CDA DEVELOPMENT CONTROL SYSTEM · APPROVALS, CONDITIONS & MAPPING

Conditions, Commitments & Implementation Register

A stable obligation register for conditions of approval, CEQA mitigation, map requirements, development-agreement duties, permit conditions, commitments, evidence, acceptance standards, closure, and continuing handoffs.

Control field	Specification
Artifact version	1.1 (Updated for 2026–2027 California statutory currency)
Sources reviewed	2026-11-25
Editable workbook	cda-conditions-commitments-implementation-register.xlsx
Project stage	Approvals, Conditions & Mapping

Workbook Architecture & Tab Overview

Worksheet Tab	Control Function
Read_Me	Stable obligation-ID protocol, closure evidence standard, and role boundaries.
Dashboard	Live formula counts of total obligations, open items by trigger gate, overdue items, continuing duties, and closed records.
Register	Master obligation register preserving verbatim source references, executable actions, triggers, predecessors, owners, and handoff recipients.
Closure_Evidence	Verification log pairing each closed obligation with dated agency sign-off, recorded instrument, or specialist certification.
Lists	Controlled trigger-gate, status, and obligation-class lists.
Sources	Verified statutory, CEQA MMRP, Map Act, and DRE references.

Operating Protocol

1. Assign one permanent obligation ID to every condition, mitigation measure, permit term, agreement duty, or continuing covenant.

2. Record the exact approval resolution, section, and page before translating the requirement into an executable action.

3. Define the trigger milestone (pre-grading, pre-final-map, pre-building-permit, pre-CO, pre-DRE, or turnover) and acceptance evidence.

4. Keep continuing obligations flagged through final-map recordation, sales release, and association turnover.

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.