CDA DEVELOPMENT CONTROL SYSTEM · TECHNICAL REVIEW & CEQA

Project Assumptions & Technical-Study Matrix

A controlled record for project-description versions, quantitative assumptions, technical studies, professional contributors, methods, conclusions, limitations, update triggers, and change-review impacts.

Control field	Specification
Artifact version	1.1 (Updated for 2026–2027 California statutory currency)
Sources reviewed	2026-11-25
Editable workbook	cda-project-assumptions-technical-study-matrix.xlsx
Project stage	Technical Review & CEQA

Workbook Architecture & Tab Overview

Worksheet Tab	Control Function
Read_Me	Version discipline, project-description control rule, and specialist boundaries.
Dashboard	Live formula summary of active assumptions, studies needing reconfirmation, superseded inputs, and open change reviews.
Assumptions	Controlled quantitative and planning assumptions pinned to a dated project-description and plan version.
Technical_Studies	Study register recording consultant, baseline, fieldwork cutoff, methodology, model version, limitations, and update triggers.
Change_Review	Impact log tracing each plan or unit-count revision to affected studies, CEQA posture, conditions, DRE exhibits, and schedule.
Lists	Controlled status and discipline vocabularies.
Sources	Verified LCI/CEQA Guidelines, State Clearinghouse, DRE, and statutory references.

Operating Protocol

1. Pin every assumption and technical study to one controlled project-description ID and plan-set date.

2. Record data cutoffs, fieldwork dates, methodologies, and explicit update triggers supplied by each technical specialist.

3. Log any revision to unit count, footprint, grading, access, phasing, or mitigation on the Change_Review tab before relying on prior studies.

4. Route required study updates to the Critical-Path Planner and adopted mitigation measures 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.