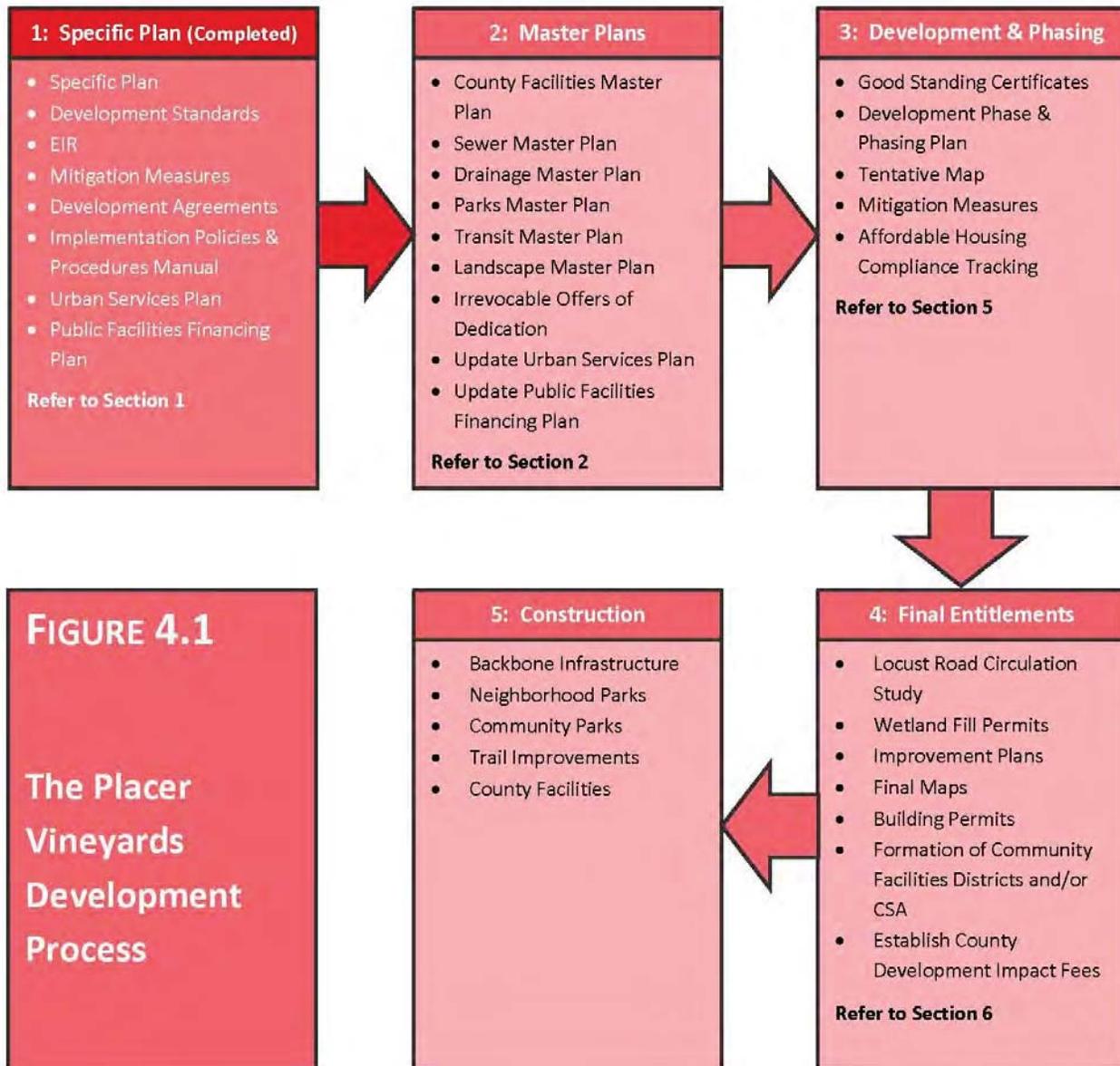


4

DEVELOPMENT TIMING

As originally envisioned, development of the Plan Area would be a five phase process. To date, Phase 1: Specific Plan has been completed. The remaining four phases of approval include Phase 2: Master Plans; Phase 3: Development & Phasing; Phase 4: Final Entitlements; and Phase 5: Construction (Refer to Figures 4.1: The Placer Vineyards Development Process). The development sequence and timing of the remaining four phases of the development process are shown in Figure 4.2.



**FIGURE 4.2
DEVELOPMENT TRIGGERS**

| Event | Timing |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Irrevocable Offers of Dedication (IODs) <i>For Core Backbone Infrastructure, Remaining Backbone Infrastructure, Drainage, Parks, Open Space and County Facilities</i> | <i>Within 180 days of the Effective date of the Development Agreement</i> |
| Submittal of Master Plans <ul style="list-style-type: none"> • County Facilities Master Plan • Sewer Master Plan • Drainage Master Plan • Parks Master Plan • Transit Master Plan • Landscape Master Plan | <i>Prior to approval of 1st Development Plan & Phasing Plan</i> |
| Submission of Good Standing Certificate | <i>Prior to submittal of 1st Development Plan & Phasing Plan</i> |
| Submission of Development Plan & Phasing Plan <ul style="list-style-type: none"> • Description of Development Phase and Development Plan • Tentative Map Application or Subsequent Conformity Review Process • Mitigation of Impacts for Development Phase • Compliance Tracking of Affordable Housing | <i>After Good Standing Certificates submitted to the County. After Master Plans are submitted to the County..</i> |
| Approval of Development Plan & Phasing Plan | <i>After Master Plans are approved by the Board of Supervisors. After review and approval by the Planning Commission.</i> |
| Submission of Locust Road Circulation Study | <i>Prior to approval of improvement plans for 1st Development & Phasing Plan.</i> |
| Final Entitlements <ul style="list-style-type: none"> • Improvement Plans • Final Maps • Building Permits | <i>After approval of Locust Road Circulation Study.</i> <i>After approval of 1st Development Plan and Phasing Plan.</i> <i>After approval of Improvement Plans.</i> <i>After Improvement Plans approved and construction of Phased Improvements or after commencement, but prior to completion of Phased Improvements if County allows.</i> |
| Wetland Fill Permits (USACE, Section 404 Permits) | <i>Prior to approval of Improvement Plans and construction of Backbone Infrastructure.</i> |
| Construction of Infrastructure | <i>Per the requirements of the approved Phasing Plan for a Development Phase.</i> |
| Mini and Neighborhood Park Construction | <i>Prior to the 100th residential building permit for a mini-park and 200th residential building permit for a neighborhood park.</i> |
| Community Park Construction | <i>Per the requirements of the approved Phasing Plan for a Development Phase.</i> |
| Trail Improvements | <i>At the time of subdivision improvements.</i> |
| County Facilities <ul style="list-style-type: none"> • Fire Stations • Sheriff's Substation • Government Center • Library • Transit Center | <i>Per the requirements of the approved Phasing Plan for a Development Phase.</i> |
| Community Facilities District | <i>At the request and support of the Developer or Participating Developers</i> |
| County Service Area | <i>Prior to the approval of the 1st Development Phase if required by the County or at a later date if approved by the County.</i> |