



Riverside County Regional Park and Open-Space District

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MEETING NOTES

June 12, 2018

AGRICULTURAL FARMING OPERATION For Riverside County Parks at Jensen Alvarado Ranch and Crestmore Manor REQUEST FOR PROPOSAL # PKARC-217-B

Hours of operation:

Gates are open:

School Tours: Occur during the school year every Tuesday thru Friday 9:00 am-1:00 pm, where approximately 8,000 school students visit the facility annually

Facility is open to the public: Every 1st and 3rd Saturday of the month, year round

Special Notes:

Pre-bid meeting attendance is not mandatory per the bid documents posted on public purchase.

Proposers should include an irrigation plan in their proposals if they have an idea of what they would need or like to have.

Bidders are able to bid on all locations or individual locations. Each location will be evaluated separately and can be awarded separately, if deemed in the best interest of the District.

Actions:

1. Well Water at Jensen Alvarado Ranch: The well is not owned by the District, however there may be an opportunity for the selected proposer to negotiate an agreement with the wells owner. In the meantime the District will provide historical water data.

Jurupa Ditch: Water continuous for 3 days and then no water for 8, the water can be captured and stored to allow for continuous water on the off days. The allocation includes 300 inches of water under a 4-inch pressure at all times at the head of its ditch. The District is unable to determine how many gallons are supplied in 1 minute.



City water: There is city water available however Prosper will be responsible for their use based on average usage of the District. The current cost of city water varies by month, but ranges between \$450/month to \$1600/month, with an annual average usage of \$900/month

2. Access to Limonite: Proposer may be able to negotiate an agreement with the property owner. The Schroeder's own the parcels above, District can provide contact information to awarded proposer.

3. Well water at Crestmore location: There is a well and it is currently up and running.

Questions:

1. Are proposers allowed to have animals on the premises at Jensen- Alvarado or at Crestmore:

District Response: Yes, the District will allow animals at Jensen- Alvarado, however they should be era specific and the quantity of animals should be consistent with the space in which they are housed, as well as being mindful of the neighbors when it comes to sounds and smells. As for Crestmore, it would depend on what is be suggested but the district advises against due to the safety of the livestock.

2. Are proposers allowed to have farm equipment on the premises at Jensen- Alvarado:

District Response: Yes, the District will allow the equipment, however proposers should be mindful of the neighbors when it comes to sounds and disruptions, and must adhere to noise ordnances. Additionally, equipment use will need to be used when field trips are not present.

3. Are proposers allowed to do composting on the premises at Jensen-Alvarado or at Crestmore:

District Response: Yes, the District will allow for composting, however they need to be mindful of the neighbors when it comes to smells and other nuisances.

4. Can the proposer dig a well if they want to pay for it? Is there a possibility that the county would help pay for said well?

District Response: The Proposer would be able to dig their own well if they felt it was necessary, as for the District sharing the cost, we are unable to commit to that cost at this time but are open to exploring mutually beneficial options.

5. Can Farmers work together and sub leases or sub contract with other farmers?

District Response: Yes, that is at the discretion of the awarded Proposer.

6. Is their electricity at each of the locations?

District Response: Yes

7. Could the Proposer add solar panels to the location?

District Response: At Crestmore yes, at Jensen – Alvarado, No, unless they are hidden out of view from the public so as not to disrupt the Historical significance of the property.

8. Would Proposers be able to obtain grants or work congruently with the District to obtain grants?

District Response: Yes, the Proposer would be able to apply for grants on their own or work with the District Grant Analysis to obtain grants.

9. Can eucalyptus trees be removed at the Crestmore location?

District Response: This would need to be discussed with the District and approval would need to be determined but more than likely, yes.

10. Who is responsible for spraying the citrus?

District Response: The District is responsible.

11. Is any of the space at Jensen- Alvarado reserved for FFA?

District Response: Not at this time.

Ideal Situation:

1. Looking for an organic farmer but not required
2. Looking for interpretative farming instead of intense farming.

Events:

Types of events that could be hosted

Farm to Dinner events

You Pick Patches

Weddings

Fundraising events- if Proposer holds a fundraiser to benefit their organization is welcome, the District would prefer to be involved in a joint event.

Crestmore Location: there is access from the field to the Rancho Jurupa facility where restrooms both shade structure could be utilized for events with prior approval.

Types of Operations:

Leasing fees and Proceeds- The District's intent is to have someone to work and pay for the maintenance of the facility and for the Proposer to retain all proceeds.

Tree Crops – The District is not opposed to long term crops and can look into cost sharing for the installation if the District or Foundation feels it is in our best interest

Structures:

Jensen-Alvarado:

All structures added to the property MUST match the historic look of the property on the outside. Inside the structure can be as modern as the Proposer would like.

Some structures not matching the historic relevance may be considered if out of site and pre – approved by the district.

Would the Proposer be able to add housing or office space to the property?

Possibly if structure's façade fits into the historic look of the property.

Crestmore

The District would like that all structures added to the property match the same look of the Crestmore property on the outside. Inside the structure can be as modern as the Proposer would like.

Would the Proposer be able to add housing or office space to the property?

That is a possibility, may even be able to utilize a space for a host at Rancho Jurupa
Camp Ground