

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

267



FROM: Parks Department

SUBMITTAL DATE:
October 18, 2005

SUBJECT: Request for Allocation of Development Impact Fees to the Regional Park & Open-Space District for the Jensen-Alvarado Historic Ranch and Museum-District II

RECOMMENDED MOTION: that the Board:

1. Authorize \$190,000 of the Development Impact Fees (DIF) from Western Riverside County Regional Park Facilities Fund No. 30528 to assist in funding the earthquake stabilization of the museum and rebuilding of the chicken house at the Jensen-Alvarado Historic Ranch; and
2. Direct the Executive Office to transfer the \$190,000 from DIF Western Riverside County Regional Park Fund No. 30528 as needed according to the provisions of the billings resulting from the costs of the aforesaid improvement.

BACKGROUND: On March 11, 2003, M.O. 13.1, your Board approved the Jensen-Alvarado Historic Ranch and Museum Strategic Business Plan, a site listed on the National Register of Historic Places. That Plan called for structural improvements to the historic winery building that is now serving as the museum. An evaluation of the weakened foundation is required by a licensed structural engineering and historic architecture firm.

Paul Frandsen

Paul Frandsen, Parks Director

492-Allocaiton of DIF for Jensen
Earthquake Stabilization

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 190,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2005-2006

SOURCE OF FUNDS: Development Impact Fee Western Riverside County Regional Park Facilities Fund No. 30528	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

A. Duggard

County Executive Office Signature

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

3.26

SUBJECT: Request for Allocation of Development Impact Fees to the Regional Park & Open-Space District for the Jensen-Alvarado Historic Ranch and Museum. – District II

The Park District (Parks) issued a Request for Proposal for the earthquake stabilization and received four responsive proposals from qualified firms. The most qualified firm has been identified and contract negotiations will commence. The project scope of work includes: a structural analysis of the museum foundation; a recommended program for stabilizing the foundation; a maintenance plan; preparation of an independent cost estimate and construction documents for the stabilization; and assistance with the construction project and contract management for the museum and chicken house. Contracts required for this project will be submitted to the Board for approval.

Parks has been awarded \$325,000 from the State Proposition 12 Roberti Z'berg Harris park bond grant. Development Impact Fees (DIF) funds will provide the required local grant match of \$140,000 and \$50,000 in additional project funding. The request of \$190,000 in Western Riverside County Regional Park Facilities Development Impact Fees will cover the consultants, administrative staff, and the in-house construction crew.

The improvements to the museum and chicken house will expand the interpretive possibilities available to the visiting public and allow for increased attendance currently limited by the number of structurally sound buildings. These facilities, originally constructed in the 1920s, will also expand the available interpretive gathering areas to assist in representing ranch life of the time period to the growing population of Riverside County.

The Jensen-Alvarado Historic Ranch and Museum is included on the Public Facilities Needs List to the year 2010 and \$456,756 in DIF has been allocated to the Jensen project (8/14/05, M.O. 7.7) Full costs of the project cannot be fully determined until the structural engineer has evaluated the foundation. If project costs exceed the \$325,000 State funding and \$190,000 in Development Impact Fees (the \$140,000 required State match and \$50,000 for the construction project), Parks will request an additional allocation to cover the supplemental expenses.