

**ORDINANCE NUMBER 1117**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PERRIS AND THE COUDURES FAMILY LIMITED PARTNERSHIP TO COMPLETE DEVELOPMENT OF THE PERRIS PLAZA SHOPPING CENTER AND TO IMPLEMENT A NEW BUSINESS PARK ON 262.8 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF PERRIS BOULEVARD AND NUEVO ROAD (DEVELOPMENT AGREEMENT NO. 03-0106)**

**WHEREAS**, The Coudures Family Limited Partnership, the applicant, has requested a Development Agreement to complete the development of the Perris Plaza shopping center and to implement a new business park, on 262.8-acres of land consisting of 1,959,000 square feet of commercial floor area and 2,422,000 square feet of industrial floor area in the CC (Commercial Community) and BP (Business Park) general plan designations; and

**WHEREAS**, on April 15, 2003, the City Council conducted a legally noticed public hearing on the Development Agreement and considered testimony and materials in the staff report and accompanying document and exhibits; and,

**WHEREAS**, on April 7, 2003, the Planning Commission conducted a duly noticed public hearing and determined that “the provisions of the development agreement are consistent with the general plan” pursuant to California Government Code Section 65867.5(b) of the Planning and Zoning Law and, therefore, recommended approval of the proposed development agreement; and

**WHEREAS**, the City has complied with the California Environmental Quality Act; and,

**WHEREAS**, all legal prerequisites for the adoption of this Ordinance have occurred;

**NOW, THEREFORE, THE CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:**

**Section 1.** The above recitals are all true and correct.

**Section 2.** The City Council has reviewed and considered the information and determined that the proposed Development Agreement will not have a significant adverse effect on the environment, in that the Initial Study and Draft Negative Declaration (2124) adequately addressed the impacts of the proposed project, and have been prepared in accordance with the California Environmental Quality Act.

**Section 3.** The City Council *HEREBY FINDS AND DETERMINES* that:

- A. The proposed Development Agreement is consistent with the applicable General Plan objectives, policies, general land uses, and programs.
- B. The proposed Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the general plan land use district in which the real property is located.
- C. The proposed Development Agreement is in conformity with and will promote public convenience, general welfare and good land use practice.
- D. The proposed Development Agreement will not be detrimental to the health, safety and general welfare.
- E. The proposed Development Agreement will not adversely affect the orderly development of the property or the preservation of property values.
- F. The proposed Development Agreement will promote and encourage the development of the proposed project by providing a greater degree of requisite certainty.

**Section 4.** Approval. The Development Agreement, a copy of which is attached hereto as Exhibit “A”, is hereby approved. The Mayor and City Clerk are authorized to execute and deliver the proposed Development Agreement on behalf of the City.

**Section 5.** Recording. Pursuant to California Code Section 65858.5, the City Clerk shall record with the County Recorder of the County of Riverside a copy of the Development Agreement within ten (10) days after the Agreement is executed on behalf of the City and the Coudures Family Limited Partnership.

**Section 6.** The Mayor shall sign and the City Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

Attachments:

Exhibit “A”: Proposed Development Agreement

***ADOPTED, SIGNED and APPROVED*** this 29<sup>th</sup> day of April, 2003.

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Mayor, Daryl R. Busch

ATTEST:

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City Clerk, Margaret Rey

STATE OF CALIFORNIA    )  
COUNTY OF RIVERSIDE   ) §  
CITY OF PERRIS            )

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1117, introduced at a special meeting of the City Council of the City of Perris held on the 15<sup>th</sup> day of April, 2003, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 29<sup>th</sup> day of April, 2003, and that it was so adopted by the following called vote:

AYES:           Landers, Motte, Rogers, Yarbrough, Busch  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
City Clerk, Margaret Rey