with a developer contribution to the city via a Community Facilities District.

- *Policy C-2.2 Provide off-street multipurpose trails and on-street bike lanes as our primary paths of citywide travel and explore the shared use of low-speed roadways for connectivity wherever it is safe to do so.*

Select improvements will add Community Trails and roadways. Tres Lagos Drive will incorporate a Class II bike lane and Old Newport

Road will include a Class III bike route. Briggs Road will feature a community trail.

- *Policy C-2.4 Explore opportunities to expand the pedestrian and bicycle networks; this includes consideration of utility easements, drainage corridors, road rights-of-way, and other potential options.*

The Rockport Ranch Specific Plan will implement the latest design and engineering standards to develop pedestrian networks where feasible. The Specific Plan will expand both the pedestrian and bicycle networks by adding a pedestrian network throughout the project site, bike lanes along Tres Lagos Drive and Old Newport Road, and a community trail along Briggs Road.

- *Policy OSC-1.2 Require a minimum of 5 acres of public open space be provided for every 1,000 city residents.*

Developers of the Rockport Ranch Specific Plan will pay fees according to the City of Menifee's Municipal Code and Quimby resolution setting the amount of Quimby Fees, or as subsequently amended thereafter.

- *Policy OSC-1.7 Ensure that parks and recreational facilities are well-maintained by the responsible agency.*

The project is required to form an HOA to ensure maintenance of private open space within the development. Open space within public easements will be maintained by the City with a contribution in the form of a fee paid by the developer and/or builder to the City of Menifee via annexation into a Citywide Community Facilities District (CFD).

- *Policy OSC-2.1 Develop recreational trails for hiking biking, and equestrian use throughout the city, making them, to the extent feasible, accessible to people of different neighborhoods, ages, and abilities.*

A multi-use community trail will be provided on Briggs Road along the Specific Plan area's frontage.

- *Policy OSC-2.9 Ensure safety along recreational trails through appropriate lighting, signage, and other crime prevention through environmental design (CPTED) strategies.*

Safety features will be incorporated on internal and external trails.

- *Policy OSC-6.1 Protect both existing farms and sensitive uses around them as agricultural acres transition to more developed land uses.*

The proposed project is located on the site of a former operational dairy. The existing site is not located within an agricultural preserve, nor is the site under a Williamson Act contract. Exhibit OSC-5 of the City of Menifee General Plan, Open Space Element shows the existing agricultural land use as an infill site surrounded by residential and recreational land uses to the north, south, and west. The transition to the proposed Specific Plan zoning, which includes residential and open space land uses will be a more appropriate use of the land and is consistent with the existing land uses to the north, south, and west. Therefore, the proposed transition to Specific Plan area for residential and open space land uses does not conflict with this policy.

Consistency with Community Design Element.

Although the Community Design Element section of the City of Menifee General Plan is optional, the Rockport Ranch Specific Plan is compliant with the Element. The Community Design Element seeks to establish a level of quality in the built environment for a visually pleasing living experience. It is for those reasons the Community Design Elements were crafted. Goals CD-1: Community Image, CD-2: Rural Design, CD-3: Design Quality, CD-4: Corridors and Scenic Resources, CD-5: Economic Development Corridor Design, and CD-6: Community Design Features form the core vision of the look and feel for the City of Menifee.

Design of the Rockport Ranch Specific Plan area considered the past uses of the site and created a development with a distinct visual character. Architecture was selected for its unique and attractive facade and utilized several different home styles and types to give the neighborhood a varied appearance. Landscaped open spaces were designed to blend the architecture into the built community environment thereby creating a sense of place. Landscaped greenways were designed to give public roads a pleasant view as residents traverse through the Plan area.

Consistency with Housing Element.

Housing Element has identified sites within the Specific Plan area that meet the City's affordable housing sites under the RHNA. Section 65863 of the Government Code prohibits cities from allowing their inventory of available sites to be insufficient to meet their remaining unmet RHNA share for lower and moderate-income housing. California Government Code Section 65863 requires cities to make certain findings that the remaining housing element sites can accommodate the RHNA requirements by income level.

The Menifee Housing Element states that General Plan designations in the range of 20.1-24.0 dwelling units/acre can be used to meet the City's Very Low- and Low-income requirement of 2,495 units. The City has designated a number of parcels with that residential density to both vacant land and under-utilized sites in Romoland towards meeting the Very Low and Low RHNA numbers for 2014-2021. All these parcels provide for a total 3,063 potential units thereby exceeding the RHNA criteria by 568 units. Implementation of the Project would not conflict with the City's ability to

meet the affordable housing requirements due to the extra capacity of potential sites in the City of Menifee. The Housing Element assumes no residential units on the Project site as it is currently zoned for Agriculture. The Project would develop 305 single-family residences and would not demolish existing housing. Thus, implementation of the Project would not conflict with the City's ability to meet the affordable housing sites as identified in the Housing Element.

The Project would be consistent with or otherwise would not conflict with any of the adopted Housing Goals. Additionally, the Project would provide 305 residential homes on lot sizes ranging from multifamily-type courtyard to 5,000 sf to 7,500 sf in size, which would assist the City in meeting its share of the Moderate and Above Moderate regional housing need. The mix of single-family homes and courtyard residential, with each type located in clusters of similar minimum lot sizes, equates to a Plan area total of Medium Density Residential (MDR), 2.1-5 dwelling units (DU)/acre. This Specific Plan must incorporate or otherwise not hinder the following Housing Element goals HE-1: Housing Diversity, HE-2: Neighborhood Quality, HE-3: Housing Assistance. To achieve these goals the development plan for Rockport Ranch will include a variety of unit styles, unit bedroom counts, home square footage, and lot sizes that offer a range of economic opportunities to potential home buyers. An assortment of single-family homes and single-family courtyard homes are included in the Plan area to increase the homeownership opportunities for all income levels and to help satisfy the requirements included within the Housing Element.

For these reasons, the Specific Plan is consistent with the City's General Plan objectives, policies, and programs.

Section 2: *The Specific Plan prescribes reasonable controls and standards for affected land uses to ensure compatibility and integrity of those uses with other established uses.*

The Project site is bounded as follows: Old Newport Road and Tierra Shores single-family residential development to the north; Wilderness Lakes RV Resort to the south; The Lakes residential development to the west; Briggs Road, Ramona Egg Ranch, and agricultural fields to the east.

The proposed Specific Plan is compatible with the surrounding land uses. A General Plan Amendment and Change of Zone is proposed concurrently so that the Project is consistent with land use designations and zoning classifications. The Land Use Plan of the Specific Plan was designed to ensure compatibility of proposed land uses with other established uses. The project places residential uses adjacent to the existing residences and recreational uses surrounding the site. The lot sizes and development standards of the specific plan are consistent with surrounding existing residential developments. The height, colors, materials, and development fabric are consistent with the surrounding development to the north and west. The Project will contrast with the rural agricultural uses to the east in terms of the development fabric. When placed in the context of the development to the north, west, and south, and utilizing Briggs Road as an "urban growth limit" of the City, the Project is appropriate in its location.

Briggs Road is the City/County boundary. It is planned as a Major (4 lanes, divided) roadway according to the City of Menifee General Plan and therefore will act as a barrier to the transition between residential and agricultural uses.

The Project will provide enhanced landscaping along roads that border the Project, including Old Newport Road, Briggs Road, Tres Lagos Road, and Laguna Vista Drive, including new entryway monuments, masonry walls, and plants suited to local soils and climate. Trails in the Plan area have been designed to link the community to the adjacent streets outside of the Specific Plan with two access points connecting to Briggs Road, one access point to Old Newport Road, and one access point to Tres Lagos Drive.

In addition, the lighting plans will be reviewed to ensure shielding and acceptable light levels at these adjacent uses. The Land Use Plan of the Specific Plan was designed to ensure compatibility of proposed land uses with other established uses. The project places residential parcels adjacent to the existing residences surrounding the site. The lot sizes and development standards of the specific plan and incorporated into the tentative tract map design are consistent with surrounding existing residential developments. Therefore, the Specific Plan prescribes reasonable controls and standards for affected land uses to ensure compatibility and integrity of those uses with other established uses.

Section 3: *The Specific Plan provides reasonable property development rights while protecting environmentally sensitive land uses and species.*

The property development rights are compatible and consistent with surrounding developments and the adopted City of Menifee Municipal Code. The proposed density and intensity of the Specific Plan is reasonable based on site and other constraints, including but not limited to drainage and surrounding existing and planned roadway infrastructure. The EIR contains an analysis of project impacts on surrounding sensitive land uses. All impacts related to the project's impact on surrounding land uses were determined to be less than significant.

The Project is not located in a Criteria Area or Conservation area of the Multiple Species Habitat Conservation Plan and does not contain any sensitive riparian/riverine habitat or vernal pools. Biological reports were conducted to determine sensitive species onsite and applicable mitigation measures included in the EIR were included for their protection.

Therefore, the Specific Plan provides reasonable property development rights while protecting environmentally sensitive land uses and species.

Section 4: *The Specific Plan provides for the protection of the health, safety, and/or general welfare of the community.*

The Specific Plan will not result in conditions detrimental to the public health, safety, or general welfare as designed. The associated entitlements

have been reviewed and conditioned by the City of Menifee Community Development, Engineering, Building and Safety and Fire Departments to ensure that it will not create conditions materially detrimental to the surrounding uses. Conditions of approval for those concurrent entitlements include substantial landscaping, park, and other amenities to support the proposed residential component, roadway improvements, a network of bike lanes/routes, fire infrastructure, and drainage improvements that will benefit the project site and surrounding areas.

In addition, environmental impacts resulting from the implementation of the Specific Plan have been analyzed in the EIR. The EIR determined that potential impacts would all be less than significant with the necessary mitigation incorporated, except for significant and unavoidable impacts to Air Quality. A Statement of Overriding Considerations is included for the EIR stating that the impacts of the project are acceptable and outweighed by the benefits of the project. Except Air Quality, the proposed entitlements are not anticipated to create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the project vicinity.

Section 4: *Compliance with California Environmental Quality Act (CEQA). Processing and approval of the tentative tract map application are in compliance with the requirements of CEQA.*

An EIR has been completed for the project and recommended for certification by the City Council pursuant to a separate Resolution. The potential impacts of the maximum development permitted by the Specific Plan was analyzed in the EIR, which the Planning Commission has considered as part of its proceedings.

Section 6: Establishment of Specific Plan.

The City Council hereby approves Specific Plan No. 2016-286 establishing a Specific Plan on the property as identified as APNs 364-190-004 and 364-190-005.

Section 7: Effective Date.

The Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

Section 8: Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivision, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 9: Notice of Adoption.

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, cause this

Page 12 of 12
Specific Plan No 2016-286
May 20, 2020

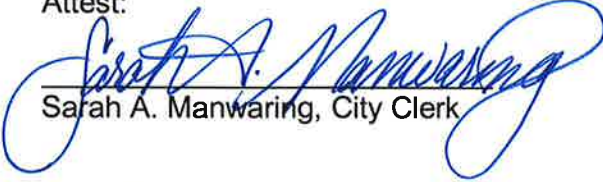
Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Section 36933(c).

This Ordinance was first introduced and read at a regular meeting held on the 20th day of May, 2020 and **PASSED, APPROVED AND ADOPTED** at a regular meeting held this 3rd day of June, 2020.



Bill Zimmerman, Mayor

Attest:



Sarah A. Manwaring, City Clerk

Approved as to form:



Jeffrey T. Melching, City Attorney



STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF MENIFEE)

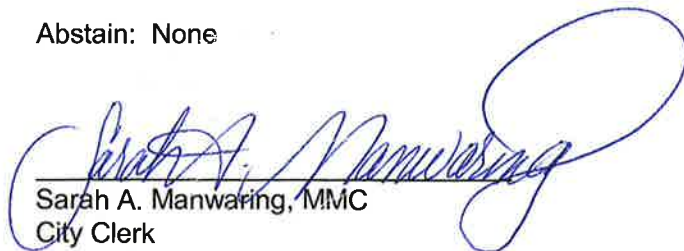
I, Sarah A. Manwaring, City Clerk of the City of Menifee, do hereby certify that the foregoing Ordinance No. 2020-299 was duly adopted by the City Council of the City of Menifee at a meeting thereof held on the 3 of June 2020 by the following vote:

Ayes: August, Deines, Sobek, Liesemeyer, Zimmerman

Noes: None

Absent: None

Abstain: None



Sarah A. Manwaring, MMC
City Clerk