

ORDINANCE NUMBER 1086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR MAY RANCH (DEVELOPMENT AGREEMENT 01-0069).

WHEREAS, the City Council approved a Development Agreement for May Ranch (Development Agreement Number 91-17) on May 13, 1991; and

WHEREAS, the City Council approved the First Amendment to the Development Agreement for May Ranch on November 30, 1992; and

WHEREAS, the KB Home Greater Los Angeles, Inc., the applicant, has requested an amendment to the Development Agreement for May Ranch; and

WHEREAS, on May 8, 2001, the City Council conducted a legally, noticed public hearing on the Second Amendment to the Development Agreement for the May Ranch and considered testimony and materials in the staff report and accompanying document and exhibits; and continued the public hearing to May 29 and again to June 12, 2001; and considered additional testimony and materials; 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 of the City of Perris does ordain as follows:

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

Section 2. The City Council has reviewed and considered the environmental information and determined that the proposed Development Agreement Amendment will not have a significant adverse effect on the environment, that the previously certified Final Environmental Impact Report for the May Ranch Specific Plan (EIR 88-20, SCH 88012503) adequately addressed the impacts of the proposed project, and no new information or impacts have been identified that would require a subsequent or supplemental Environmental Impact Report or Negative Declaration. Therefore pursuant to Section 15162 of the California Environmental Quality Act Guidelines the project does not require any further environmental review or Negative Declaration.

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

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

Section 4. Approval. The proposed Second Amendment to the Development Agreement for the May Ranch, 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 Second Amendment to the Development Agreement for the May Ranch 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 proposed Second Amendment to the Development Agreement for the May Ranch within ten (10) days after the Agreement is executed on behalf of the City and KB Home Greater Los Angeles, Inc.

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.

APPROVED, SIGNED and ADOPTED this 26th day of June 2001.

Attachments:

Exhibit A: Second Amendment to the Development Agreement for the May Ranch

Mayor of the City of Perris

Attest:

City Clerk

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

I, Margaret Rey, duly elected City Clerk of the City of Perris, California, do hereby certify that the foregoing Ordinance Number 1086 was introduced at a regular meeting thereof held 12th day of June 2001, and adopted by the City Council of the City of Perris at a regular meeting thereof held on the 26th day of June 2001, by the following vote:

Ayes: Yarbrough, Larios, Motte, Rogers, Busch
Noes:
Absent:

City Clerk