

### Harbor Terrace Anticipated Development Schedule

TASK	DURATION	START	FINISH	COMMENTS
EIR (Harbor District = Lead Authority)	60 days	9/15/14	4/15/15	Harbor Commision approves and certifies in March + 30 day Appeal
Exclusive Right to Negotiate		10/9/14	10/31/14	Board review and approval
Development and Lease agreement	75 days	10/31/14	1/15/15	Harbor District and developer negotiate final agreement
Establish Final Scope and Budget for Consultant Team	45 days	10/31/14	12/15/14	After signing ERN, Involve Harbor District, County, other stakeholders as needed
Develop Master Project Schedule	45 days	10/31/14	12/15/14	Involve Harbor District, County, other stakeholders as needed
Prepare Design Development Package	90 days	1/16/15	4/15/15	Project Team/Harbor District: Site studies, oport & constraints anal, refine site design, prelim eng, landscape, elevations etc.
District Design Review 30%	30 days	3/15/15	3/31/15	This will include public comments
Processing/Approval of Final Design Development Package/Use Permit	90 days	4/16/15	7/15/15	
County Planning Commision Approval Coastal Development Permit (CDP)	90 days	4/16/15	7/15/15	Santa Barbara County Planning Commission reviews and approves, Poss Appeal to Board & CCC, Issues Use Permit,
Grading & Infrastructure Improvement Plans - Design/Prepare Submittal Package	120 days	7/16/15	11/15/15	Grading, Streets, Utilities etc.
Architectural Construction Drawings	120 days	7/16/15	11/15/15	Concept completed work on construcion drawings
Landscape Drawings	90 days	8/16/15	11/15/15	Final revisions in complete construction drawings
District Design Review 60%	15 days	8/16/16	9/1/15	staff review
District design reiew 90%	15 days	9/16/15	10/1/15	
District final approval of plans	15 days	11/1/15	11/15/15	Harbor has final approval rights
Approvals From HUD as Required	30 Days	11/16/15	12/15/15	Likely Required for RV Use
Process Infrastructure Improvement Plans (Plan Checking) for Signature	120 days	11/16/15	3/15/16	Submit to county for permit
Receive Grading Permit	5 days	3/16/16	3/21/16	
Grading & Undergrounds	120 days	3/22/16	7/22/16	JC Baldwin onsite
<b>Complete Site improvements</b>	90 days	6/21/16	9/20/16	Build roads, pads, common area landscape improvements, slope stabilization, finish site-work
Plan Checking & Process Building Permits for Restrooms, Cottages (decks etc.) & Ancillary Structures	90 Days	11/16/15	2/15/16	Submit to county for permits for park models/cottages, (decks & landscaping etc.) Allows for Holiday slowdown on processing
Plan Checking & Process Building Permits for Commercial	150 Days	11/16/15	4/1/16	Commercial building, restrooms etc.
RV Camp related improvements & Landscaping	100 days	8/20/16	11/30/16	All Base RV site improvements, campground and amenties
Install Restrooms, Cottages (decks etc.) & Ancillary Structures & Landscaping	45 days	8/21/16	10/5/16	These structures go through the permitting process a little quicker than commercial buildings
Commercial Building Construction & Landscaping	120 Days	8/21/16	12/21/16	16,000 SF commercial building
<b>Grand opening</b>	1 Day	1/1/17	1/1/17	