



City of Arts & Innovation

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL**                      **DATE: NOVEMBER 16, 2021**

**FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT**                      **WARD: 1**

**SUBJECT: PURCHASE AND SALE AGREEMENT WITH DAVID KEIL HOLCOMB, TRUSTEE OF THE D. AND D. HOLCOMB TRUST DATED MAY 23, 2016, FOR THE ACQUISITION OF 5200 TEQUESQUITE AVENUE (ASSESSOR PARCEL NUMBER 187-080-008) FOR 4.08 ACRES OF LAND FOR THE RIVERSIDE GATEWAY PARKS PROJECT FOR \$115,500; AUTHORIZE AN INCREASE IN REVENUES AND APPROPRIATION IN THE AMOUNT OF \$62,500 IN GRANT FUNDS FROM THE CALIFORNIA STATE COASTAL CONSERVANCY**

**ISSUE:**

Approve Purchase and Sale Agreement with David Keil Holcomb, Trustee of the D. and D. Holcomb Trust dated May 23, 2016, for the acquisition of 5200 Tequesquite Avenue, APN 187-080-008, ("Property"), for the Riverside Gateway Parks Project for \$115,500, and authorize an increase in revenues and appropriation in the amount of \$62,500 in grant funds from the California State Coastal Conservancy.

**RECOMMENDATIONS:**

That the City Council:

1. Approve the Purchase and Sale Agreement with David Keil Holcomb, Trustee of the D. and D. Holcomb Trust, for the acquisition of 4.08 acres of land at 5200 Tequesquite Avenue, identified as APN 187-080-008, for the purchase price of \$115,500;
2. With at least five affirmative votes, accept increased grant award, authorize an increase in estimated revenues in the amount of \$62,500 and appropriate expenditures in the same amount to the Grants and Restricted Programs Fund, Santa Ana River Coastal Conservancy Project;
3. Authorize the City Manager, or his designee, to execute the Purchase and Sale Agreement, including making minor and non-substantive changes, and to sign all documents and instruments necessary to complete the transaction and to expend up to \$5,000 for due diligence, title, escrow, and miscellaneous related closing costs; and
4. Authorize the City Manager, or his designee, to execute all necessary documents, including an updated grant agreement reflecting a grant increase, in order to carry out the

grant project on behalf of the City, including making minor and non-substantive changes.

**BACKGROUND:**

On May 21, 2019, City Council adopted a resolution approving the filing of a grant application for funding from the California State Coastal Conservancy (Conservancy) for the River-side Gateway Project Suite (Project), including acquisition of the property at 5200 Tequesquite Ave including planning, conceptual design, and environmental compliance work for the Property along with eight other park sites along the Santa Ana River. This planning and preliminary design work will pave the way and make the Project more competitive for future construction funding grant applications. Once constructed, these sites will contribute to the Santa Ana River Parkway and Open Space system, a regional vision for a trail and greenway along the Santa Ana River, from the San Bernardino Mountains to the Pacific Ocean.

On January 6, 2020, the City was awarded \$65,000 in grant funding from the Conservancy to acquire the Property, along with \$1,960,000 for planning, conceptual design, and environmental compliance for all nine Project sites for the River-side Gateway Project Suite. A map of the project sites is included as Attachment 2. The Conservancy will increase the acquisition grant amount to \$127,500 to cover the purchase price, due diligence, title, escrow, and miscellaneous related closing costs.

**DISCUSSION:**

The Property is vacant land within a Public Facility zoned district. It is located immediately southwest of the westerly terminus of Tequesquite Avenue and is situated between Ryan Bonaminio Park at the Tequesquite Arroyo and a 55-acre undeveloped park property called Tequesquite Extension South; which is also part of the River-side Gateway Parks Project Suite.



The privately-owned Property was appraised by a third-party independent appraiser, R. P. Laurain & Associates. The assessed value of the Property was \$115,500. Staff have reviewed and agree that the appraised value represents current fair market value.

The Property was identified as an opportunity site in the 2020 City of Riverside Comprehensive Parks, Recreation and Community Services Master Plan (Park System Master Plan). The Park System Master Plan indicates that the site has the potential to provide much needed space to help meet the demand for recreation facilities.

Community outreach has recently started for the River-side Gateway Project Suite. The park master plan for the Property, as well as for the other eight Project sites, will be developed based on community input in conjunction with site analysis conducted by the City's design team.

The Community and Economic Development Director concurs with this action.

### **STRATEGIC PLAN ALIGNMENT:**

The Project contributes to **Strategic Priority 1 – Arts, Culture and Recreation** and supports **Goal 1.3**, to improve parks, recreational amenities, open space, and trail development, to fulfill critical lifecycle and facility maintenance needs, and **Goal 1.4**, to prioritize safety at parks, trails, arts, cultural and recreational facilities.

The project aligns with each of the five Cross-Cutting Threads as follows:

- a) **Community Trust** – The planning process for the River-side Gateway Project Suite will rely on community engagement, including: four advisory committee meetings, a project website to distribute information to the community and provide access to an online survey and interactive mapping tool to collect comments on a geospatial platform, three community workshops, and four pop-up outreach events.
- b) **Equity** – Staff and the design consultant team are working together to reach into Riverside's diverse community during outreach efforts for the Project. Consideration has been given to providing multiple opportunities and modes for community input using multiple tools and platforms for advertising the opportunities to engage a broad spectrum of Riverside's diverse population. These outreach and engagement efforts will be advertised using social media posts, e-blasts, newspaper ads, a press release, postcards/flyers, signs posted at the project sites, sidewalk decals, digital reader board/billboard and a Riverside Monthly television segment.
- c) **Fiscal Responsibility** – Purchase of the Property will be accomplished with grant funds from the Conservancy and will not require use of the City's General Fund. The purchase price for the Property will not exceed fair market value.
- d) **Innovation** – Through the Riverside Gateway Parks Project, the City is responding to the community's changing recreational, social, and health and wellness needs. The Project will also integrate preservation and enhancement of natural resources and agricultural land with park development. Collaborative partnerships with agencies such as the San Bernardino Valley Municipal Water District and other stakeholders will help the design team prepare relevant, holistic, and meaningful solutions to meeting the community's needs and to prepare for the future.

- e) **Sustainability & Resiliency** – The Project seeks to increase park and recreational resources to meet the needs of the present community, without compromising the needs of the future by finding solutions that help Riverside adapt to climate change and resource depletion through actions such as planting more trees, using native and low-water landscaping, implementing on-site stormwater infiltration, and supporting active transportation. The Project also seeks to protect and enhance natural resources and habitat as well as potentially increasing agricultural opportunities which allows for more locally grown food.

**FISCAL IMPACT:**

The total fiscal impact of this action is estimated to be \$127,500. Upon Council approval, record and increase in revenue and appropriate expenditures in the amount of \$62,500 in the Grants and Restricted Programs Fund, Santa Ana River Coastal Conservancy project revenue account 9339900-334300 and expenditure account 9339900-440220. This cost includes land acquisition, due diligence, and other miscellaneous closing costs related to the property acquisition. The Conservancy initially awarded \$65,000 in grant funding to the City for this property acquisition. The Conservancy will increase the grant by \$62,500 for a total of \$127,500.

Prepared by: Randy McDaniel, Parks, Recreation and Community Services Interim Director  
Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer  
Approved by: Kris Martinez, Interim Assistant City Manager  
Approved as to form: Phaedra A. Norton, City Attorney

**Attachments:**

1. Purchase Agreement
2. River-side Gateway Project Suite Location Map