



7 Phasing

Development within the Valley View Specific Plan will occur over many years and may involve multiple builders and developers. Like other projects of this magnitude, the residential and commercial uses described in this Plan will be constructed in phases together with those necessary public facilities needed to support each phase of development.

Large Lot Map

In order to divide the Plan area into units of development corresponding to residential neighborhoods, phases, or parcels intended for a single use, a "large lot" or "superblock" subdivision map may be approved at the onset of development. Such a map is necessary in certain cases in order to create parcels which can be encumbered for specific financing purposes.

In other cases, the superblock map can create parcels intended to be conveyed to a public agency or other entity. The Community Park site may be an example of this type of parcel. Approval of a large lot map shall consider the following:

- A large lot map shall not require the construction of roads or other improvements which may be necessary to support the ultimate development of the neighborhood parcels which it may contain, but may be conditioned to prohibit any use of those parcels until a subsequent subdivision map is approved creating the actual residential or other parcels intended for sale.
- A large lot map shall not trigger the requirement for the payment of fees required at the time of recordation of a final map creating residential parcels. Examples of such fees include Quimby in-lieu fees, and other fees related to the recordation of maps as opposed to the issuance of building permits.
- The large lot map, itself, may be phased.
- Any large lot map shall comply with the provisions of the State Subdivision Map Act (§66410 *et. seq.* of the Government Code).

Project Phasing

The development of the Valley View Specific Plan area may be phased so that component subdivisions and other portions of the development can respond to market demand. Phasing shall otherwise conform to the following principles:

1. All public improvements necessary to support any phase are developed concurrently with that portion of the Plan.
2. Phases shall generally consist of areas containing 250 to 300 dwelling units but may be higher to contain logical neighborhood units or lower to reflect slow economic cycles or market absorption.
3. Planned improvements to Major Collector roads within or abutting a phase, shall generally be installed to their final improvement standard.
4. Discontiguous phases may be allowed and any connecting elements which may be necessary (roads, bikepaths or utilities) may be installed in an interim condition pending development of the intervening phase.
5. Prior to subdivision of the VC, MU, or CR areas, a conceptual plan shall be submitted to the Planning Director. Said plan shall contain provisions for vehicular and pedestrian circulation, general building location and massing diagrams, and layout of other infrastructure needs consistent with the Valley View Specific Plan. The plan may be approved by the Planning Director or his designee, and all subsequent development in the specified areas shall conform to the plan.

Phasing of Subsequent Maps

The phases which create lots for sale or development, shall generally follow established County procedure requiring multiple points of primary access with secondary emergency only access permitted in certain situations. These phases will require certain public improvements necessary to support the development proposed.

Some public improvements may be phased in a corresponding manner.

- At the time of submission of any tentative subdivision map for any phase, the applicant shall submit a description of all facilities, lands to be dedicated and other infrastructure proposed to be constructed or dedicated concurrently with that phase.

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- The County may, as a condition of approval, require the submission of improvement plans to the appropriate public agency responsible for those public improvements and notice of approval by that agency. It may also require the recordation of instruments of dedication of parcels intended for certain public uses concurrently with recordation of the final map in question.

Relationship to Public Financing

To the degree that public financing mechanisms such as Mello-Roos or Assessment Districts are employed in the development of the Valley View Specific Plan, such mechanisms may be linked to phasing.

The boundaries of any Community Facilities Districts (Mello-Roos) or assessment districts may include the entire Plan area. Bonds may be issued at various times and assessments assigned or Special Taxes (in the case of a Mello-Roos bond) imposed upon only those areas to be developed.



SPECIFIC PLAN