CDA DEVELOPMENT CONTROL SYSTEM · STRATEGY, INPUTS & APPLICATIONS

California Development Critical-Path Planner

A transparent planning workbook for workstreams, milestones, dependencies, responsible parties, agency status, triggers, blockers, and schedule consequences.

Control field	Specification
Artifact version	1.1 (Updated for 2026–2027 California statutory currency)
Sources reviewed	2026-11-25
Editable workbook	cda-california-development-critical-path-planner.xlsx
Project stage	Strategy, Inputs & Applications

Workbook Architecture & Tab Overview

Worksheet Tab	Control Function
Read_Me	Operating rules, version control, source-review date, and professional-role boundaries.
Dashboard	Formula-driven summary of total tasks, open blockers, past-target items, 30-day lookahead, and dependency gaps.
Planner	Controlled schedule register linking workstreams, decision gates, predecessors, owners, agencies, hard deadlines, and schedule consequences.
Stage_Map	Lifecycle map across intake, pre-application, entitlements, CEQA, mapping, DRE public reports, CID implementation, and handoff.
Lists	Controlled status, confidence, dependency-type, and role vocabularies for dropdown validation.
Sources	Verified primary California agency, DRE, LCI/CEQAnet, and 2026–2027 statutory references.

Operating Protocol

1. Record each workstream, milestone, decision gate, predecessor, responsible party, agency, source, target date, and hard deadline.

2. Distinguish agency-controlled dates, statutory deadlines, contractual dates, and internal working forecasts using the confidence field.

3. Review Dashboard counts weekly for blocked tasks, past-target items, tasks due within 30 days, and unresolved predecessors.

4. Cross-link document IDs to the Data-Room Index, study items to the Assumptions Matrix, and adopted conditions to the Implementation Register.

2027 California Statutory Watch

Before relying on tentative-map timelines, impact-fee offsets, parcel-map exceptions, final-map timing, or Davis-Stirling governance rules, verify whether California enactments taking effect January 1, 2027 apply to the project — including SB 1169 (Stats. 2026, ch. 423; Gov. Code, § 66452.6), SB 1036 (ch. 54; Gov. Code, §§ 66001, 66013), AB 1834 (ch. 43; Gov. Code, § 66426), SB 677 (ch. 974; Gov. Code, § 66458), AB 1892 (ch. 169; Civ. Code, §§ 4775, 5103, 5105), and AB 2050 (ch. 796; Civ. Code, §§ 5550, 5552).

Professional Role Boundary — CDA coordinates strategy, information, workstreams, responsibilities, dependencies, decision records, and implementation within an agreed advisory scope. Public agencies retain public decision-making authority. Attorneys, engineers, surveyors, architects, environmental professionals, reserve specialists, accountants, escrow professionals, title professionals, and other qualified specialists retain responsibility for their professional work.

Informational Scope Notice — These working records organize project information, responsibilities, and follow-through. They are general informational templates, not legal advice for any reader's facts, and using them creates no attorney-client or other professional relationship. They do not establish legal compliance, vested rights, CEQA adequacy, subdivision validity, DRE authorization, entitlement validity, agency approval, or commercial feasibility.