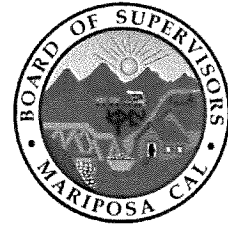




# MARIPOSA COUNTY

Planning · 209-966-5151



## **RESOLUTION - ACTION REQUESTED 2019-161**

MEETING: March 26, 2019  
TO: The Board of Supervisors  
FROM: Sarah Williams, Planning Director  
RE: Zoning and Subdivision Ordinances Update

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### **RECOMMENDATION AND JUSTIFICATION:**

Approve an Agreement with Mintier Harnish Planning Consultants to prepare an update of Mariposa County's Zoning and Subdivision Ordinances to implement the County's adopted General Plan; and authorize the Board of Supervisors Chair to sign the Agreement.

The Mariposa County General Plan was adopted in December of 2006. The General Plan provides the long-range (20 year) vision and policy direction defining what the County is and wants to become. The General Plan's implementation is described as the "foundation for the future" guiding the County's growth and development. According to the General Plan, and pursuant to state law, the Board of Supervisors implements the General Plan through development and adoption of ordinances and standards.

Staff has made some progress to implement General Plan policies, but significant progress has been limited by competing priorities, unexpected new issues, emergency events, and limited staff resources. The Board of Supervisors has repeatedly expressed their interest in completing these code amendments, to be consistent with the General Plan; this agreement will result in a comprehensive review and update of these development codes.

On February 6, 2019, a solicitation for proposals was distributed by email to professional organizations and networks, and a number of individual consulting firms. The deadline for submittal of proposals was February 28, 2019. Planning's Director, Deputy Director and Senior Planner reviewed the proposals received, and selected the top proposal.

The recommended contract period for this project will be from March 26, 2019 until December 31, 2020. The project's funded amount for the current FY is \$75,000. Additional funding for the agreement for continued work in FY 19/20 will have to be identified and approved, in order to continue progress on the project. The total project

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cost is \$263,076 (with a 10% recommended contingency for unanticipated costs), which means an additional \$188,076 will need to be identified and budgeted. As part of the proposal, the consultant will assist the county in submitting an application for SB-2 funding (the Building Homes and Jobs Act) to offset the majority of the remaining costs of the update. The maximum award for SB-2 funding for small localities (less than 60,000 in population) is \$125,000. If the maximum SB-2 funding is received, the additional monies needed in FY 19/20 to complete the contract would be \$63,076.

The Agreement anticipates additional funding to complete the work on the updated development codes. The additional funding will be memorialized in amendments to the agreement.

## **BACKGROUND AND HISTORY OF BOARD ACTIONS:**

**2018** (June): Board of Supervisors assigned high priority to updating the Zoning and Subdivision Ordinances to implement the General Plan; the Board approved funding in Planning's Professional Services budget for FY 18/19, to commence the process to update these two chapters of county code

**2018** (February): Board of Supervisors approved the Mariposa County General Plan Strategic Implementation Work Plan, to prioritize and guide the implementation of the County's General Plan

**2006**: Board of Supervisors adopted the Mariposa County General Plan

## **ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Do not approve the agreement or modify the content or terms of the agreement.

Negative action would mean no consultants are used to complete General Plan Implementation.

## **ATTACHMENTS:**

- 1 190228 FINAL Agreement\_Mariposa County Zoning Subdivision Ordinances Update (DOCX)**
- 2 190228 Exhibit A\_Mariposa ZCU and SU Proposal (PDF)**
- 3 190228 Exhibit B\_Mariposa ZCU and SU\_Project Cost Estimate (PDF)**
- 4 181031 SB-2 Monies (PDF)**
- 5 190318 SB-2 Monies Last Quarter 2018 (PDF)**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Merlin Jones, District II Supervisor

**SECONDER:** Marshall Long, District III Supervisor

**AYES:** Smallcombe, Jones, Long, Cann, Menetrey