

**Exhibit “B”
Project Schedule**

✓ Entitlement Submittal	3/12/15
✓ City’s 30-day Initial Review; Completeness Letter; Environ. Determination	4/13/15
<i>Note: Req’d studies (such as air quality, greenhouse gas, traffic impact, etc)</i>	
<i>and Phase I/II soils report(s) can run concurrently</i>	
✓ Plan Re-submittal, inc. Phase 1 Report	10/12/15
City’s Second Review and Comment Letter provided.....	11/19/15
Traffic / Noise / Cultural Studies Submitted/ Hydrology/ WQMP/ Grading/ SCE Design Contracted	11/05/15
Studies Review and Comment Period	12/05/15
Plans / Studies Re-submittal	12/19/15
City Comments Provided.....	1/19/16
Plan Re-submittal	2/8/16
Deem Project Complete and Start <u>initial Study</u>	2/18/16
Route Project to outside agencies	2/23/16
Plans distributed to ARC Subcommittee.....	2/25/16
ARC Subcommittee Review	3/2/16
2 nd ARC Subcommittee Review.....	3/16/16
Plan Resubmittal	3/31/16
Initial Study/Environmental Completion	4/21/16
Plans distributed to Planning Commission	4/28/16
Planning Commission Public Hearing.....	5/4/16

All items below at applicant’s risk

Construction Document Preparation and Submittal	3/21/16
1 st Building Plan Check and Comments Provided	4/7/16
Other Department Review and Comments (Engineering and Fire)	4/7/16
10 business Days for Re-submittal	4/5/16
2 nd Plan Check Complete and Approval	4/19/16
Community Facilities District Legally Defined	4/21/15
Council review of Final Map	5/11/16
Close of Escrow	5/12/16
Final Map recorded.....	5/13/16

Grading, Engineering and Building Permit Issued*	5/13/16
Commence Construction	5/13/16
Construction Complete	10/29/16

*This date could fluctuate due to the complexities related to the public utility design, easements, abandonments, new street locations and alignments, and associated mapping and approval processes – potentially resulting in longer review times, revision times, and/or an increase in the number of public meetings; however, Close of Escrow and Construction Completion dates remain constant.

Note: The items in **bold** refer to actions by the Applicant