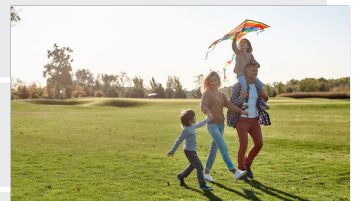


Park Planning Process

Estimated Timeline and Sequence of Planning Activities

DURATION	PLANNING PHASE
Time Varies	Step One: Identify Funding Source(s) for Park Development <ul style="list-style-type: none"> ▪ Park Impact Fees ▪ General Fund ▪ Quimby In-Lieu Fees ▪ Grants, other
3 Months	Step Two: Consultant Onboarding <ul style="list-style-type: none"> ▪ Develop and issue Request for Proposal (RFP) ▪ Consultant selection and City Council approval ▪ Consultants include landscape architects and CEQA consultants
3 Months	Step Three: Public Involvement <ul style="list-style-type: none"> ▪ Includes public workshops, user group meetings, website interaction, virtual meetings, ongoing public feedback, etc. ▪ Project Team develops a Master Plan based on stakeholder consensus
4 to 8 Months	Step Four: CEQA and Approvals <ul style="list-style-type: none"> ▪ California Environmental Quality Act (CEQA) environmental review process ▪ Potential environmental impacts identified and mitigated ▪ Environmental permitting (if required) ▪ Parks and Recreation Commission recommendations to City Council to approve Master Plan and CEQA ▪ City Council approval of Master Plan
6 to 9 Months	Step Five: Design Development and Construction Documentation <ul style="list-style-type: none"> ▪ Design development to refine the Master Plan and start flushing out details ▪ Construction documentation package, including engineering, plans, specifications, and cost estimate
2 to 3 Months	Step Six: Plan Review <ul style="list-style-type: none"> ▪ Construction documents submitted to city departments for review and approval ▪ Modifications to plans as required based on plan review comments
3 to 4 Months	Step Seven: Bidding and Award of Contract <ul style="list-style-type: none"> ▪ Advertisement of bid package and bid opening ▪ Review of bids to determine responsive and responsible low bidder ▪ City Council award of construction agreement ▪ Construction agreement execution
6 to 18 Months	Step Eight: Construction <ul style="list-style-type: none"> ▪ Contractor onsite building the park
3 Months	Step Nine: Maintenance and Establishment Period <ul style="list-style-type: none"> ▪ Plant and turf establishment and ongoing maintenance
Completed!	Step Ten: Park Grand Opening and Dedication <ul style="list-style-type: none"> ▪ Park is open for the public to enjoy!



**Average Time Required to Build a Park = 2.5 Years± (Small Park Project)
3.5 Years± (Large Park Project)**