



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 16, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: ADOPT A RESOLUTION APPROVING THE TRANSFER OF APPROXIMATELY 1.02 ACRES OF VACANT LAND LOCATED ON THE NORTHERN AND SOUTHERN LINE OF CHASE ROAD, KNOWN AS RIVERSIDE WATER COMPANY LOWER CANAL ASSESSOR'S PARCEL NUMBERS 246-220-011 & 246-230-013, FROM RIVERSIDE PUBLIC UTILITIES DEPARTMENT - WATER DIVISION TO THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT FOR THE NORTHSIDE HERITAGE MEADOWS URBAN GREENING GRANT PROJECT

ISSUE:

Adopt a resolution approving the transfer of approximately 1.02 acres of vacant land located on the Northern and Southern line of Chase Road, known as Riverside Water Company Lower Canal Assessor's Parcel Numbers 246-220-011 & 246-230-013 from Riverside Public Utilities Department – Water Division to the Community & Economic Development Department for the development of the Northside Heritage Meadows Urban Greening Grant Project.

RECOMMENDATIONS:

That the City Council:

1. Adopt a Resolution approving the transfer of 1.02 acres of vacant land located on the Northern and Southern line of Chase Road, known as Riverside Water Company Lower Canal Assessor's Parcel Numbers 246-220-011 & 246-230-013 from Riverside Public Utilities Department - Water Division to the Community & Economic Development Department at the current fair market value of \$11,000; and
2. Authorize the City Manager, or his designee, to execute any necessary agreements associated with the property transfer, including making minor non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

BOARD RECOMMENDATION

On June 10, 2019, the Board of Public Utilities unanimously recommended that the City Council adopt a resolution approving the transfer of approximately 1.02 acres of vacant land located on the Northern and Southern line of Chase Road, known as Riverside Water Company Lower Canal Assessor's Parcel Numbers 246-220-011 & 246-230-013 from Riverside Public Utilities-

Water to the Community & Economic Development Department for the development of the Northside Heritage Meadows Urban Greening Grant Project at current fair market value of \$11,000.

BACKGROUND:

The City of Riverside Public Utilities Department's (RPU) acquisition of the Riverside Canal in 1961 includes ownership of canal parcels ("Canal Parcels"). Approximately 95% of Canal Parcels are undevelopable and range between 25 and 66 feet in width and between .01 to 2.0 acres in size. The two Canal Parcels proposed to be transferred from RPU to the Community & Economic Development Department have not been active since 1914. RPU will continue to reserve its rights for Waterline and Canal Facilities should they become necessary in the future.

In April 2018, the City of Riverside submitted a competitive project proposal, referred to as the Northside Heritage Meadows Urban Greening Grant Project (Project), to the 2018 Urban Greening Grant seeking \$3,937,069 to fund an urban greening project in the Northside neighborhood. The requested \$3,937,069 funding would allow for acquisition of 7.58 acres of two parcels located at 850 and 900 Clark Street (APNs 246-230-020 and 246-242-011), and development of these two parcels along with the two City-owned parcels controlled by Riverside Public Utilities (APNs 246-220-011 and 246-230-013) into an urban greening project with multiple elements including: 1) construction of two trails of approximately 0.5 miles in distance to increase neighborhood walkability and access to the project site; 2) planting of 453 trees and shrubs to provide shade, sequester carbon, support workforce training, and produce food; 3) establish a 24-plot community garden to build a greater sense of community and increase food access; 4) installation of water and utility infrastructure to support project site activities; 5) preservation of 3.5 acres of green open space in agricultural activities thereby mitigating heat-island effects; and 6) funding of outreach activities to build strong community engagement in the project.

DISCUSSION:

The City of Riverside was notified in November 2018 that it was selected for a \$3,000,000 Urban Greening Grant award with a reduction in the grant award amount from the original requested \$3,937,069 amount. As such, the Northside Heritage Meadows Urban Greening Project scope has been revised to reflect a reduced grant budget of \$3,000,000. The revised project scope funded by the Urban Greening Grant consists of the following program elements:

1. Acquire two parcels totaling 7.58 acres of land located at 895 and 900 Clark Street, and places these land resources into a long term urban greening project;
2. Install 453 trees and shrubs to sequester carbon, provide shade, produce fruit, and beautification of the neighborhood;
3. Install a short interpretive nature trail at the 900 Clark Street parcel;
4. Install an approximately half-mile trail along two adjacent city-owned canal parcels;
5. Establish a 24-plot community garden to encourage physical activities, improve access fresh produce, and facilitate community building; and
6. Create and dedicate 3.5 acres of open green space to agricultural activities including a

site dedicated to a regional farmer training program.

The Northside Heritage Meadows Urban Greening Grant Project's grant funded activities are expected to be completed by April 20, 2021 in order to receive State reimbursement.

Matches to the Urban Greening Grant from the City will be leveraged on the project, including: (1) staff time to manage the project; (2) an estimated \$61,236 allocation of related EIR and CEQA expenditures associated with development of the Northside Specific Plan, as the proposed project site is located within the Northside Specific Plan boundaries; and (3) acquisition of the two Canal Parcels adjacent to the project site owned by Riverside Public Utilities totaling 1.02 acres to be developed into one of the project trails.

The Canal Parcels were appraised by a third party independent appraiser who determined a value of \$11,000. Staff reviewed and determined that the appraised value of \$11,000 pertaining to APN's 246-220-011 & 246-230-013 represents the current fair market value and recommends the transfer and acceptance of the property. The subject property is depicted below in red on the site aerial map.

SUBJECT PROPERTY



FISCAL IMPACT:

The Community & Economic Development Department will transfer \$11,000 from account number 9878200885-4210000 to Riverside Public Utilities account number 0000520-380010 for the two Canal Parcels (APNs 246-220-011 and 246-230-013) adjacent to the Project site

totaling 1.02 acres.

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, City Manager
Approved as to form: Gary G. Guess, City Attorney

Attachments:

1. Resolution
2. Legal Description and Plat Map
3. Project Conceptual Rendering
4. Board of Public Utilities Meeting Minutes – June 10, 2019