



City of Arts & Innovation

Utility Services / Land Use / Energy Development Committee

**TO: UTILITY SERVICES / LAND USE/ENERGY
DEVELOPMENT COMMITTEE MEMBERS**

DATE: MARCH 11, 2019

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT**

WARD: 1

SUBJECT: VIABILITY OF DEVELOPING A SPANISH TOWN AT WHITE PARK

ISSUE:

Review staffs analysis related to the viability of developing a Spanish Town at White Park and provide direction on next steps.

RECOMMENDATIONS:

That the Utility Services/Land Use/Energy Development Committee:

- 1) Receive and file the report on developing a Spanish Town at White Park; and
- 2) Provide direction on further steps related to developing a Spanish Town at White Park.

BACKGROUND:

At the December 11, 2018 City Council meeting, during the discussion of the Center Street Warehouse project, Councilmember Soubirous requested staff investigate the viability of relocating the Trujillo Adobe to White Park. At that same meeting, Councilmember Soubirous also requested that staff investigate “the viability of putting some type of diorama, or some relics, or something from the Adobe, and putting it in White Park and, considering having either a portion of White Park, since it’s secured, to be the impetus for the start of a Spanish Town.”

Councilmember MacArthur agreed to a report being brought to the Utility Services/Land Use/Energy Development Committee for consideration.

DISCUSSION:

The Planning Division of the Community & Economic Development Department and the Parks, Recreation and Community Services Department investigated the viability of developing a Spanish Town at White Park with two scenarios: 1) Trujillo Adobe relocation to White Park; or 2) an

interpretive display of a relics and/or an informational diorama regarding La Placita (Attachment 1).

Cultural and Environmental Considerations

The Trujillo Adobe is a designated City Landmark, County Historical Landmark, California site of Historical Significance, and is eligible for listing in the National Register of Historic Places. The Adobe site has also been identified as an archaeological site. White Park is a designated City Landmark. Any modification to either cultural resource requires a Certificate of Appropriateness, which would be reviewed by the Cultural Heritage Board. Any modification to the historic resources will require California Environmental Quality Act (CEQA) review.

A Cultural Resources Report (CRR) and Initial Study (IS) would be prepared for either Scenario to address any impacts on the modification to the historic resources. The estimated cost to prepare the CRR and IS would be approximately \$35,000. The cost to complete the required CEQA analysis, as identified in the CRR and IS, would be determined following completion of the studies.

Evaluations of Scenarios

In Scenario 1) Trujillo Adobe relocation to White Park, the City would incur the cost for relocation, reconstruction and ongoing maintenance. Relocation of an adobe structure requires carefully dismantling the structure, documenting and cataloging each piece, and reconstructing the structure based on that documentation. A study would be needed to determine the cost for relocation; the estimated cost for this study is \$150,000 and the estimated relocation cost is approximately \$500,000. Reconstruction of the Trujillo Adobe would also require research, documentation, design, preservation and reconstruction. For the reconstruction, a study was completed in 2015 and the estimated cost was approximately \$1 million (Attachment 2).

In Scenario 2) an interpretive display in White Park, the City would incur costs related to acquiring artifacts, display design and construction. The cost for the interpretive display would be based on the design and what artifacts were going to be included and highlighted. The cost to design and construct the display is estimated at \$100,000 but will vary based on the final agreed upon design; this cost does not include the cost to acquire artifacts.

In both Scenarios, the Parks, Recreation and Community Services Department would incur ongoing maintenance costs. Specially trained personnel, with expertise in maintaining adobe structures, may also be required. Staff estimates additional annual maintenance costs at \$10,000.

Stakeholder Outreach

The Trujillo Adobe is owned by the Riverside County Regional Park and Open-Space District. The County and City would need to agree on the partnership required for any relocation of the adobe. The County, in partnership with the City, has recently initiated a study to evaluate the economic feasibility of restoring the Trujillo Adobe. The County supports maintaining the Adobe at its present location.

Spanish Town Heritage Foundation coordination would also be required, for support, technical assistance related to the history of the site, and artifact acquisition. The Spanish Town Heritage Foundation supports maintaining the Adobe at its present location as part of a larger development celebrating the history of the area. This was confirmed during the public engagement process for

the Northside Specific Plan.

Conclusion

Staff does not support either of the Scenarios because of the costs and impacts on the historic resources.

FISCAL IMPACT:

If this project moves forward, the General Fund will be impacted to cover the cost of Scenario 1 or 2 since there are no funds presently identified in either the Community & Economic Development or Parks, Recreation and Community Services 2018-2020 biennial budgets. Both Scenario 1 and 2 would have an additional \$10,000 per year estimated cost related to maintenance costs.

For Scenario 1) Trujillo Adobe relocation to White Park, the cost of the study to assess relocation costs would be approximately \$150,000 and the relocation itself would be approximately \$500,000. If the Adobe were to be reconstructed as part of the relocation, the cost for reconstruction would be approximately \$1.0 million. The total estimated cost, including the Cultural Resources Report and Initial Study estimated at \$35,000, would be \$1,685,000.

For Scenario 2) an interpretive display in White Park will cost approximately \$100,000 for design and construction. The total estimated cost, including the Cultural Resources Report and Initial Study, estimated at \$35,000, would be \$135,000, excluding the cost to acquire artifacts.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Considerations for creating Spanish Town in White Park
2. Trujillo Adobe Reconstruction Strategy Report – 08/25/2015
3. Presentation