



1st reading of Development Agreement for Harris Ranch

***Board of County Commissioners
October 13, 2020***



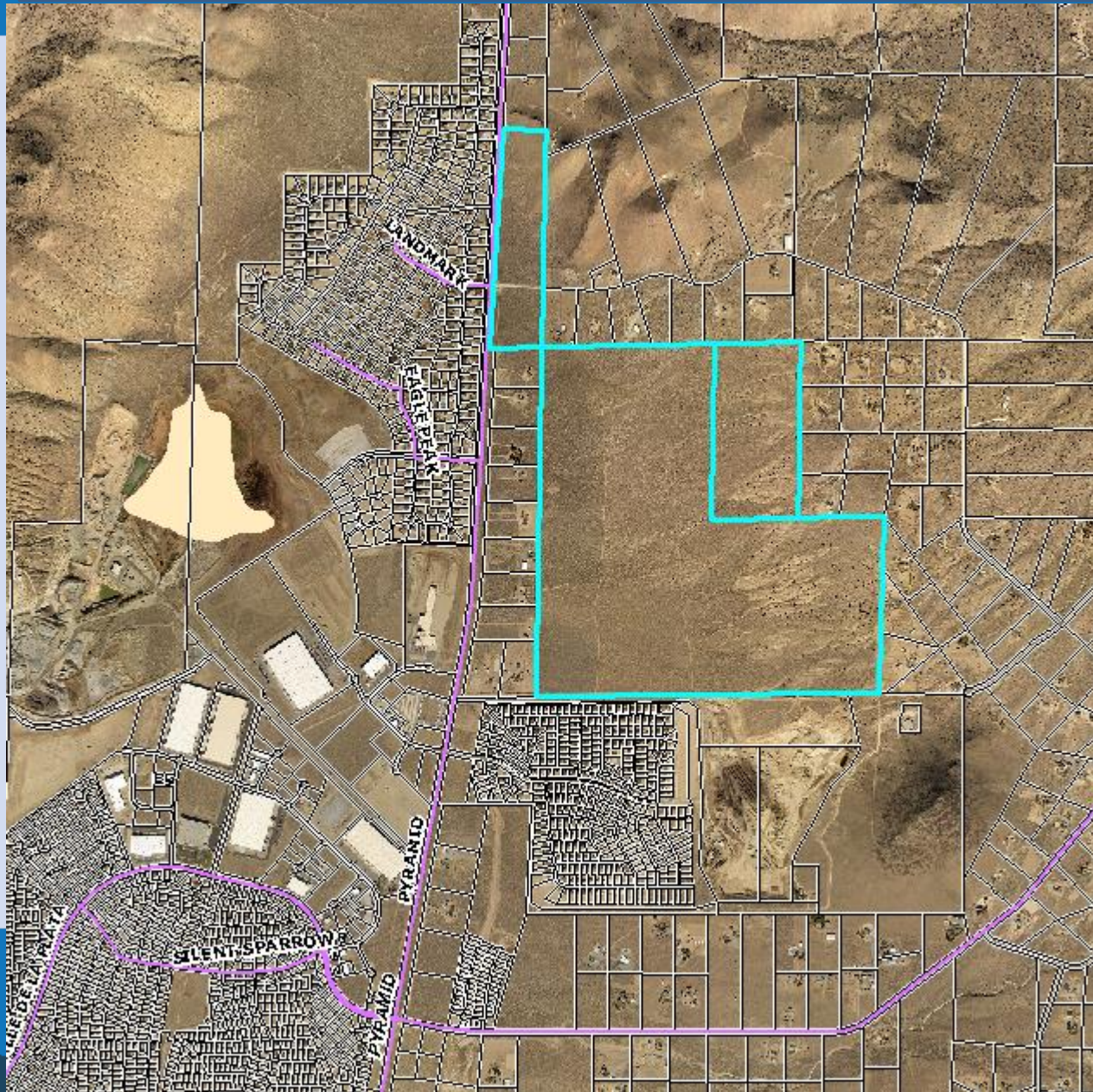
Request

This is a request to hear the 1st reading of an ordinance to adopt a Development Agreement for Harris Ranch, to extend the recording of the first final map from November 1, 2020 to November 1, 2022 for Tentative Map Case Number TM16-007.





Vicinity Map





Background

- **The approved Tentative Subdivision Map (TM16-007- Harris Ranch) is for a 610-lot single-family residential common open space subdivision**
- **Lots will range from 10,000 square feet to 50,855 square feet with the average lot sizes approximately 14,866 square feet.**



Development Agreement

- **The proposed development agreement will allow the applicant to extend filing for recording the first final map for Tentative Subdivision Map (TM16-007- Harris Ranch) from November 1, 2020 to November 1, 2022**
- **The applicant has submitted a final map for 72-lots, a portion of the development; however the map will not be recorded before November 1, 2020**



Development Agreement

The request for the development agreement to extend the time is due to a combination of factors:

- 1. change of County policies on flood plain elevation and flood mitigation;**
- 2. extensive off-site infrastructure plan approvals; and**
- 3. delays caused by the Covid-19 pandemic.**





Possible Motion

A possible motion is provided in the staff report

