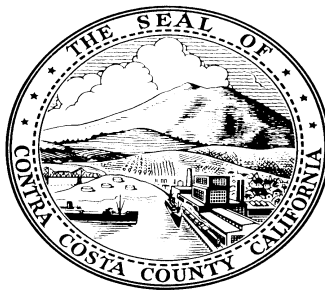


REQUEST FOR PROPOSALS

**SPECIFIC PLAN AND RELATED
ENVIRONMENTAL IMPACT REPORT**

**NORTH RICHMOND AREA,
CONTRA COSTA COUNTY**



July 25, 2007

Important Dates

<i>Proposal Due:</i>	<i>Monday, August 27, 2007</i>
<i>Consultant Interviews:</i>	<i>September 10-14, 2007 (projected)</i>
<i>Contract Approval:</i>	<i>Board of Supervisors meeting October 2, 2007 (projected)</i>
<i>Project Start Date:</i>	<i>October 9, 2007 (projected)</i>
<i>Project Completion:</i>	<i>up to 18 months after award of contract (projected)</i>

Contra Costa County
Community Development Department
651 Pine Street, 4th Floor North Wing
Martinez, CA 94553
(925) 335-1242 (phone)

Contra Costa County
Redevelopment Agency
2530 Arnold Drive, Suite 190
Martinez, CA 94553
(925) 335-2000 (phone)

1. INTRODUCTION

The Contra Costa County Community Development Department and Redevelopment Agency are inviting proposals from qualified planning consultants (or consultant team) with significant experience in land planning, traditional neighborhood planning (including land use, pedestrian-oriented urban design, crime prevention through environmental design, etc.), park/trail planning civil and traffic engineering, public infrastructure, public finance and fiscal analysis, environmental impact analysis, and associated fields in the development and preparation of both a Specific Plan for an approximately 200-acre area in the unincorporated community of North Richmond and a related Environmental Impact Report. Additionally, the County is interested in planning consultants with demonstrated expertise and experience in preparing a Specific Plan (as provided for in Government Code sections 65450-65457) built upon broad public involvement and consensus building. The respondent to this RFP may assemble a consultant team under one primary consultant with subconsultant(s) in different areas of expertise (e.g. subconsultant to prepare EIR).

The aim of this Specific Plan is to provide policy direction on how this area, which has historically been set aside for industrial use, would be developed as a new neighborhood within North Richmond providing a mix of residential, commercial, public, and open space uses. This planning area is bounded by San Pablo Creek on the north, Wildcat Creek on the south, Richmond Parkway on the west, and the Union Pacific railroad tracks to the east. See attached aerial photograph of the Specific Plan Study Area, listed as Attachment “A”.

The Specific Plan is to be prepared with the active involvement of current North Richmond residents, landowners, and other key stakeholders. The process to prepare the Specific Plan is anticipated to take 18 months including community outreach, preparation of a Specific Plan, preparation of an Environmental Impact Report, and public hearings through the County Planning Commission and Board of Supervisors.

2. BACKGROUND AND SETTING

North Richmond is an unincorporated urban community in western Contra Costa County located along the Richmond Parkway and is nearly surrounded by the larger city of Richmond. Located on the peninsula that separates the San Francisco and San Pablo bays, it has exceptional access to the inner San Francisco Bay Area region, as well as the new suburban growth areas. North Richmond is a diverse, close-knit community of 2,300 residents. Historically a home to workers in the petroleum, railway and shipping industries, this community is now working towards new economic development opportunities to ensure new local jobs and enhance the quality of life for residents. The entire North Richmond community is within a Redevelopment Project area administered by the Contra Costa County Redevelopment Agency.

On June 5, 2007, the Contra Costa County Board of Supervisors (Board) authorized a General Plan Amendment study, as requested by Signature Properties, to consider changes in land use for a 57-acre portion of the approximately 200-acre northern industrialized section of North Richmond bounded by Wildcat Creek on the south, San Pablo Creek on the north, Richmond Parkway on the west, and the Union Pacific railroad tracks to the east. Signature Properties' request involves a proposal to re-designate 57 acres of land now designated under the Contra Costa County General Plan (2005-2020) for industrial use to a mix of residential, commercial, open space, and public uses in support of a proposed master-planned residential development. Earlier in 2007, Signature Properties had successfully secured the County's approval of a General Plan Amendment, Subdivision, and Development Plan associated with a 374-unit residential subdivision that they will be developing on a 30-acre site within this northern industrialized section of North Richmond (referred to as the Nove property, located at Pittsburg Avenue and Richmond Parkway; for more information about the Nove Property look under *What's New* at www.ccreach.org).

In the June 5, 2007 action authorizing this General Plan Amendment study for Signature Properties, the Board also authorized the Community Development Department to prepare a Specific Plan that would cover the entire Specific Plan Study Area in order provide clear policy direction on how this area would be developed as a new residential neighborhood for North Richmond.

The Specific Plan Study Area is now largely comprised of underused industrial land. The most prominent uses include flower growing operations, contractor yards, storage, and recycling and salvage uses. The flower growing operations, which had been long time fixtures in this area of North Richmond, are in the process of relocating to areas outside the Bay Area.

The Contra Costa County Redevelopment Agency recently completed a study prepared by Economic & Planning Systems (EPS) to evaluate the infrastructure needs, costs, and financing options for industrial development within North Richmond, including the proposed Specific Plan area. This study included an analysis of the market demand for industrial space which indicated that North Richmond could capture up to 1.6 million square feet, or the equivalent of about 145 acres, of industrial development through year 2030. This compares to approximately 500 acres of available land in North Richmond now designated for industrial use. According to the analysis only about 29% of the area of land now designated for industrial use is needed through the year 2030. In contrast, the demand for residential land, as opposed to industrial land, is much greater. Young families and first-time homebuyers in the Bay Area, including those already residing in western Contra Costa County, are expected to drive demand for residential development in the future. A copy of the EPS study is provided under *What's New* at www.ccreach.org.

The location and availability of 200 acres of underused industrial land within North Richmond, if re-planned in an appropriate manner, could meet and accommodate some of the future demand for new housing needed by young families and first-time homebuyers in western Contra Costa County. It is apparent from the EPS study, and other emerging trends, that this 200-acre area of North Richmond could be transformed from its current state of underused industrial land into a vibrant residential neighborhood with a mix of commercial and public uses. A challenge with this transformation of underused industrial land is to benefit the larger community of North Richmond by acting as catalyst to stimulate new private capital investment within this area and developing programs to address the potential for gentrification. The Board of Supervisors has acknowledged that this transformation will occur only if the County, working with North Richmond residents, landowners, and other key stakeholders, prepares a Specific Plan to guide development for this new neighborhood in North Richmond.

3. PURPOSE AND INTENT OF THE SPECIFIC PLAN

The purpose of the Specific Plan is to provide policy direction and guidance on how this area of North Richmond would develop from industrial land into a new neighborhood with a mix of residential, commercial, public, and open space uses. The Specific Plan would not only provide the general vision and broad policy concepts to guide development for a new residential neighborhood, but also provide the details on the type, location, and intensity of uses, define the capacity and design of needed public improvements and infrastructure, and determine the resources necessary to finance and implement the public improvements and infrastructure needed to support the vision for a new neighborhood in North Richmond. Two important and distinctive features of this Specific Plan that will need to be included are: 1) policies and implementation measures to insure connectivity and integration of this new neighborhood with the older more established residential neighborhood in North Richmond; and, 2) establishment of transitional zones to separate the new neighborhood from existing industrial uses that will likely stay in North Richmond.

It is intended that the Specific Plan set development policies, land use regulations, design standards, capital improvement program, and financing program, concisely within a single document.

4. PLANNING PROCESS, COMMUNITY PARTICIPATION, AND COORDINATION

The planning process for this Specific Plan effort must be built on broad public involvement, and on proven methods for finding common ground among diverse groups. Not only is consensus building important for Specific Plan development, also it is critical to long-term implementation of the Specific Plan.

The process will include public workshops/meetings in the community. Respondents to this RFP, however, are not being asked to conduct the public outreach effort since the Redevelopment Agency will be retaining the separate services of a communications/public outreach consultant to develop and execute a public outreach program with the North Richmond community as part of this Specific Plan effort. A copy of the Request For Qualifications (RFQ) issued for the communications/public outreach consultant is listed under *What's New* at www.ccreach.org. The selected planning consultant will be expected to participate and make presentations in public workshops/meetings, and should make provisions for such activities in their work plan/scope of services. Additionally, the selected planning consultant will be expected to participate in public hearings on the Specific Plan and EIR before the County Planning Commission and Board of Supervisors.

As noted above, the Specific Plan Study Area is entirely within the North Richmond Redevelopment Project Area. Coordination of the Specific Plan effort with the County's ongoing redevelopment and revitalization activities in North Richmond is essential, which are more fully described in the current Five Year Implementation Plan for the North Richmond Project Area prepared pursuant to AB 1290 (A copy of the Five Year Implementation Plan is listed under *What's New* at www.ccreach.org). Prospective planning consultants should become familiar with the local issues (e.g. North Richmond truck route study, recent formation of a Mello Roos Community Facilities District to fund maintenance of certain public facilities, the proposed Scott Valley Band of Pomo Indians casino located just outside the Specific Plan Study Area at Richmond Parkway and Parr Boulevard, etc.), and the land use policy and regulatory setting within North Richmond. Prospective planning consultants are directed to review the North Richmond Redevelopment Plan, the North Richmond P-1: Planned Unit District (zoning district), and policies for the North Richmond Area as described in the Land Use Element to the Contra Costa County General Plan. Links to the North Richmond Redevelopment Plan, P-1 Zoning District, and policies for the North Richmond Area, excerpted from the General Plan, are provided under *What's New* at www.ccreach.org.

Prospective planning consultants should note that County staff (Community Development Department and/or Redevelopment Agency) shall direct all consultants, and their work products, and the County shall determine what constitutes the satisfactory completion of each significant stage or milestone in the Specific Plan and EIR process.

5. REQUIRED CONSULTANT SERVICES

- a) **Reconnaissance Analysis: Issues, Opportunities/Constraints, and Assumptions** – At the initial stage of the Specific Plan preparation, the consultant will be expected to prepare a report for the County that is a preliminary survey or assessment of the issues, opportunities and constraints, and assumptions associated with a plan to transform the 200-acre underused industrial land into a vibrant residential neighborhood. This report should be an objective analysis that identifies the challenges and assumptions in planning for infill residential development within this area of North Richmond. The assumptions under in this analysis should define three (3) land use scenarios that would be carried forward into the Specific Plan preparation.

- b) **Specific Plan** – The preparation of the Specific Plan is expected to be an iterative process involving drafting and refinement of the document based on public input and comment. The first step in Specific Plan preparation is the consultant’s work in conjunction with County staff in formulating an initial set of Specific Plan objectives. The previously identified Reconnaissance Analysis, a report which will identify issues, opportunities, constraints, and assumptions (e.g. land use scenarios), along with input gathered through the public outreach process, will each be used in the setting of Specific Plan objectives. The Specific Plan should at minimum include the following elements:
 - i) **Land Use Element:**

The land use element defines the programmatic content of the Specific Plan and includes those land use diagrams, maps, and/or other figures necessary to illustrate the proposed land use plan. It should contain the following:

 - (1) Identification of the range of housing units by density and type, streets, parks, open space, and community facilities and/or public and semi-public uses to be located within the plan.
 - (2) Neighborhood commercial uses sufficient to serve the needs within the Specific Plan area and potential opportunities for any desired regional serving retail.
 - (3) The type and location of light industrial uses, R&D/Office uses, and/or commercial service uses that would be compatible and complementary with a new residential neighborhood in North Richmond. Identification of strategies and approaches to maintain a safe and healthy

transition zone for the new residential neighborhood from existing industrial uses within or proximate to the Specific Plan Study Area.

- (4) The location of, and general parameters for, land use, buildings, and facilities and the estimated range for population densities and building intensities.
- (5) Identification of prohibited land uses that would be in conflict or incompatible with the planning objectives of the Specific Plan, and identification of transitional land uses that could be allowed within the Specific Plan Study Area on an interim basis, which would allow for the orderly transition away from industrial related activities to uses or activities more in keeping with the Specific Plan's objectives as market conditions change.
- (6) Measures to preserve any desired natural/open space resources and amenities within the Specific Plan Study Area.
- (7) Public spaces which may include new community facilities (e.g. parks, community center, etc.) to serve both new residents and existing residents within North Richmond.
- (8) Growth management program to ensure that new population and jobs resulting from land uses will be balanced with the provision for public infrastructure development and delivery of essential public services.

ii) Infrastructure Element:

The infrastructure element defines the physical plan for the Specific Plan area and includes the following components:

(1) Transportation/Circulation Plan:

- Identification of all necessary transportation improvements inside and outside the Specific Plan area that provides sufficient capacity to support the proposed land uses.
- A roadway network plan that provides alignments for all interior, neighborhood, collector, and arterial type roads within the Specific Plan area, which is consistent with good civil and traffic engineering practices and consistent with the "complete streets" concept (an emerging concept that recognize that streets function more than vehicle moving purposes but are essential for

pedestrian and bicycle travel, and should be designed and maintained as a safe and attractive public spaces that support walking, bicycling, and public transit). Additionally, the roadway network plan should incorporate the results from the North Richmond Truck Route Study which recommended a preferred alignment for a new truck route immediately adjacent and parallel to the Union Pacific railroad tracks from Soto Street to Parr Boulevard.¹ The Specific Plan effort will need to coordinate with the engineering and design studies to be undertaken by the County Public Works Department associated with the new truck route, as recommended in the North Richmond Truck Route Study, and there will need to be an ongoing review of truck traffic within the Specific Plan Study Area. Additionally, there will need to be an identification of measures to address potential safety risk with the at-grade crossing of the Union Pacific railroad tracks at Brookside Drive.

- A pedestrian and bicycle network plan that links the new residential uses to parks, schools, community facilities, regional trails², and provides direct physical links to the existing residential neighborhoods in North Richmond.
- Opportunities for improved transit service for the Specific Plan area to reduce vehicular trips and to improve linkages within North Richmond and connections to other communities in the region.
- Develop transportation/circulation diagrams and maps.

(2) Streetscape/Landscape Plan:

The streetscape/landscape plan should establish the standards and location for landscaped medians, sidewalks, street furniture, and gateway enhancements. This plan should be integrated with the roadway network and pedestrian/bicycle network plans described above.

(3) Utilities and Public Services/Facilities Plan:

The plan should define size and location of utilities and public service facilities, and it should:

¹ For more information regarding the preferred alignment for the new truck route see *What's New* under www.ccreach.org for a link to a copy of the North Richmond Truck Route Study (February 2007).

² It is intended that the pedestrian/bicycle network to the Specific Plan will identify policies and measures to better connect and integrate the community to regional trails, including the nearby San Francisco Bay Trail and the Wildcat Regional Trail.

- Analyze existing utility system (e.g. water, sewer, storm control and drainage, gas and electrical power, and telecommunications) for future points of connection and expansion.
- Identify location and sizing of water, sewer, and storm drainage facilities within the Specific Plan Study Area based upon planned land uses.
- Delineate amount of land needed for rights-of-way and easements for public roadways and public infrastructure, including water, sewer, and storm drainage facilities.
- Provide analysis and estimate of the costs to construct and maintain components of the public infrastructure within the Specific Plan Study Area.

(4) Community Facilities Plan:

The plan should define the size and location of community facilities within the Specific Plan Study Area, including parks, community center, open space, etc., and it should:

- Identify location and sizing of desired community facilities within the Specific Plan Study Area based upon planned land uses.
- Delineate amount of land needed for desired community facilities.
- Provide analysis and estimate of the costs to construct and maintain community facilities within the Specific Plan Study Area.

iii) Implementation, Financing, and Phasing Element:

(1) Capital Improvement Program:

- Estimate the cost of capital projects identified in the Infrastructure Element;
- Define measures by which each capital project will be financed;
- Identify the parties responsible for completing capital improvements.

(2) Funding and Financing Program (Capital Financing and Maintenance Funding):

- List and describe the capital improvement projects needing financing;
- Cost estimates for maintenance of capital improvement projects;

- Define the measures to implement financing of capital improvement projects and ongoing maintenance of these facilities.
 - (3) Phasing Program:
 - Prepare a plan for phasing that links the land use development with capital improvements in both table and map diagram formats.
- iv) Relationship of Specific Plan's CEQA Review to Subsequent Projects
 - (1) Projects that will be exempt from additional CEQA review based on Specific Plan EIR.
 - (2) Projects that will require additional environmental review.
- v) Specific Plan Administration and Enforcement
 - (1) Specific Plan cost recovery fees authorized by CA Govt. Code section 65456
 - (2) Specific Plan Amendment procedures and, as necessary, process to incorporate Specific Plan regulations and standards from the Specific Plan into the North Richmond P-1 zoning district.
 - (3) Listing and description of County Departments and Other Agencies with responsibilities for implementation and enforcement of the Specific Plan.
- vi) Appendices
 - (1) Precise description and map of the Specific Plan Study Area boundary.
 - (2) Summaries of key Specific Plan background data and information.
 - (3) Glossary of terms.
- c) **Environmental Impact Report** - It will be the consultant's responsibility to prepare a comprehensive program-level Environmental Impact Report consistent with the State and County Guidelines for the California Environmental Quality Act (CEQA). The environment review must be conducted as integral part of the Specific Plan process. Timing for preparation

of the Specific Plan and EIR must be overlapping so that the preparation of both documents will be parallel and iterative and the information collection and analysis can be used for both documents. Development of mitigation measures shall be an iterative process concurrent with the development of the Specific Plan such that the mitigation measures can be converted, where appropriate, to Specific Plan goals, policies, and implementation measures. The consultant shall demonstrate to the County that they, or members of the consultant team, possess expertise in CEQA, and that they have a working knowledge of planning regulations and the application of the planning process at the local level. The EIR shall reflect a complete understanding of the County's development entitlement process. The EIR shall be written to allow the County to easily implement the Specific Plan and to enable the County to subsequently streamline project-level CEQA reviews that are consistent with the Specific Plan. The consultant will be responsible for preparing an Administrative Draft EIR, a Draft EIR to be circulated for public review and comment, and the Final EIR.

The prospective consultants should be aware that while the Specific Plan EIR is to be prepared as a program-level CEQA environmental review document, it may be necessary to prepare in parallel a project-level CEQA environmental review in order to accommodate and support of possible development approvals that may be entitled by the County in conjunction with the adoption of the Specific Plan, or shortly thereafter. The proposal should address the consultant's approach to handling such a contingency.

6. EVALUATION OF PROPOSALS

- a) **Contents of Proposal** – The proposals will be evaluated on the merits of their outlined approach to the preparation of the Specific Plan and its accompanying Environmental Impact Report. Each proposal³ must include the following elements:
 - i) **Letter of Interest:**

A letter of interest that includes a short discussion of the intended approach to the project which succinctly demonstrates the consultant's understanding of the purpose of the Specific Plan, the key issues and tasks for Specific Plan preparation, and the consultant's ability to address them.
 - ii) **Work Plan:**
 - (1) **Statement of Approach** – A description as to the approach in preparing a Specific Plan that will guide the development and transformation of underused industrial land into a vibrant, mixed use residential neighborhood.

³ Unnecessarily elaborate or glossy proposals are neither expected nor desired. The emphasis on the proposal should be on responding to the requirements set forth in this RFP

- (2) Background- Demonstrate a good understanding of the Specific Plan area, including its setting, issues, and potential constraints that may affect future outcome.
- (3) Proposed Scope of Services – A description of the services which the consultant will perform, including an outline of the major tasks and identification of deliverables.
- (4) Assistance from County – An identification of any information, data, and/or assistance required from County staff to accomplish the work plan.

iii) Management Plan:

Describe in both text and graphic form how the Specific Plan and Environmental Impact Report will be developed and prepared within an 18 month timeframe. Include an organization chart of the Project Team indicating the level of seniority of each member. A chart indicating the time commitment (expressed as hours) and task responsibilities at each phase of work should also be included. This should include an explanation of how the consultant will maintain close communication with County staff and identification of the consultant team members' respective roles and responsibilities in maintaining the schedule and coordinating with the County.

iv) Qualifications and Prior Experience:

Provide information on the qualifications of the individuals of the Project Team and relevant projects that he/she has worked on in the past. The information should describe the size, scope, and complexity of the prior experience on projects comparable or similar to the Specific Plan effort for North Richmond. This should include the name, contact person, address, and phone numbers of each party listed, as well as a description of the service provided. The qualification section should also contain a brief summary of related experience of the subconsultant firm(s) submitting the proposal. Prospective planning consultants are expected to have prior experience in developing Specific Plans with a proven competence in:

- Specific Plan(s) preparation for medium to large-scale, mixed use, and high density residential communities in urban settings. This should include specific examples of Specific Plans (or equivalent) indicating the type and density of housing, range of commercial and/or public uses, the status of the project (was it built, is it under construction, etc.) and any special problems encountered.
- CEQA Environmental Analysis. This should describe experience in preparing Environmental Impact Report (EIR) for Specific Plan in accordance with the guidelines of the California Environmental Quality Act (CEQA).

- Collaboration and Team Work. The preparation of the Specific Plan will be a collaborative effort between County staff, North Richmond residents, landowner interests, stakeholder interests, other public agencies, and the consultant's team. This should describe experiences in previous Specific Plan efforts (or an equivalent planning exercise) working as part of a team. It should describe the working relationships between the primary consultant and subconsultants that would comprise the consultant team, and describe how the consultant team interacted with the other participants in the Specific Plan preparation (e.g. staff, residents, etc.).

v) References:

Submit three (3) references from cities, counties, developers, or other entities for which the consultant has prepared a Specific Plan or equivalent planning document. At least two of the references must be from a city, county, or other public agency. Include a brief description of the work performed, and the names of contact persons, addresses, telephone numbers, email addresses, etc.

vi) Cost Proposal:

Submit a time and cost based budget for the above referenced work. The cost proposal should be consistent with the work plan that identifies costs by task, and product. Cost should be estimated separately for each of the major components the prime and sub-consultants will be responsible for. This proposal should include:

- The cost of each task and product, and distribution of costs by team member and/or firm;
- The cost breakdown should be presented in a format that allows for easy evaluation of how funds will be spent, including the hours of key personnel by task;
- A billing rate sheet covering all personnel who will charge to the project and any relevant billing policies;
- A line item budget of staff expenses and estimate of direct expenses, such as phone, photocopying, etc.

- b) **Request for Supplemental Information** – The County reserves the right to request additional information from the respondents which supplements or explains submitted materials in response to this RFP.
7. **CONSULTANT SELECTION PROCESS** – The following schedule indicates the anticipated dates for the steps in the consultant selection process. The County reserves the right to modify this schedule as circumstances may require.

- a) The deadline for submittal of proposals is Monday, August 27, 2007 at 5:00 p.m. Any proposals arriving after the deadline will not be accepted. Proposals should be delivered to:

Patrick Roche, Principal Planner
Contra Costa County
Community Development Department
651 Pine Street, 4th Floor North Wing
Martinez, CA 94553

- b) Respondents should submit ten (ten) copies of the proposal.
- c) Proposals will be evaluated based on evidence of understanding of the purpose of the Specific Plan, the objectives to be achieved, and on demonstrated technical capability of the proposed team. Evaluation of the proposal will include, but not be limited to, prior experience, technical capability, work plan and approach, organization of the proposal, ability to complete effort in a timely manner, availability of key personnel on the consultant team, and cost effectiveness. Additional specific evaluation criteria may include familiarity with the North Richmond community, familiarity with the land use entitlement process based on the Contra Costa County General Plan and Zoning Ordinance Code, and knowledge and understanding of the CEQA environmental review process.
- d) Top ranking candidates will be notified the week of September 4-7, 2007 (projected) and may be asked to attend an interview the week of September 10-14, 2007 (projected). At the interview, candidates will be asked to make a 10-15 minute presentation and during a 45 minute period respond to questions from an interview panel (composition of the interview panel to be determined).
- e) Following an evaluation of the proposals and interviews, it is expected that a preferred consultant will be selected within approximately seven days of the interviews. After a mutually acceptable contract between the County and the selected consultant has been negotiated, it will be submitted for approval to the Board of Supervisors. See standard Contra Costa County consultant services agreement (typical contract terms and conditions) attached under Exhibit "B".
- f) If the County and selected consultant cannot agree on a satisfactory contract, the County reserves the right to terminate negotiations. The County will then negotiate an agreement with the consultant which ranked second.

- g) The County reserves the right to reject any and all proposals. The County reserves the right to select the final composition of the selected consultant team, which may include combining prime consultants with subconsultants. In addition, the County will not reimburse costs associated with the preparation or presentation of the proposals.
8. ADDITIONAL INFORMATION / QUESTIONS - Those prospective planning consultants seeking additional information or have questions regarding this RFP should contact the following persons:

Patrick Roche
Principal Planner
Contra Costa County
Community Development Department
Phone: (925) 335-1242
Email: proch@cd.cccounty.us

Or,

D'Andre Wells, Project Manager
North Richmond Redevelopment Project
Contra Costa County
Redevelopment Agency
Phone: (925) 335-7236
Email: dwells@cd.cccounty.us

List of Attachments

Attachment “A”: **Map Showing Specific Plan Study Area Boundary**

Attachment “B”: **County Standard Consulting Services Agreement**