



NORTHSIDE HERITAGE MEADOWS PROJECT - PROPERTY ACQUISITION

Community & Economic Development

City Council
January 5, 2021

RiversideCA.gov

1

BACKGROUND

1. Northside Heritage Meadows Urban Greening Grant application originally sought \$3,937,069 in grant funds.
2. September 2018, City Council approved Resolution No. 23360, ratified application and authorized acceptance of a grant award of \$3,000,000.
 - a. Property acquisition
 - b. Site development



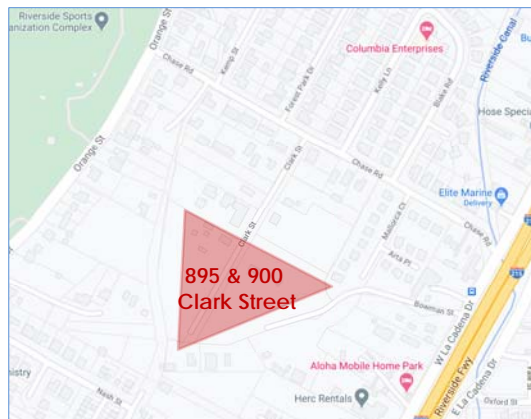
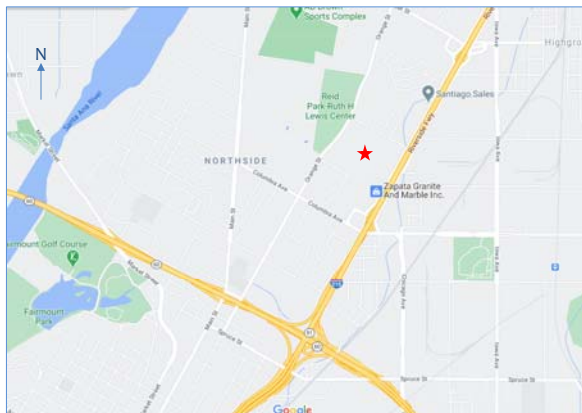
2

RiversideCA.gov

2

BACKGROUND: PROJECT SCOPE

Property acquisition of 895 and 900 Clark Street



3

RiversideCA.gov

3

BACKGROUND: PROJECT SCOPE



4

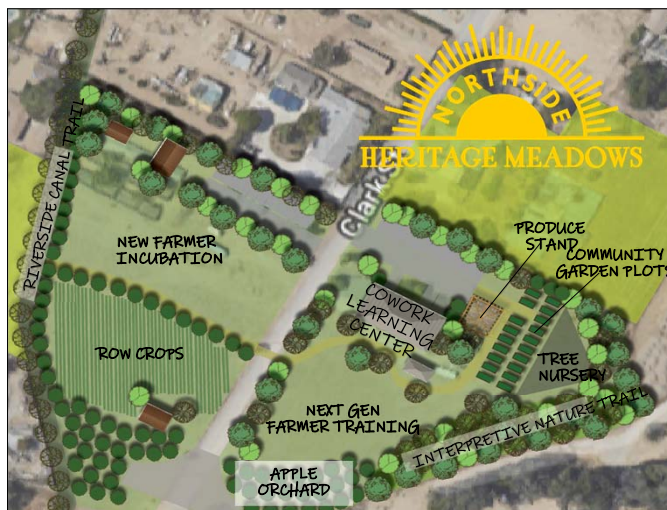
RiversideCA.gov

4

BACKGROUND: PROJECT SCOPE

Site development:

- Water and utility infrastructure
- 453 trees and shrubs, and irrigation
- Two trails, the Riverside Canal Trail and an interpretive Nature Trail
- Community garden
- Project signage, include funding acknowledgement, and site fencing
- Ongoing community engagement and outreach



5



RiversideCA.gov

5

BACKGROUND: PROJECT SCOPE

- Tree and shrub plantings
 - 453 trees and shrubs
 - 28 climate appropriate varieties



Trees

 Coast Live Oak <i>Quercus agrifolia</i> 33-42' height, 13-18" width. Native. Evergreen. The California oak with catenular acorns. Grows on Coast Live Oak leaves.	 Chickadee Willow <i>Salix bebbiana</i> 8-10' height, 1.5-2" width. Native. Winter deciduous. Attracts birds, butterflies, and hummingbirds.
 California Black Oak <i>Quercus kelloggii</i> 20-25' height, 30" width. Native. Deciduous. Fruit and cover species for wildlife. Can live up to 500 years.	 Jacaranda <i>Jacaranda mimosifolia</i> 40-50' height, 20-30" width. Non-native. Evergreen. Particulate spring and autumn blooms, heavy shedding.
 Engelman Oak <i>Quercus engelmannii</i> 33-40' height, 10" width. Native. Evergreen. Rare geographic range has been reduced due to continuous development.	 Avocado <i>Persea americana</i> 30-40' height, 20-30" width. Native. Local native culture. Available. Source food for honeybees.
 Valley Oak <i>Quercus lobata</i> 40-50' height, 10" width. Native. Winter deciduous. Irregular, spreading, entire leaves.	 Common Plum <i>Prunus domestica</i> 10-15' height, 1.5-2" width. Native. Winter deciduous. Screen and espalier tree. Heavy annual pruning. Source food for honeybees.
 California Black Walnut <i>Juglans californica</i> 30-35' height, 10-15" width. Native. Winter deciduous. Endangered due to continuous development.	 Peach <i>Prunus persica</i> 25' height, 1.5-2" width. Native. Winter deciduous. Screen and espalier tree. Heavy annual pruning. Source food for honeybees.
 Western Sycamore <i>Platanus racemosa</i> 20-25' height, 10" width. Native. Winter deciduous. Important for stream bank stabilization.	 American Plum <i>Prunus americana</i> 15-20' height, 1.5-2" width. Native. Winter deciduous. Screen and espalier tree. Heavy annual pruning. Source food for honeybees.
 Big Leaf Maple <i>Acer macrophyllum</i> 20-25' height, 10" width. Native. Winter deciduous. Fast growing. Rapid tree.	 Crabapple <i>Malus speciosa</i> 20-25' height, 1.5-2" width. Native. Winter deciduous. Apple tree. Source food for honeybees.
 Australian Willow <i>Geijera parviflora</i> 10' height, 2" width. Non-native. Evergreen. Wind-resistant, non-invasive roots. Screen and street tree.	 Persimmon <i>Diospyros virginiana</i> 40-50' height, 1.5-2" width. Native. Deciduous. Distasteful wild and ornamental plant. Attracts birds. Source food for honeybees.
 Chinese Pistache <i> Pistacia chinensis</i> 25-30' height, 10" width. Non-native. Winter deciduous. Scarlet leaves in autumn. Screen, park, and street tree.	 Olive <i>Olea europaea</i> 25-30' height, 1.5-2" width. Native. Evergreen. Screen tree. Source food for honeybees.
 Arizona Cypress <i>Cupressus arizonica</i> 15-40' height, 10" width. Native. Evergreen. Small, scattered populations in the wild.	 Sapote <i>Coscinopia edulis</i> 20-30' height, 1.5-2" width. Native. Summer semi-deciduous. Attracts birds and squirrels.
 Red Mulberry <i>Morus rubra</i> 20-30' height, 10" width. Non-native. Winter deciduous. Source food for honeybees.	 Blue Palo Verde <i>Parthenocissus florida</i> 20' height, 1.5-2" width. Native. Summer semi-deciduous. Screen tree. Attracts various native wildlife.
	 Western Redbud <i>Cercis occidentalis</i> 20-25' height, 1.5-2" width. Native. Deciduous. Screen tree. Deciduous wildlife plant. Attracts birds.

Shrubs

 California Buckeye <i>Aesculus californica</i> 15-20' height, 4" width. Native. Evergreen. A significant food source for birds and small mammals.	 Lemonade Berry <i>Rhus integrifolia</i> 8-10' height, 1.5-2" width. Native. Evergreen. A significant food source for birds and small mammals.
 Hollyleaf Cherry <i>Prunus ilicifolia</i> 10-15' height, 1.5-2" width. Native. Evergreen. Many birds and some small mammals are attracted to the fruit.	 Pomegranate <i>Punica granatum</i> 20' height, 2" width. Native. Evergreen. Introduced in California by Spanish settlers in 1560.
 Toyon <i>Heteromeles arbutifolia</i> 10-15' height, 1.5-2" width. Native. Evergreen. Berries are attractive to the flowers. Birds love the berries.	

6



RiversideCA.gov

6

BACKGROUND: PROJECT SCOPE

- Trails



Riverside Canal Trail



Interpretive Nature Trail



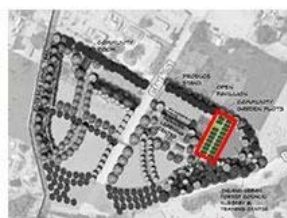
7

RiversideCA.gov

7

BACKGROUND: PROJECT SCOPE

- Nick's Garden
 - 24-plot community garden
 - Build community, foster health & well-being
 - Access to fresh produce



8



RiversideCA.gov

8

BACKGROUND: ADDITIONAL ELEMENTS

- Tree nursery



9

RiversideCA.gov

9

BACKGROUND: ADDITIONAL ELEMENTS

- Beginning farmer training programs



10

RiversideCA.gov

10

BACKGROUND: ADDITIONAL ELEMENTS

- On site learning center and farm stand



11

RiversideCA.gov

11

DISCUSSION: ACQUISITION SITES

1. 895 Clark Street (APN 246-230-020) contains approximately 3.76 acres of vacant land:
 - a. Zoned R1-7,000 (Single Family Residential) and is in the Medium Density Residential General Plan.
2. 900 Clark Street (APN 246-242-011) contains approximately 3.82 acres of land and contains a single-family residence which is approximately 1,226 square feet and will be vacant prior to the City acquiring it:
 - b. Zoned R1-7,000 (Single Family Residential) and is in the Medium Density Residential General Plan.



12

RiversideCA.gov

12

DISCUSSION: DEAL POINTS

Key deal points of the proposed Purchase and Sale Agreements:

1. Acquisition of 895 Clark Street for the purchase price of \$945,000.
2. Acquisition of 900 Clark Street for the purchase price of \$955,00.
3. City shall have 45 days to perform its due diligence and close within 60 days
4. Properties must be vacant with no tenant occupancy or any obligations
5. Seller shall indemnify the City for hazardous substances up to a maximum amount of \$100,000 for each of the properties until December 1, 2022. The City will be liable for any remediation costs if an underground storage tank (UST) is found after December 1, 2022 or for any remediation costs in excess of the \$100,000 prior to December 1, 2022.
6. City shall reduce the existing code enforcement fines from \$100,000 to \$75,000 and reinvest the \$75,000 accordingly: 1) \$50,000 to the Harada House for repairs, upkeep, and ongoing maintenance; and 2) \$25,000 for the Northside Heritage Meadows Project to assist with funding site development needs.



13

RiversideCA.gov

13

DISCUSSION: FISCAL IMPACT

1. Urban Greening Grant is a reimbursement grant and will reimburse the City for the property acquisition.
 - a. The total fiscal impact is \$1,900,000 plus up to an additional \$15,000 for due diligence, title, escrow, and miscellaneous related closing costs.
 - b. The purchase of 895 Clark Street and 900 Clark Street will be charged to the Urban Greening Grant Acquisition account 9339110-440210.
2. A supplemental appropriation of \$75,000 of the collected Code Enforcement fines and penalties will be reinvested in Harada House project account 9916400-440446 and Northside Heritage Meadows project account 9916500-440446.
 1. The effect of the supplemental appropriation will be a use of General Fund reserves because code enforcement fines are recorded as revenue in the fiscal year in which they are billed.
 2. While reinvestment of lien payments, as part of a property transaction, is not typical, the benefits outweigh concerns as these actions are consistent with the Riverside 2025 Strategic Plan.



14

RiversideCA.gov

14

DISCUSSION: PROJECT PARTNERS



15

RECOMMENDATIONS

That the City Council:

1. Approve a Purchase and Sale Agreement with 895 Clark Street, LLC for the acquisition of 895 Clark Street containing approximately 3.76 acres of land, identified as Assessor Parcel Number 246-230-020, for the purchase price of \$945,000;
2. Approve a Purchase and Sale Agreement with the Arthur Michio Sanematsu Trust for the acquisition of 900 Clark Street containing approximately 3.82 acres of land, identified as Assessor Parcel Number 246-242-011 for the purchase price of \$955,000;



16

RECOMMENDATIONS

3. Authorize a supplemental appropriation in the amount of \$75,000 in outstanding Code Enforcement fines and administrative civil penalties due to the City on 895 Clark Street to the General Fund and appropriate expenditures as follows: \$50,000 to the Harada House Project account 9916400-440446 and \$25,000 to the Northside Heritage Meadows Project account 9916500-440446; and
4. Authorize the City Manager, or his designee, to execute both of the Purchase and Sale Agreements, including making minor non-substantive changes, and to sign all documents and instruments necessary to complete the transactions and expend up to an additional \$15,000 for due diligence, title, escrow, and miscellaneous related closing costs.



17

RiversideCA.gov