

Key activities:

Phase 1

Consultant conducts an inventory and assessment of the property including its boundaries, topography, elevations, flood elevations, specific location rights of way or other encumbrances, infrastructure (buildings, water, septic, electrical, driveway, interior roadways, fencing, etc.) and vegetation and habitat. This phase should identify not only what is there now, but what each system's limitations are on future use and development on the County owned property (e.g. flood elevation to build, or septic setbacks) and it will cost to bring them into compliance. (such as upgrades to septic, structures, etc.)

Having put all this info into a comprehensible form, consultant meets with County staff, to discuss the results and review and schedule the planning process.

Phase 2

Conduct two public meetings to provide input on suggested uses of the property. These options will be presented to the Board of Supervisors with a list of options.

Conduct interviews with American River Conservancy regarding their goals and objectives for their property.

Consultant should conduct simultaneous financial analyses of the fiscal sustainability of alternative uses, cost to implement and management of the site. This will provide the Board with the cost of implementation and return on investment.