



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

201



FROM: Regional Park & Open Space District

SUBMITTAL DATE:
October 18, 2005

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

RECOMMENDED MOTION: Move that the Board:

1. Accept the transfer of \$190,000 from DIF Western Riverside County Regional Park Fund No. 30528 as needed pursuant to billings received from the Riverside County Regional Park and Open Space District; and
2. Approve and direct the Auditor Controller to make the budget adjustments for Fund 33120-931122 as shown on the enclosed Attachment A; and
3. Direct the Auditor Controller to have the interest posted to Sub Fund 33121-931122 West County Parks – DIF.

BACKGROUND: On March 11, 2003, M.O. 13.1, the 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. *(continued on page 2)*

Paul Frandsen

Paul Frandsen, General Manager

490 A – Allocation of DIF for Jensen Earthquake

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 190,000	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	Yes
	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 checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

[Signature]

County Executive Office Signature

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, Auditor-Controller
BY *Ave Mayo* 10/12/05 Deputy

Departmental Concurrence

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

SUBJECT: Request for Allocation of Development Impact Fees to the Regional Park & Open-Space District for 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.

Attachment A

Increase Appropriations:

33120-931122-523230	Miscellaneous Expense	\$ 10,000
33120-931122-537180	Interfund Exp-Salary Reimb	\$ 40,000
33120-931122-542100	Parks Buildings	\$140,000
	TOTAL	\$190,000

Increased Estimated Revenues:

33120-931122-790500	Operating Transfer In	\$190,000
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