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DEVELOPMENT PHASE & PHASING PLAN

The third phase in the Placer Vineyards development process is the preparation and approval of a Development Phase and Phasing Plan. This section of the IPPM describes the Development Phase and Phasing Plan approval process and the required submittal documents. The Development Group or the Developer must complete the following in order to receive Development Phase & Phasing Plan approval:

5.1 DEVELOPMENT GROUP CERTIFICATE

One or more Developers will join together to propose a Development Phase and Phasing Plan. As more particularly described in Section 3.2 of the DA, Developer's ability to proceed with any part of the Project will be contingent upon Developer being a member in good standing of such Development Group, as evidenced by the issuance thereto from the Development Group of a **Good Standing Certificate**. Refer to DA Section 3.2 and to the sample certificate in Appendix A of this Manual.

5.2 DEVELOPMENT PHASE AND PHASING PLAN

The Developer or the Development Group, acting on behalf of Developer and/or one or more of the Participating Developers, may submit an application for approval of development within a designated portion of land owned by said Participating Developers within the Plan Area (**Development Phase**). The application shall include a **Phasing Plan** describing the portions of the Core Backbone Infrastructure, Remaining Backbone Infrastructure, County Facilities and Community Park Improvements together with any other interim or permanent public improvements or facilities proposed to be installed to serve such Development Phase (Phased Improvements). Neither Developer nor any group of Participating Developers may submit, independent of the Development Group, an application for a Development Phase and Phasing Plan without the prior written acknowledgment from the Development group that Good Standing Certificate(s) are held by the Developer(s) and that the Development Group has received and reviewed the Developer(s) proposed application for the Development Phase and Phasing Plan (refer to DA Section 3.5).

5.2.1 PROCESSING AND APPROVAL OF DEVELOPMENT PHASES

The application, processing and approval by the County of Development Phases and Phasing Plan that includes the Property or any portion thereof shall be performed by the County in accordance with the application requirements and approval standards set forth in DA Section 3.5.1. In addition to an **Initial Project Application**, an example of which is included in Appendix A of this Manual, each application for a Development Phase and Phasing Plan shall include:

- *A description of the development phase (refer to DA Section 3.5.5.1(a)).*
- *Related ancillary entitlements (refer to DA Section 3.5.1.1(b)).*
 - *Application for a tentative small lot map for any residential development and/or*

- *A subdivision or parcel map and preliminary site plan which shall include a proposed maximum square footage for development of any non-residential parcel within the property.*
- *Phasing plan for phased Improvements (refer to DA Section 3.5.1.1(c)).*
- *Mitigation of impacts for development phase (refer to DA Section 3.5.1.1(d)).*
- *Public Facilities Finance Plan update (refer to DA Section 3.5.1.1(e)).*

The application shall also include submittal of a completed Conformity Review Questionnaire as more fully described in Section 7.8.1 of this Manual

5.2.2 COUNTY APPROVAL OF DEVELOPMENT PHASE & PHASING PLAN

Each application for a Development Phase and Phasing Plan shall be subject to the review and approval by the County Planning Commission or appropriate, designated staff representative, with the right to appeal in accordance with ZO 17.60.110. Any such approval shall be subject to CEQA compliance, to the extent deemed necessary by the County, in accordance with the subsequent review process outlined in the Specific Plan (refer to DA Section 3.5.1.2).