



Report to City Council

TO: Mayor and City Council

FROM: Angelica Frausto-Lupo, Community Development Director

AGENDA DATE: August 19, 2025

TITLE: APPROVE THE ENVIRONMENTAL AND HISTORICAL PRESERVATION COMMISSION RECOMMENDATION TO PRESERVE THE HENDRICK RANCH ADOBE AND APPROPRIATE \$58,650 TO CLEAN AND SECURE THE SITE (REPORT OF: COMMUNITY DEVELOPMENT) (DISTRICT: ALL DISTRICTS)

TITLE SUMMARY: Recommendation By EHPC to Appropriate \$58,650 To Clean And Secure The Hendrick Ranch Adobe.

DISTRICT: All Districts

Recommendation(s)

That the City Council Consider Recommendation by the Environmental and Historical Preservation Commission to:

1. Protect the Hendrick Ranch Adobe at its current location at an estimated cost of \$58,650;
2. Appropriate \$58,650 (\$51,000 plus a 15% contingency) to clean and secure the Hendrick Ranch Adobe and authorize the City Manager, or his designee, to execute any agreement, and any subsequent amendments, and Purchase Orders, as may be required to implement the recommendations herein (e.g. fencing, lighting, etc.), subject to the approval of the City Attorney, in accordance with approved terms of the agreement and within available budget as approved by Council; and
3. Approve budget adjustments as set forth in the Fiscal Impact section of this report.

SUMMARY

At its June 9, 2025 meeting, the Environmental and Historical Preservation Commission (“EHPC”) discussed options for preserving the Hendrick Ranch Adobe (“Adobe”), as outlined in the preliminary Historic Significance Evaluation Report obtained by the Public Works Department. After discussion and deliberation, the EHPC voted 5-0 to recommend that the City Council appropriate an estimated \$51,000 to clean and secure the Adobe to preserve its historical integrity.

DISCUSSION

The Hendrick Ranch (“Ranch”), located at 27913 Cottonwood, includes two structures—a farmhouse and an adobe structure that served as the Hendrick Ranch headquarters. The City of Moreno Valley designated the Ranch as a “City landmark” in 2011. The structures do not have a national or state historical designation.

At the December 9, 2024, meeting of the EHPC, maintenance of the Ranch was discussed. The Public Works Department staff have since been providing some maintenance of the Ranch site, such as weed abatement for purposes of fire prevention. However, the EHPC believes the Hendrick Ranch Adobe (“Adobe”) is in need of additional maintenance and security measures to preserve its historical integrity – in case the City Council decides in the future to open the Adobe to the public. Further, at the January 13, 2025 regular meeting, the EHPC requested that the City commission an evaluation of the Adobe.

CRM Tech, a cultural resources consulting firm, conducted a preliminary Historic Significance Evaluation Report. The report concludes that the Adobe is a “historical resource” under CEQA for the following reasons:

1. Hendrick Ranch is a designated local historic landmark;
2. The local designation includes all structures at the site;
3. The prominence of the Hendrick Ranch lasted long after the adobe was moved to the site in 1937; and
4. Since the adobe, “Being home to the administrative office of the ranch, the building was undoubtedly an important part of the history of the ranch during that period.”

Since the Adobe is considered a “historical resource” under CEQA, it is afforded special protections that require a lead agency to identify potentially feasible measures to mitigate significant adverse changes in the “significance” of the historical character of the structure, that could potentially result from a proposed project or activity that is subject to CEQA review. Considering that there is no current project or future plan for the Adobe, the report suggested preserving the building in place to avoid further deterioration. Public Works staff developed the following options and estimated costs to preserve and maintain the building:

Option 1:

Protect the Adobe at same location without relocating (clean-up and install security measures such as fencing, lighting, and boarding): \$51,000 (estimate).

Option 2:

Relocate the Adobe within the Hendrick Ranch area and perform same work as Option 1: \$131,000 (estimate).

Option 3:

Relocate the Adobe to a different location: \$171,000 (estimate).

At its June 9, 2025 meeting, the EHPC discussed the options for preserving the Adobe. After a brief discussion, public comments (two speakers), and deliberation, the EHPC voted 5-0 to recommend Option 1 to the City Council in an effort to preserve in place the Adobe at an estimated initial cost of \$51,000. The EHPC is recommending the City Council appropriate \$58,650 (\$51,000 plus a 15% contingency) as the cost for Option 1 is only an estimate. It is important to note that the \$51,000 is the estimated initial cost for FY25/26. Ongoing and continued maintenance for preservation efforts will need to be considered during the City’s two-year budget development cycle.

ALTERNATIVES

1. Appropriate \$58,650 (\$51,000 plus a 15% contingency) to clean and secure the Adobe. **(EHPC recommends this alternative.)**
2. Receive and file this report and do not appropriate any funds toward cleaning and securing the Adobe. **(EHPC does not recommend this alternative.)**
3. Direct the EHPC to further discuss the preservation of the Adobe for alternatives. **(EHPC does not recommend this alternative.)**

FISCAL IMPACT

This item had not been previously budgeted and appropriating \$58,650 (\$51,000 plus a 15% contingency) may impact the General Fund. Future expenditures will be considered during the City’s two-year budget development cycle.

Description	Fund	GL Account Project Number	Type	FY25/26 Amended Budget	FY25/26 Proposed Adjustment	FY25/26 Revised Budget
Contractual Svcs - Other	General Fund	1010-70-78-45311-625099	EXP	\$ 97,500	\$ 58,650	\$ 156,150

NOTIFICATION

Publication and distribution of the agenda at least 72 hours prior to the regular meeting of August 19, 2025.

PREPARATION OF STAFF REPORT

Prepared By:
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Concurred By:
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Department Head Approval:
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Community Development Director

Concurred by:
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Planning Division Manager / Official

CITY COUNCIL GOALS

Positive Environment: Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

- 1. Economic Development**
- 2. Public Safety**
- 3. Library**
- 4. Infrastructure**
- 5. Beautification, Community Engagement, and Quality of Life**
- 6. Youth Programs**

Report Approval Details

Document Title:	STAFFREPORT_CD_EHPC_HENDRICK RANCH ADOBE.docx
Attachments:	- Hendrick Ranch Adobe Historic Eval 06042025.pdf
Final Approval Date:	Aug 12, 2025

This report and all of its attachments were approved and signed as outlined below:

Sean Kelleher

Natalia Lopez

Dena Heald

**No Signature - Task assigned to Launa Jimenez was completed by assistant
Angel Galache**

Launa Jimenez

Brian Mohan

Patty Rodriguez