

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

537



FROM: TLMA Planning

SUBMITTAL DATE:
9/25/06

SUBJECT: Professional Services Agreement with Hogle-Ireland, Inc. for Consistency Zoning Services

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the above-referenced agreement, at a cost not to exceed \$1,830,657, based on Hogle-Ireland, Inc.'s submission of the lowest responsive/responsible competitive bid; and
2. Authorize the Chairman to execute the agreement on behalf of the Board.

BACKGROUND: Riverside County adopted its first zoning ordinance (Ordinance No. 348) in 1948 and has amended it frequently since that time. The present Riverside County General Plan was adopted in October 2003, and, as a result, new land use designations were applied to all properties in the unincorporated area of the County. The new land use designations conflict, in some instances, with the existing zoning classifications applicable to those properties. In other instances, the existing zoning classifications do not interface well with the new land use designations. California State Planning law mandates that zoning ordinances be made consistent with adopted general plans. (Con't. on page 2)

Robert C. Johnson, Planning Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 813,558	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 813,558	Budget Adjustment:	No
	Annual Net County Cost:	\$ 1,017,099	For Fiscal Year:	FY07 & FY08

SOURCE OF FUNDS: General Funding	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Prev. Agn. Ref.:

District: ALL

Agenda Number:

3 . 33

FORM APPROVED COUNTY COUNSEL

NOV 06 2006

BY

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

RECEIVED BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

Purchasing:
Assistant Director
Departmental Concurrence

**PROFESSIONAL SERVICES AGREEMENT WITH HOGLE-IRELAND, INC
FOR CONSISTENCY ZONING FOR FISCAL YEARS 2006-07 AND 2007-08
Page 2**

Riverside County retained a consultant in October 2004 to revise and simplify the zoning ordinance and insure that the new ordinance language (proposed Ordinance No. 850) would be consistent with the General Plan. Following adoption of Ordinance 850, anticipated to occur in January 2007, the County plans to undertake an effort to insure that existing zoning classifications on parcels throughout the County are brought into conformity with the General Plan land use designations. Rather than increasing Planning Department staff to undertake this effort, it is recommended that consultant services be utilized.

The Riverside County General Plan is divided into twenty (20) Area Plans. Starting from the Colorado River, on an Area Plan by Area Plan basis, the work program will include the rezoning of all parcels within each Area Plan consistent with the General Plan. Additionally it will include the review and deletion, incorporation and/or modification, of approximately seventy-six (76) existing adopted Specific Plans to ensure that they are in conformity with the General Plan and proposed Ordinance No. 850. The effort will require significant research, utilization of the County's GIS database, and require community information meetings and public hearings before the Planning Commission and Board of Supervisors.

In May 2006, County Purchasing solicited bids for Consistency Zoning Services. On June 1st, 2006, a pre-bidders conference was held at County Purchasing attended by five (5) prospective bidders. On June 13th, 2006, the bidding period closed and two (2) bids were received from qualified vendors ranging from \$1,895,860 from \$1,951,334. Hogle-Ireland, Inc. was the lowest responsive/responsible bidder. The contract is estimated to be completed no later than June 30, 2008.