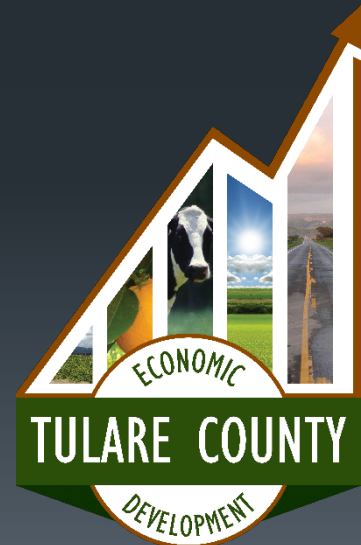


# Development Agreement Ordinance Sequoia Gateway Commerce and Business Park (DEV 18-001)



Board of Supervisors  
May 21, 2019

Presented by the  
Tulare County Resource Management Agency



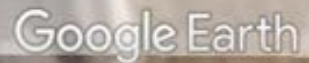
# Overview

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- The Planning Commission recommended approval of the Draft Development Agreement (DA) on November 14, 2018, through Resolution 9549
- The Board also considered the Draft version of the DA when they approved the Project on December 4, 2018.
- This project requires the approval of the DA
- A DA will vest the proposed land uses, phasing and financing.
- A Community Facilities District is also being processed for this Project, as to be brought before the Board in June of 2019.
- In accordance with California Environmental Quality Act (CEQA), an EIR was approved by the BOS on December 4, 2018.

# Tentative Subdivision Map for 22 Commercial Parcels on 126.9 Acres (Project level CEQA up through phase 2(a))

4CREEKS



# Development Agreement Overview

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1. Locks timing of development expanding life of tentative subdivision map for 25 years
2. Vests the Developer's right to develop & shows required Entitlements and future approval process
3. Guarantees financing and funding mechanisms
4. Legal terms of development
  - Includes timing of infrastructure / traffic Improvements – linked to Master Use Permits

# Key Terms

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- Share of County Service Fees as identified in Specific Plan (i.e. \$9,500 / acre sheriff and fire)
- Dedication of 1-acre lot to County
- Consent to Annex -prior to December 31, 2025.
- Off & Onsite Reimbursement
- Irrevocable Offer of Dedication to County of So. Sequoia Dr., so Caltrans can build improvements

# Benefits

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- DA legally establishes the impact fees stated in the SP
- Locks in the AQ mitigations that were above and beyond the Mitigation Measures required in the EIR
- Specifies the ag mitigation
- Locks in the improvements that are above and beyond the project's "fair share"
- Legally formalizes the "promises" made in the SP
- County finds that the benefits to the County are equal or greater than the benefits being conveyed to Sequoia Gateway
- The only benefits being conveyed to SG are the extension of the time for the map and the vesting of the uses
- Since there are no financial obligations created for the County, this will be a net positive for the County

## *That the Board of Supervisors:*

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter;
2. Introduce and waive the first reading of the Sequoia Gateway Development Agreement Ordinance; and
3. Set the second reading of the Ordinance for June 4, 2019