



# Mendocino County

## Legislation Text

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File #: 21-1003, Version: 1

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**To: Board of Supervisors**

**From: Planning and Building Services**

**Meeting Date:** September 14, 2021

**Department Contact:** Nash Gonzalez

**Phone:** 234-6650

**Department Contact:** Julia Krog

**Phone:** 234-6650

**Item Type:** Consent Agenda

**Time Allocated for Item:** n/a

**Agenda Title:**

Approval of Agreement with Interwest Consulting Group in the Amount of \$196,500.00 for the Preparation and Update of Title 20, Division I (Inland Zoning Ordinance) and Title 17 (Division of Land Regulations) of the Mendocino County Code, for the Period Beginning September 14, 2021 Through June 30, 2023

**Recommended Action/Motion:**

Approval of Agreement with Interwest Consulting Group in the Amount of \$196,500.00 for the Preparation and Update of Title 20, Division I (Inland Zoning Ordinance) and Title 17 (Division of Land Regulations) of the Mendocino County Code, for the Period Beginning September 14, 2021 Through June 30, 2023.

**Previous Board/Board Committee Actions:**

On January 27, 2020, the Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) as part of the Local Government Planning Support Grants Program also referred to by HCD as the Local Early Action Planning Grants Program or LEAP. The Board of Supervisors by way of Resolution (No. 20-076) authorized the Disaster Recovery Finance Director to apply for a grant in an amount up to \$150,000.00 on behalf of Planning and Building Services to address the update of the Zoning Ordinance and UVAP implementation.

**Summary of Request:**

The County issued a Request for Proposal (RFP) for the update of the Inland Zoning Ordinance and Division of Land Regulations on June 1, 2021. After careful evaluation of the proposal and interview with the vendor, Interwest Consulting Group was selected for its experience and qualifications. The grant provides for approximately 76% of the cost of the update to the Inland Zoning Ordinance and the Division of Land Regulations, with the remaining 24% to be borne by the Department of Planning and Building Services as the current ordinances are out of date and this update is part of the required General Plan implementation process of the 2009 General Plan. In addition, the Department will also be processing the needed rezones associated with the Ukiah Valley Area Plan (UVAP), with the new zoning ordinance also creating the new zoning development standards for the new mixed-use zones created within the UVAP boundaries when the UVAP was adopted by the Board of Supervisors in 2011. The main purpose of the LEAP grant is to explore ways to address housing and the implementation of the recent changes in State law. One of the areas that the update will focus on is the amendment of the County's Inclusionary Housing Ordinance, which was adopted in 2009 and has not been successful in the production of affordable housing in Mendocino County, as well as looking at

other creative housing approaches in the Zoning Ordinance. It should be noted that this update only addresses the Inland Zoning Ordinance (Title 20, Division I) and will not affect the Coastal Zoning Ordinance (Title 20, Division II) due to the requirement for an LCP amendment and also the need to update the LCP prior to embarking on a zoning ordinance update in the Coastal Zone.

**Alternative Action/Motion:**

Return to staff for alternative handling.

**How Does This Item Support the General Plan?** There are a number of policies contained within the general plan that provide for revisions to the zoning and other regulations that implement the housing element as well as other elements of the general plan, including the recently adopted Safety element.

**Supervisory District:** All

**vote requirement:** Majority

**Supplemental Information Available Online At:** n/a

**Fiscal Details:**

**source of funding:** \$150,000 LEAP Grant \$46,500 from PB

**budgeted in current f/y:** Yes

**current f/y cost:** \$89,318.20

**if no, please describe:**

**annual recurring cost:** \$107,181.80 FY 22/23

**revenue agreement:** N/A

**budget clarification:** \$46,500.00 is to be transferred/allocated from the GP Designated Reserve Fund.

**Agreement/Resolution/Ordinance Approved by County Counsel:** Yes

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**CEO Liaison:** Judy Morris, Deputy CEO

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

Executed By: Atlas Pearson, Deputy Clerk I

Date: September 15, 2021

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**Final Status:** **Approved**

**Executed Item Type:** **Agreement** Number: 21-167

**Note to Department** Number of Original Agreements Returned to Dept: 0 Original Agreement Delivered to Auditor? Yes

