

**RDCS – 2016
Development Schedule
San Sebastian**

The project has secured the following approvals:

- Vesting Tentative Map approved by Planning Commission for 80-lots (includes 5 Open Space parcels), Resolution No. 13-12 on February 12, 2013.
- Non Vesting Tentative Map approved by Planning Commission for a 179-lots (includes 10 Open Space parcels), Resolution No. 13-13 on February 12, 2013.
- Environmental EA 09-23 approved by City Council, Resolution 6620 on February 27, 2013.
- Zoning and Precise Development Plan ZA 09-08 approved by City Council for amending the Zoning District from R1-12,000/RPD, R-1-20,000/RPD, RE 40,000/RPD to R1-20,000 PD, Ordinance No. 2064 on March 27, 2013.
- Development Agreement DA 09-05 approved by City Council, Ordinance No. 2065 on March 27, 2013.
- Site Review Application 13-07 approved by Approval Certificate No. 13-013 for lots 1-79/Phases 1-5 on August 30, 2013.
- Development Agreement recorded October 24, 2013.
- Development Agreement Amendment DAA 11-08B, approved by City Council, Ordinance No. 2107 on June 18, 2014.
- Development Agreement Amendment DAA 09-05C, approved by City Council on May 18, 2016.
- Final Map Phase IA, Tract 10176, approved by City Council on July 27, 2016.
- Final Map Phase IB, Tract 10330, approved by City Council on August 24, 2016

In addition, Applicant anticipates that:

- The project will “break ground” on September 6, 2016.
- Site improvements for the first 54 allocations will commence in early 2017.

Project retains 244 units total. The Applicant wishes to construct the project as a multi-phased development, and has secured 55 allocations as shown on the attached exhibit entitled “San Sebastian RDCS History”. Applicant requests 30 allocations in the 2016 RDCS competition. If full allotments are not available, then an 18-unit award would make the project feasible. Note that Applicant needs to secure at least 12 allocations in the 2016 competition to move the project forward.