



City Council Memorandum

City of Arts & Innovation

.....

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 4, 2023

FROM: COMMUNITY ECONOMIC DEVELOPMENT WARD: 6
DEPARTMENT

SUBJECT: LAND EXCHANGE AGREEMENTS BETWEEN THE CITY OF RIVERSIDE AND THE RAMSEY TRUST FOR PORTIONS OF CITY-OWNED PROPERTY, KNOWN AS ASSESSOR PARCEL NUMBERS 138-221-002 AND 138-402-021, IN EXCHANGE FOR PORTIONS OF THE RAMSEY TRUST'S PROPERTY AT 3095 TYLER STREET, KNOWN AS ASSESSOR PARCEL NUMBERS 138-200-008 AND 138-221-005

ISSUE:

Consider the Land Exchange Agreements between the City of Riverside and The Ramsey Trust for portions of City-owned property known as Assessor Parcel Numbers 138-402-021 and 138-221-002 in exchange for portions of The Ramsey Trust's property at 3095 Tyler known as Assessor Parcel Numbers 138-221-005 & 138-200-008.

RECOMMENDATIONS:

That the City Council:

1. Approve the Land Exchange Agreements (Attachments 1 & 2, Agreements) regarding the land exchange between the City of Riverside (City) and The Ramsey Trust (Ramsey) for portions of the City-owned property known as Assessor Parcel Numbers 138-402-021 and 138-221-002 in exchange for portions of Ramsey's property known as Assessor Parcel Numbers 138-221-005 & 138-200-008; and
2. Authorize the City Manager, or designee, to execute the Agreements and sign all documents and instruments necessary to complete the transactions.

BOARD RECOMMENDATION:

On February 27, 2023, the Board of Public Utilities will hear this item to consider a recommendation to City Council on the Land Exchange Agreements between the City of Riverside and The Ramsey Trust.

If the Board of Public Utilities recommends approval for City Council, City Council will consider the item at the April 4, 2023, Council meeting.

BACKGROUND:

The City has received several complaints regarding fallen dead eucalyptus trees and stumps along the Riverside Water Company Canal (Canal) off of Tyler Street and Balmoral Court. Also, numerous trees have grown in that area, causing the property line between the City-owned parcels and the Ramsey’s properties to become indistinguishable. On the south side of the Canal are the City-owned parcels and the north side properties belong to the Ramseys. The property line is jagged north and south for approximately 1,200 linear feet and determining ownership of the trees is problematic. The area contains a number of dead and live eucalyptus trees and stumps requiring removal and/or trimming throughout the canal.

The Riverside Water Company conveyed water to customers downstream in Corona until the adjacent parcels around the Canal were developed into housing and commercial use. After the Riverside Public Utilities acquired Riverside Water Company, much of the Riverside Canal parcels downstream of Jefferson Street were redirected to City services or to the adjacent property owners depending on their needs or usage.

DISCUSSION:

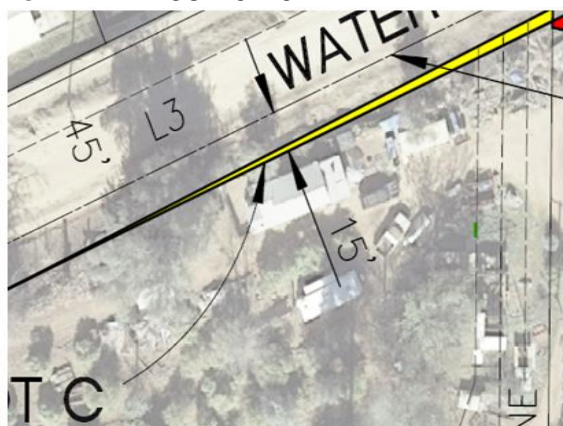
Staff was approached by the owner, Ramsey, to remove the fallen dead trees, possibly owned by the City, on their property. The Ramsey properties are located in the Arlington Heights agricultural district and currently include a single-family residence on one of the properties, and the remaining properties are used for agricultural crops. The subject properties are zoned Residential/Agriculture (RA-5) and allow general agricultural uses independently or in conjunction with a single-family residence on a minimum of five acres.

After working with the City’s Survey Department, a new property line has been determined. The City would retain the v-ditch of the Canal, which provides some drainage for stormwater runoff for the Ramsey parcel. The City and Ramsey would be responsible for removing dead trees and stumps within one foot of their side of the newly established property line.

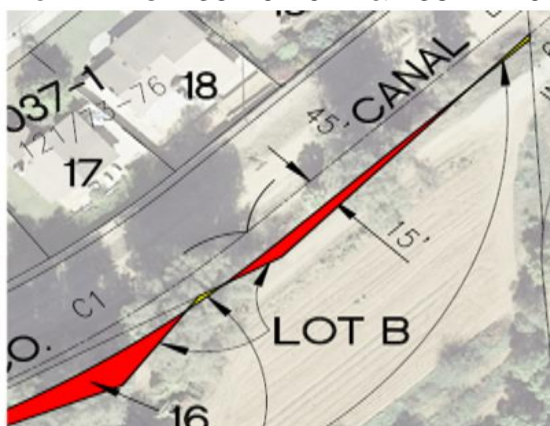
The City-owned property comprises segments of land totaling approximately 2,360 square feet, located at the intersection of Tyler Street & Balmoral Court. The portion of land making up the Ramsey parcels is small sections of land totaling approximately 614 square feet. Both areas are depicted on the aerial site maps below:

City to Ramsey

Por. APN: 138-402-021



Por. APNs: 138-402-021 & 138-221-002

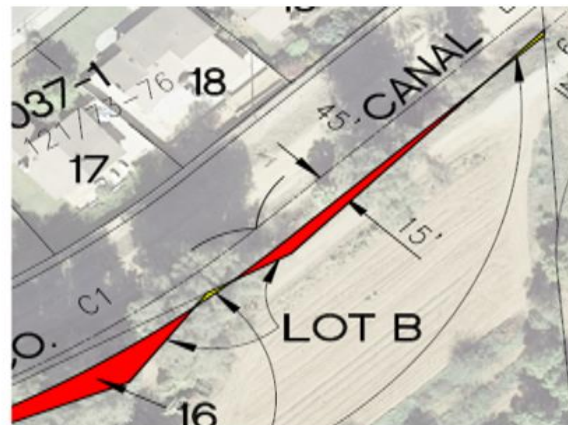


Ramsey to City of Riverside

Por. APN: 138-200-008



Por. APN: 138-221-005



The tables below summarize the land exchanges and values between the City and Ramsey with their approximate sizes and values.

| Exchange Parcel | Current Owner | Square Feet | Value |
|-------------------------|---------------|-------------|----------------|
| 138-200-008 | Ramsey | 520 | \$1,820 |
| 138-221-005 | Ramsey | 94 | \$329 |
| Increase to City | | 614 | \$2,149 |

| Exchange Parcel | Current Owner | Square Feet | Value |
|----------------------------|-------------------|--------------|----------------|
| 138-402-021 138-221-002 | City of Riverside | 1,900 | \$6,650 |
| 138-402-021 | City of Riverside | 460 | \$1,610 |
| Increase to Ramsey | | 2,360 | \$8,260 |

The newly established property line provides Ramsey with an additional 10% of land. In lieu of compensation, consideration was given for the removal costs of the dead trees and stumps, which is justified by reducing of the City’s liability and maintenance costs. A waiver valuation was used to determine the value of the subject properties based on their size and zoning. The total value of each exchange is less than \$10,000. Per Government Code Sections 37350 and 37351, the City is not required to follow the guidelines contained in the City Administrative Manual Section Number 08.003.00, “Disposition and Sale of City-Owned Real Property” and will not be subject to the requirements of Assembly Bill 1486.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 6 – Infrastructure, Mobility & Connectivity**, and **Goal 6.2 – Maintain, protect and improve assets and infrastructure within the City’s built environment to ensure and enhance reliability, resiliency, sustainability and facilitate connectivity.**

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

1. **Community Trust** – The City is transparent and makes decisions based on sound policy, inclusive community engagement, City Boards & Commissions involvement, and timely and reliable information. The City actively engages with Ramsey and informs policymakers on potential actions to protect and serve the public interest.
2. **Equity** – The City supports racial, ethnic, religious, sexual orientation, identity, geographic, and other attributes of diversity. It is committed to advancing the fairness of treatment, recognition of rights, and equitable distribution of services to ensure every community member has equal access to share in the benefits of the land exchange.
3. **Fiscal Responsibility** - The City is a prudent steward of public funds and ensures responsible management of the City’s financial resources while providing quality public services to all. Riverside works diligently with other agencies to enhance the community's safety for all its citizens.
4. **Innovation** – The City is inventive and timely in meeting the community’s changing needs. It prepares for the future by working in concert with the public to fulfill the goals and objectives of the Land Exchange Project, which will enhance the means of public security.
5. **Sustainability & Resiliency** – The City is committed to meeting the needs of the present without compromising the needs of the future and ensuring the City’s capacity to persevere, adapt and grow during good and challenging times. The Land Exchange Project results from the need to secure the public wellbeing.

Riverside Public Utilities confirmed that the Land Exchange between the City and Ramsey is agreeable by the parties, and the Utilities General Manager concurs with the recommendations in this report.

FISCAL IMPACT:

The fiscal impact of this report are minor escrow-related costs. There are sufficient funds budgeted and available in the Water Fund, PU-Water Engineering Professional Services Account No. 6210000-421000.

| | |
|----------------------------------|--|
| Prepared by: | Jennifer A. Lilley, AICP, Director Community Economic Development Department |
| Certifies availability of funds: | Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer |
| Approved by: | Rafael Guzman, Assistant City Manager |
| Approved as to form: | Phaedra A. Norton, City Attorney |

Attachments:

1. Land Exchange Agreement – Ramsey to City

2. Land Exchange Agreement – City to Ramsey
3. Presentation