PARK PLANNING PROCESS

COSUMNES
COMMUNITY SERVICES DISTRICT

PROJECT START

GRAND OPENING

Approximate time required to build a new park or facility:
- ± 2.5 years (small park)
- ± 3.5 years (large park)
- 4 to 5 years (facility)

TIMELINE VARIES

1 PLANNING

Land Acquisition & Environmental Review
- Acquire land through Quimby dedication or purchase.
- Land must comply with Cosumnes CSD standards.
- Review existing environmental documentation.
- Process Federal environmental permits (if applicable).
- Cosumnes CSD Board accepts deed.

5 TO 10 MONTHS

2 COMMUNITY ENGAGEMENT

Public Involvement
- Community workshop(s) open to the public.
- User group and stakeholder meeting(s).
- Website and on-line interaction.
- Feedback from the community.

Concept Master Plan
- Cosumnes CSD personnel develop concept master plan based on community and stakeholder input.

Environmental Documentation (CEQA)
- Potential environmental, biological and cultural impacts identified and mitigated.
- Environmental documents completed (if applicable).
- Environmental permitting (if applicable).

~9 MONTHS

3 DESIGN

Master Plan & Environmental Document Approval
- Cosumnes CSD Board reviews and approves the final Master Plan and environmental documents.

Design Development & Construction Documents
- Refinement of the design and theme.
- Preparation of the construction documents, including, plans, specifications and construction estimates.

~6 MONTHS

4 PERMITTING & PUBLIC BID

Plan Review & Permitting
- Construction documents submitted to outside agencies for review and approval.
- Permit applications, fees and documentation submitted.

Bid & Award of Contract
- Advertisement of public bid.
- Bid opening.
- Cosumnes CSD personnel review of bids for compliance.
- Cosumnes CSD Board award of contract to lowest responsible bidder.

9 TO 18 MONTHS

5 CONSTRUCTION

Contract
- Contract document review and execution.
- Bonds and proof of insurance review for compliance.

Construction
- Pre-construction meeting.
- Product submittal review for compliance.
- Weekly on-site progress meetings.
- Construction continues until substantial completion.
- Cosumnes CSD personnel complete a walk-through to develop a punch list for completion.

Establishment Period
- Plants are given time to grow, establish and acclimate to their new environment.
- Contractor maintains the project during this time.
- Cosumnes CSD personnel complete a final walk-through.
- Project is opened to the public.

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