



Riverside County Regional Park and Open-Space District

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MEETING NOTES

June 21, 2018

Management Service Agreement of the Louis Rubidoux Nature Center & Pecan Grove

REQUEST FOR PROPOSAL # PKARC-217-A

County Actions:

- Obtain CAD files for the easements
- ADA Compliant assessment for LRNC
- List of suggested repairs to the center by district staff
- Send photos of the inside of the Louis Rubidoux Nature Center (LRNC)
- Schedule additional walk through for proposers to evaluate the inside of the building.
- If renovation or work was done to the facility by the lessee, and NOT funded by county or district funds, would the work need to be done at a prevailing wage rate?
- Are there water quality records available

Selection and Evaluation Criteria:

- Refer to page 6, section 4 of terms and conditions documents
- After evaluations are completed, a panel interview will take place. This should occur between August and September

Nature Center is approximately 4500 sq feet

Lease amount would be \$1/ year

If proposers would like to team up with other proposer they are welcome to. The District would be willing to facilitate those meetings as well.



The maintenance yard on site will remain in the District possession and would not be part of the lease agreement, however the road would still be accessible for use.

Districts Goal: the District would like to see the site be used to its fullest potential, while allowing the community to continue to be enriched by its historical relevance and educational importance. To see the creek be brought back to its full and appropriate use.

Ranger enforcement:

- Regular enforcement of the trails stopped in 2017, there is currently no regular patrols, staff does periodically pass by on a daily bases.

Trails:

- The trails are in need of repair, proposer can repair on their own or work corporately with Parks District staff.
- Trail repair and up keep can be done through the Adopt a Trail program as well.
- The county will be taking the lead on the insurance for the trails

Rock Garden:

- Area is to remain off limits as it is “believed” to have ties to the Cahuilla Indian.

Pecan Grove:

- Grove is believed to be over 100 years old
- The grove is near and dear to the community and any modifications need to be done sensitively and within the best interest of the community.
- The District does understand that the grove is approaching its expiration date, especially with the current health of the trees in such poor health, and the safety issue that they are creating.
- Ideally the District would like to see the healthiest trees along the main entrance to remain.
- Grove section of trees can be removed and replaced with other production nut or fruit trees.
- Proposer is prohibited from growing or selling any crops or goods considered illegal by local, state or federal government.
- Additional crops that would not be allowed would be anything highly invasive.

Ideas:

- Group tent camping, not RV or family camping
- Equestrian camping
- Interpretative Program

Utilities

- Water - There is no reliable source of water
 - Jurupa Ditch: Currently the District has shares of the Jurupa Ditch, but due to infrastructure issues at the beginning of the ditch, there is no guarantee how much water will be delivered via that mode.
 - Non potable water
 - Well: Currently there is no well on site, however the district is not opposed to one being drilled. The District may even be able to partner for the cost of the well.
 - City water: The LRNC is connected to city water

- Sewer vs Septic
 - The location is on Sewer with a lift station on the east side of the property
- Electricity
 - There is electricity to the location

Other:

- “Children’s trail” is owned by flood control
- ADA Compliance – the trails do not need to be ADA compliant past the amp theater. Anything before the amp theater must be ADA compliant. Refer to ADA compliance report for additional information.
- The District is still working to obtain the additional requested document, and will send out as soon as possible.