

City of Arts & Innovation

**CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARING
ON THE PROPOSED ACQUISITION
OF REAL PROPERTY BY EMINENT DOMAIN
THIRD STREET GRADE SEPARATION PROJECT**

NOTICE IS HEREBY GIVEN that an interest in the real property owned by you, or in which you have an interest, located in the city and county of Riverside, state of California, is proposed to be acquired by the City of Riverside through its powers of eminent domain to construct a railroad underpass at the Third Street and the Burlington North Sante Fe (BNSF) railroad tracks and related purposes. The real property proposed to be acquired is generally described in the attached Exhibit 1.

The Public Hearing will be held by the City Council of the City of Riverside on the following date:

DATE AND TIME: February 25, 2025, at 3:00 p.m.

LOCATION: Art Pick Council Chamber, 3900 Main Street, Riverside, CA

View live Webcast at www.RiversideCa.gov/Meeting

It is the intention of the City Council at that time and place to consider the adoption of a Resolution of Necessity pursuant to the Eminent Domain Law of the State of California (Title 7 of Part 3 of the Code of Civil Procedure commencing with section 1230.010).

You may appear at said hearing and be heard on the following matters:

- (1) Whether the public interest and necessity require the project;
- (2) Whether the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (3) Whether the property sought to be acquired is necessary for the project;
- (4) Whether the offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record; and
- (5) Whether there exists an overriding need for prejudgment possession.

If you wish to appear and be heard at said hearing, you must file a written request with the City Clerk of the City of Riverside, City Hall, 3900 Main Street, Riverside, California 92522, within fifteen (15) days after the date on which this Notice was mailed to you.

WARNING

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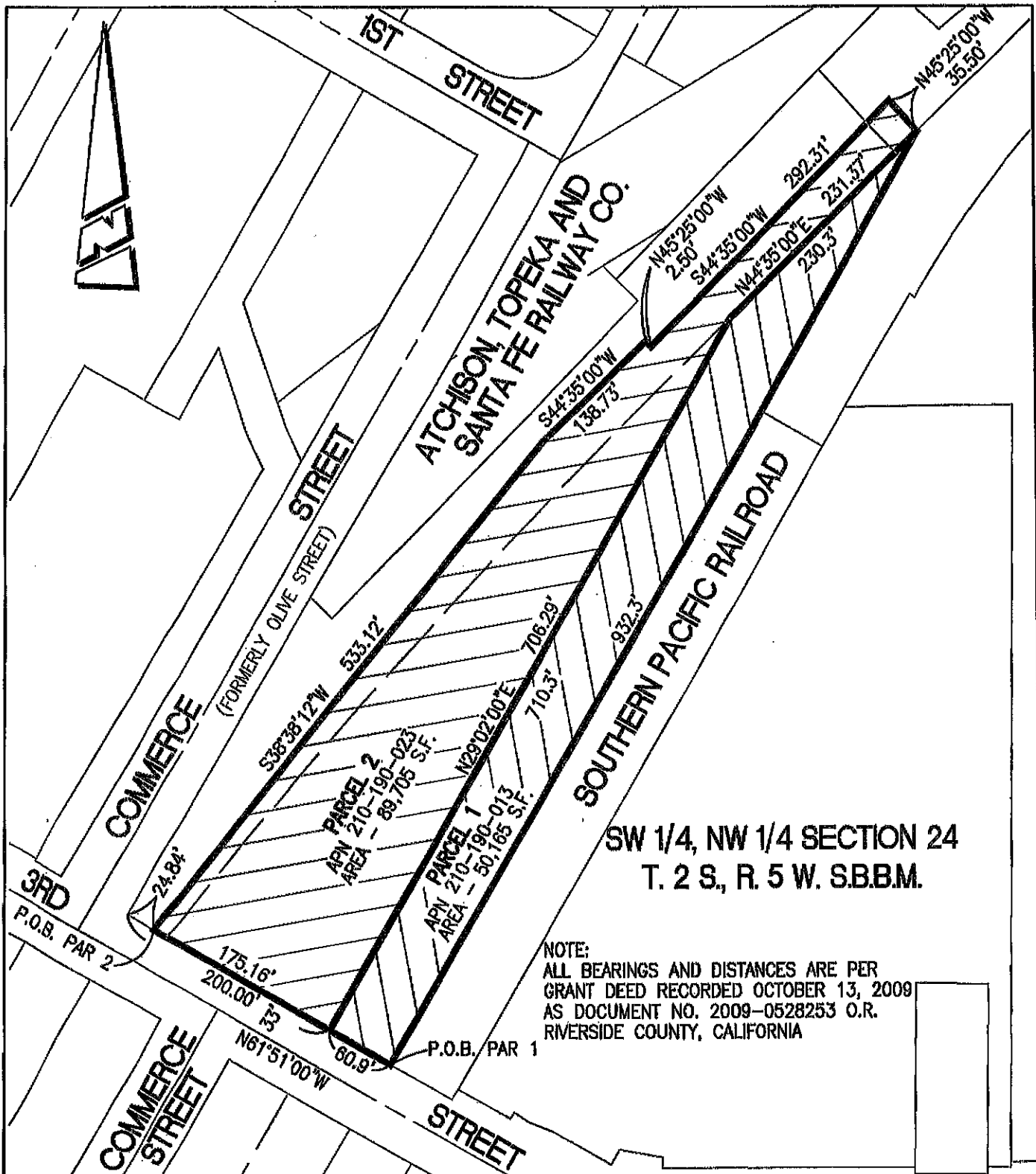
Information on the proposed Third Street Grade Separation Project is on file in the Public Works department of the City of Riverside and is open to public inspection. Also, a copy of the proposed Resolution of Necessity will be available upon request for inspection at the Office of the City Clerk of the City of Riverside. The Public Works department and the City Clerk's office are located at City Hall, 3900 Main Street, Riverside, California 92522.



DONESIA GAUSE, MMC
City Clerk

Dated and Mailed: February 4, 2025

EXHIBIT 1



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

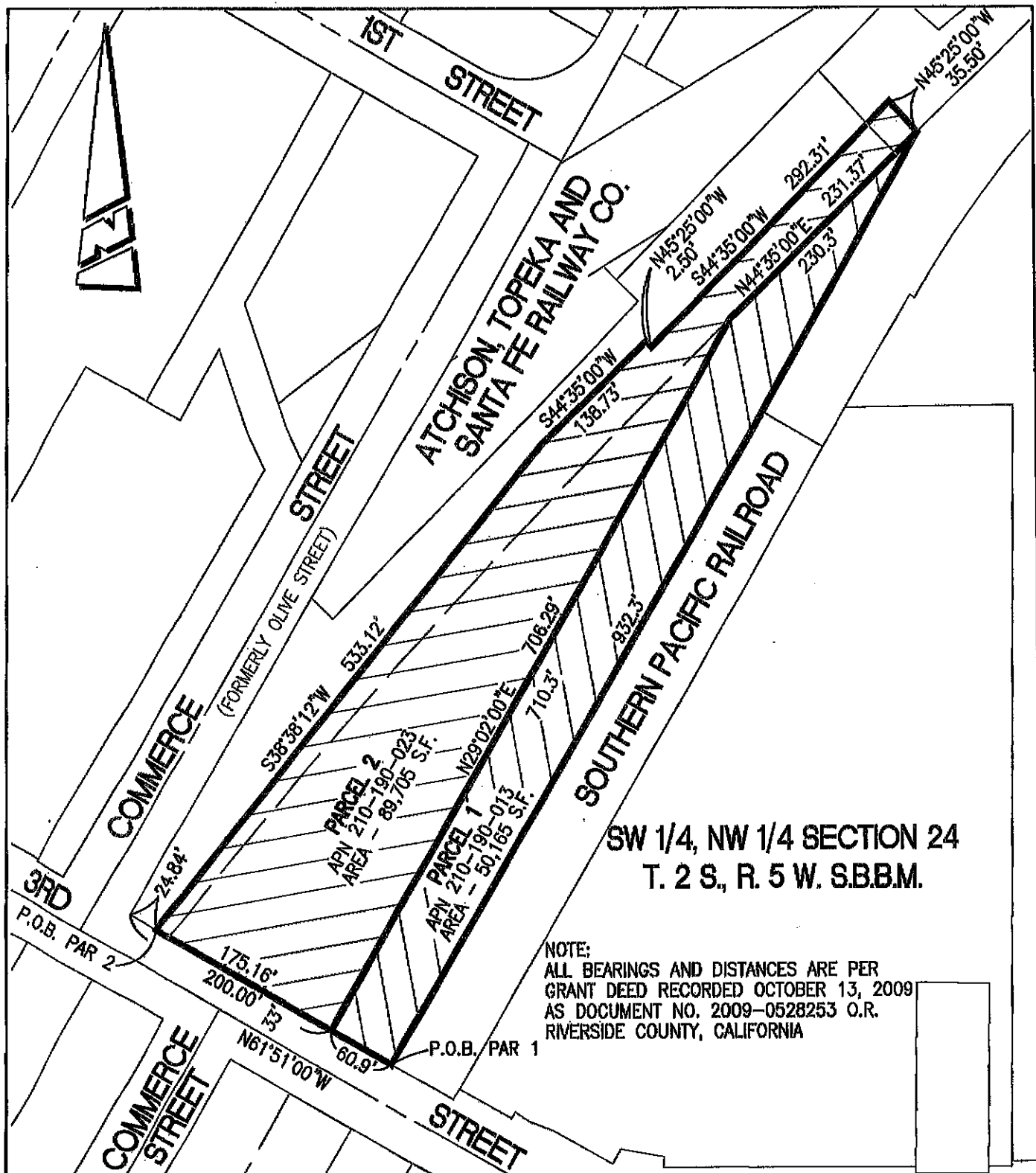
SCALE: 1"=NTS

DRAWN BY: CURT

DATE: 9/13/22

SUBJECT: 2665 & 2675 3RD STREET - APN 210-190-013, -023

EXHIBIT 1



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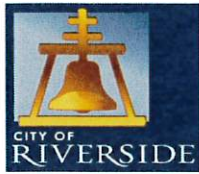
SHEET 1 OF 1

SCALE: 1"=NTS

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DATE: 9/13/22

SUBJECT: 2665 & 2675 3RD STREET - APN 210-190-013, -023



City of Arts & Innovation

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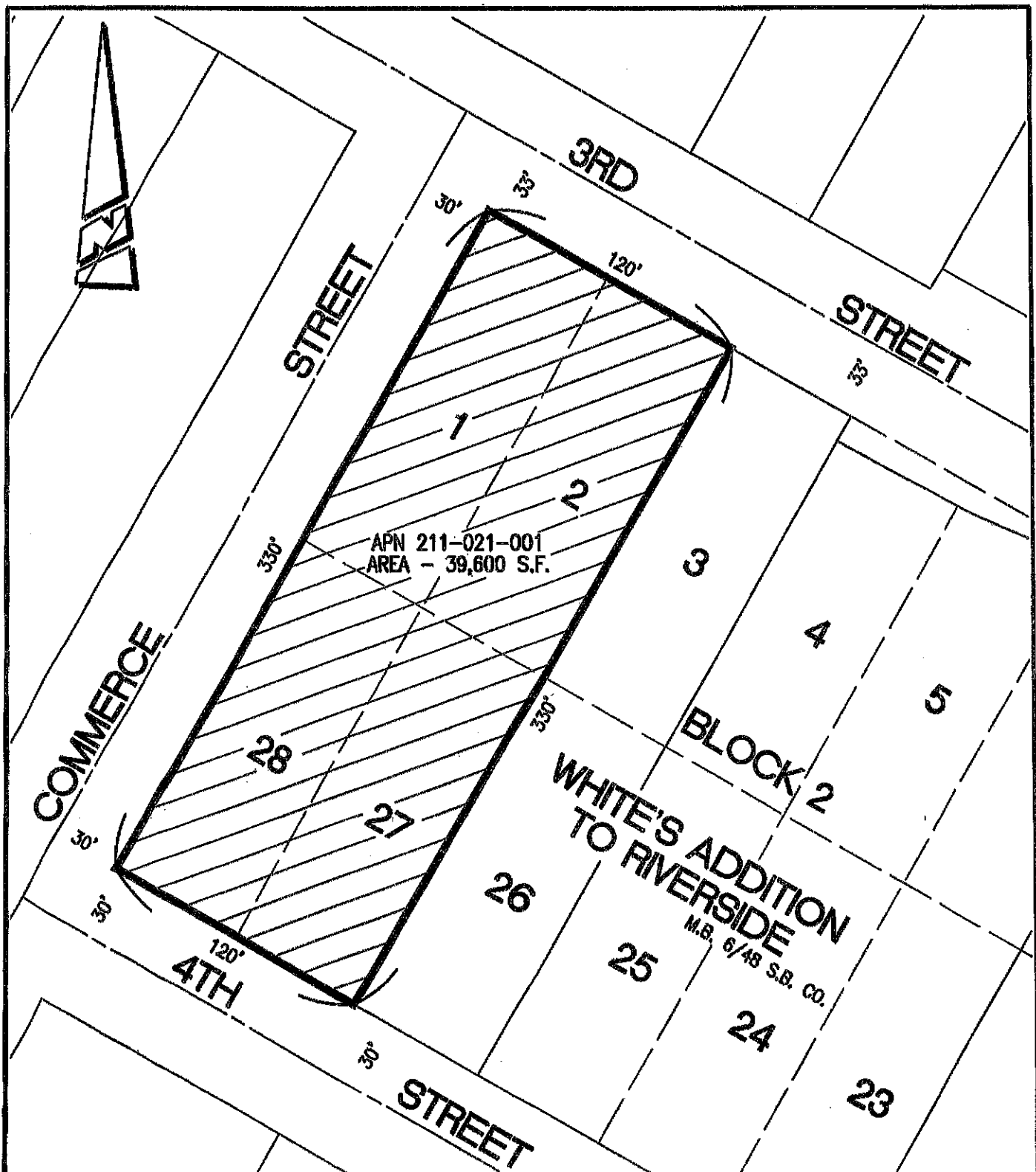
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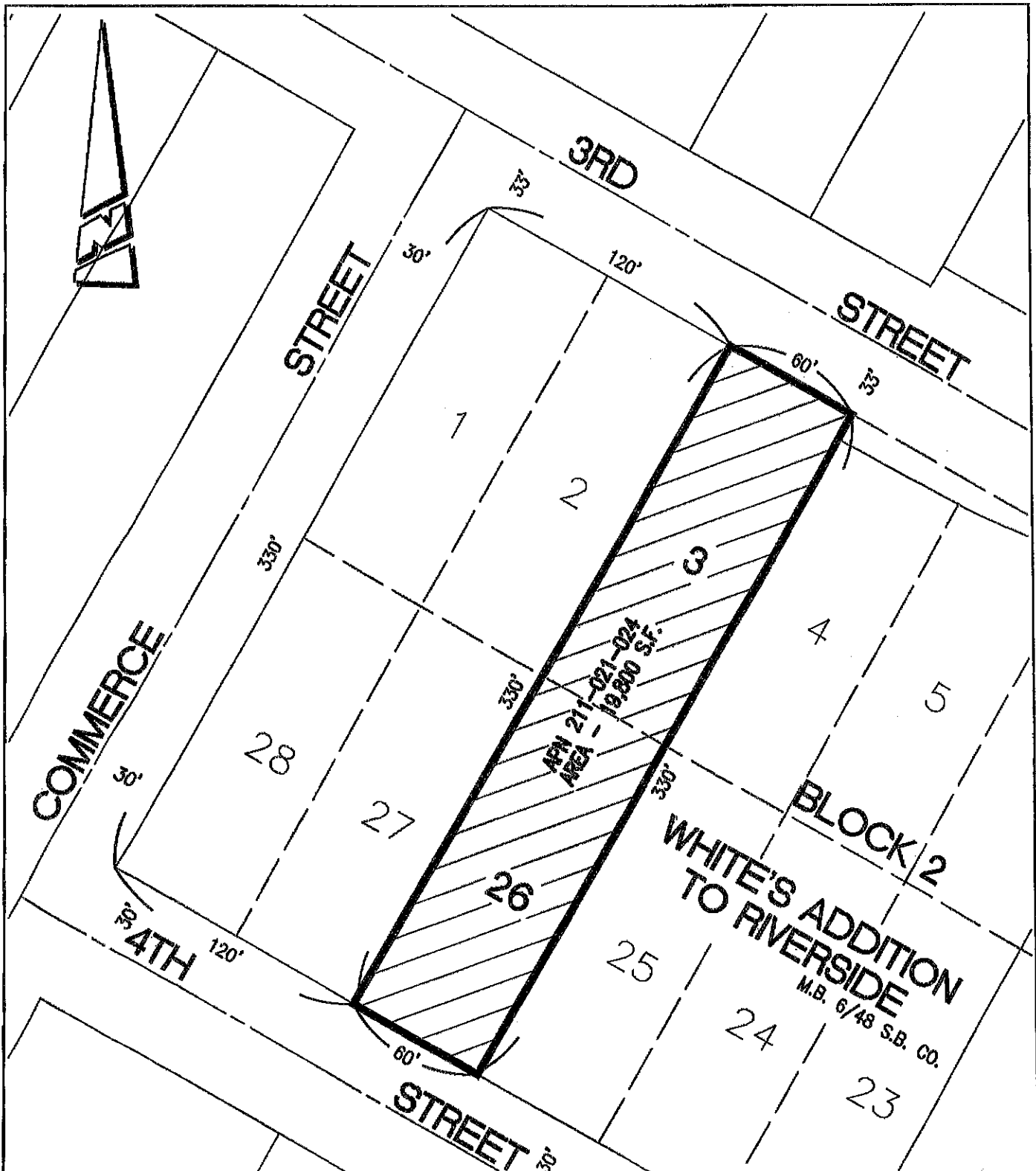
SCALE: 1"=60'

DRAWN BY: CURT

DATE: 7/5/22

SUBJECT: 2660 3RD STREET - APN 211-021-001

EXHIBIT "1"



• CITY OF RIVERSIDE, CALIFORNIA •

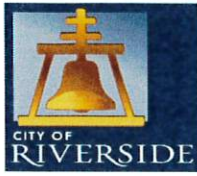
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SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: CURT DATE: 7/5/22

SUBJECT: APN 211-021-024



City of Arts & Innovation

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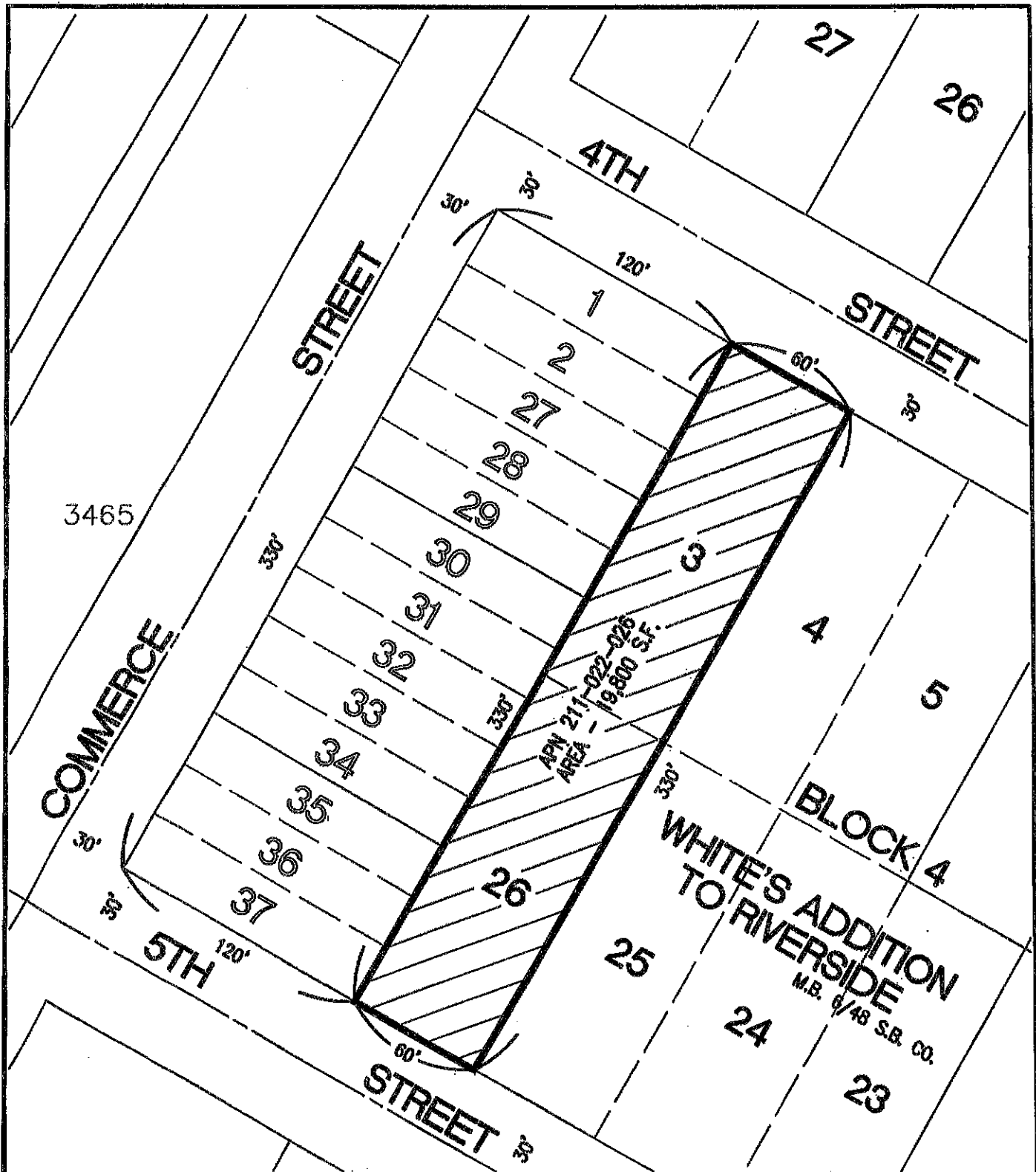
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City Clerk

Dated and Mailed: February 4, 2025

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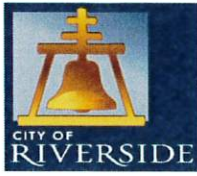
SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 7/19/22

SUBJECT: APN 211-022-026



City of Arts & Innovation

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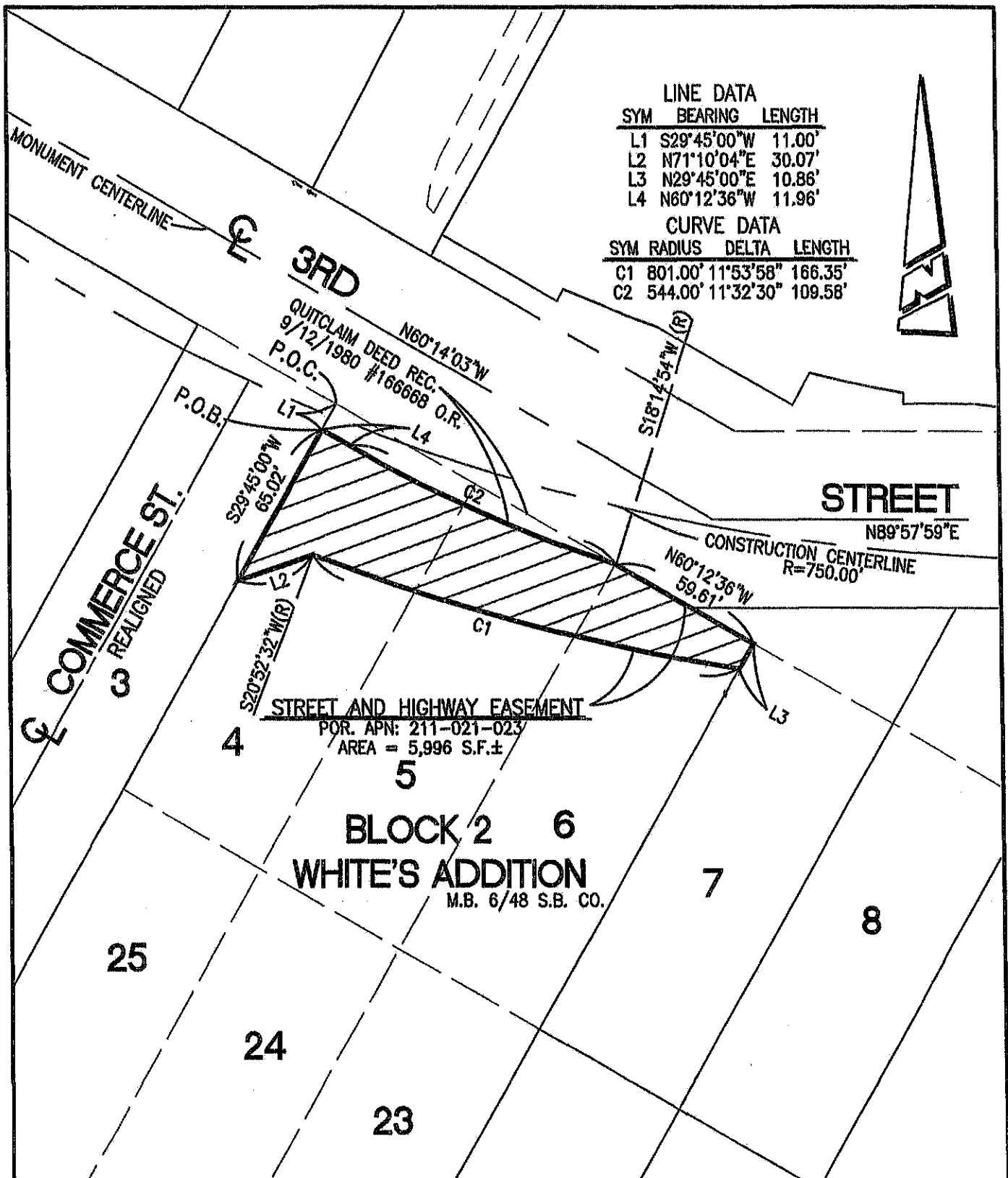
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DONESIA GAUSE, MMC
City Clerk

Dated and Mailed: February 4, 2025

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SHEET 1 OF 1

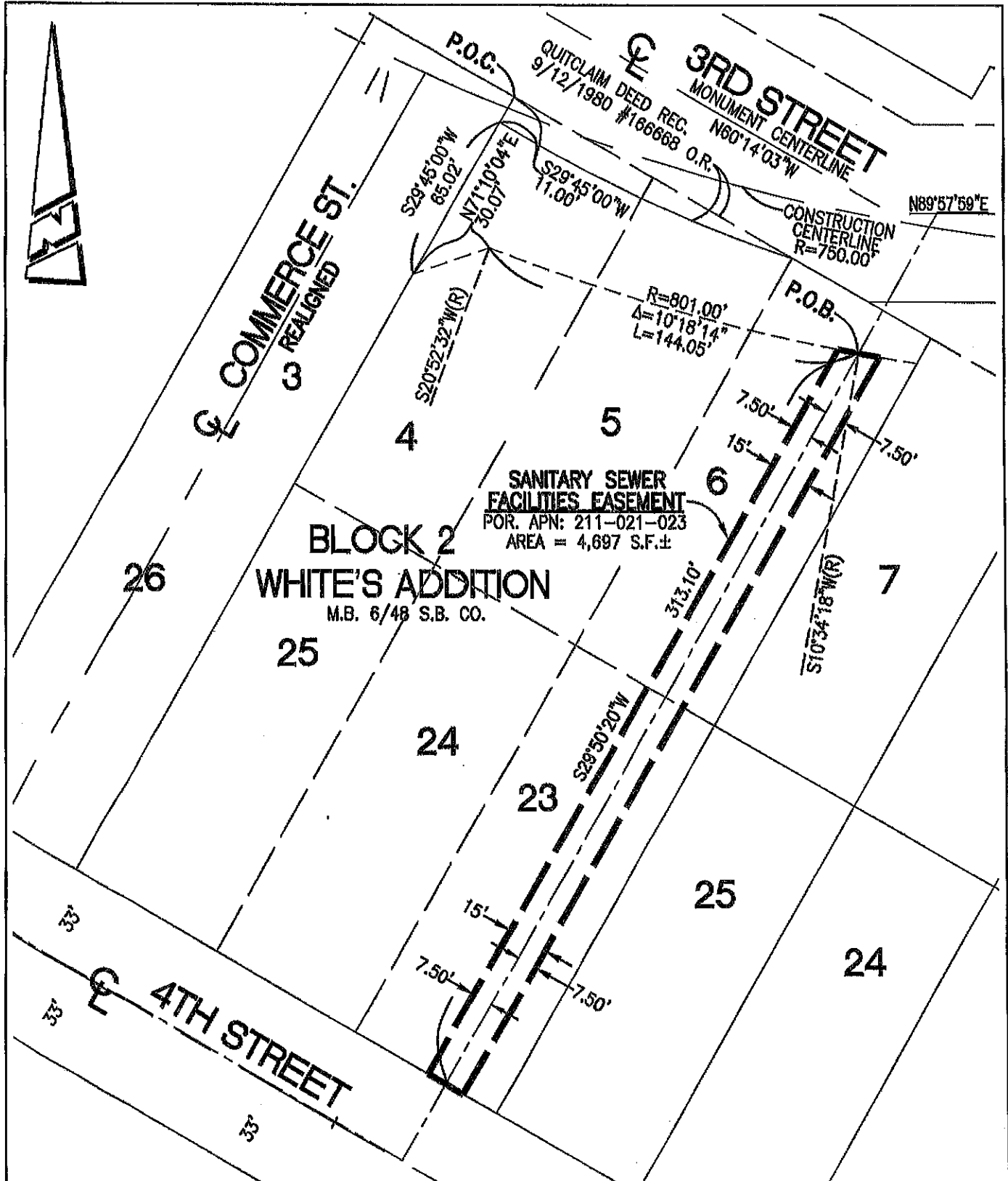
SCALE: 1"=50'

DRAWN BY: CURT

DATE: 2/10/22

SUBJECT: 2622 3RD STREET - R/W - APN 211-021-023

EXHIBIT 1



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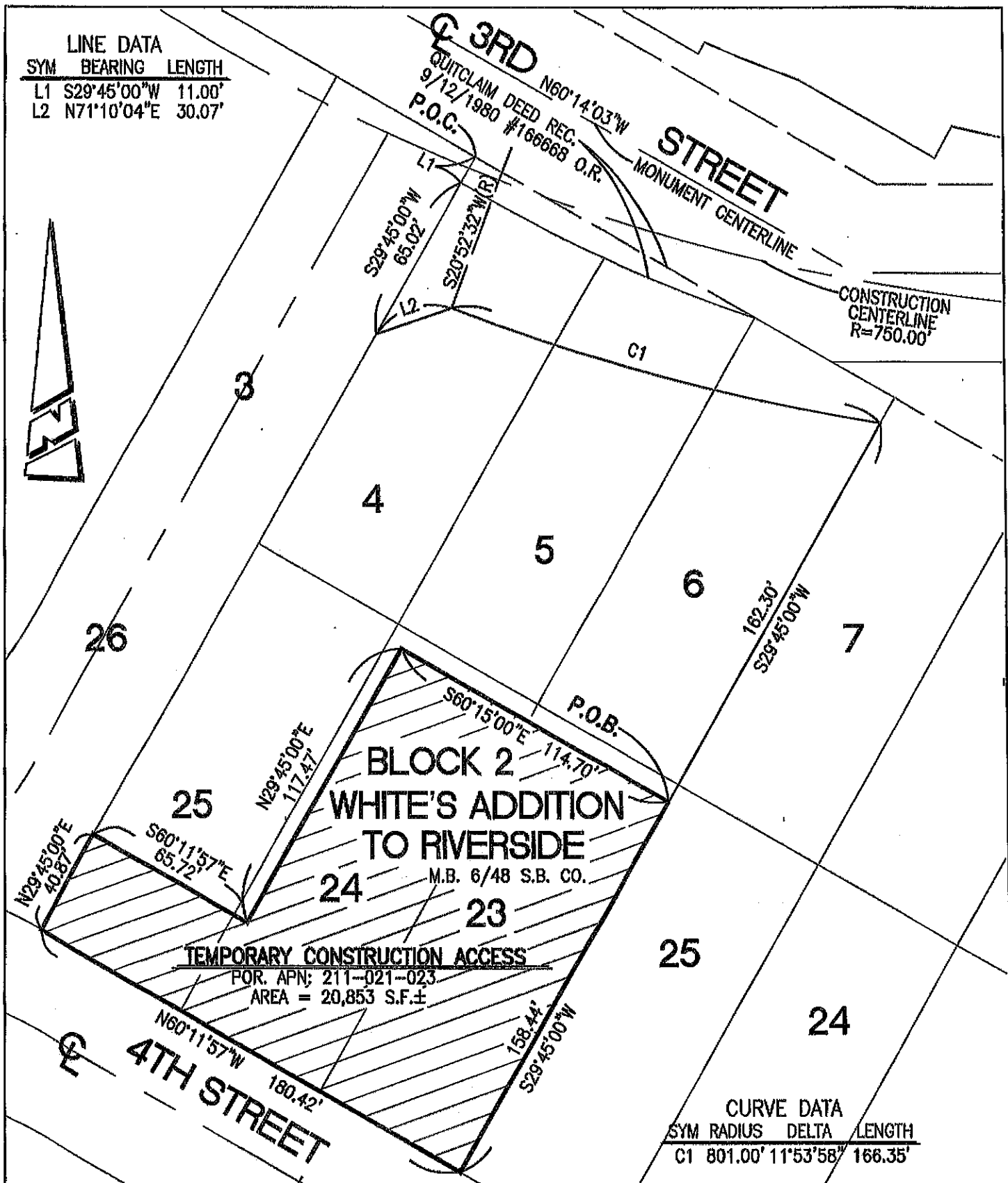
SCALE: 1"=50'

DRAWN BY: EV

DATE: 8/22/24

SUBJECT: 2622 3RD STREET - APN 211-021-023

EXHIBIT 1



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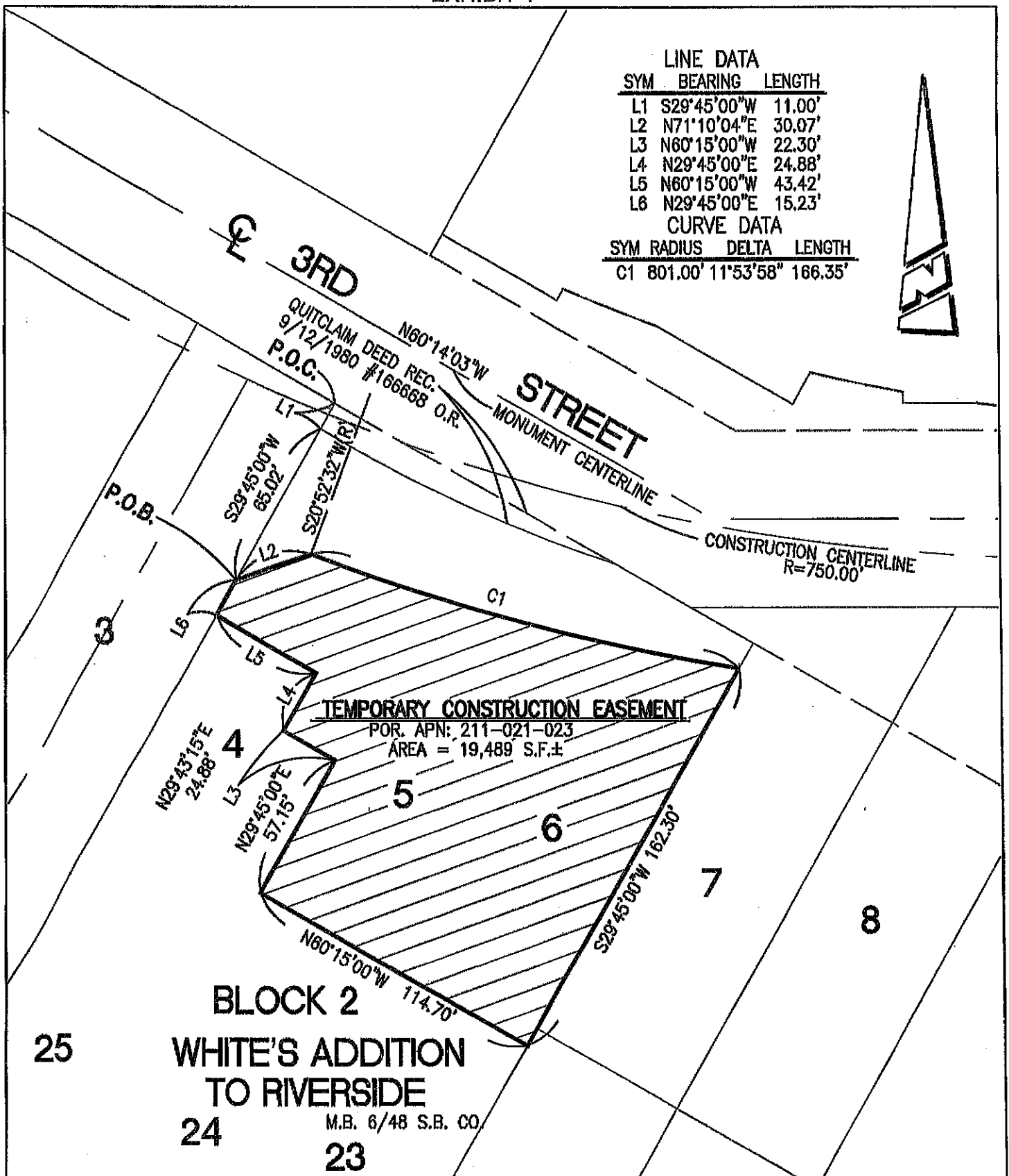
DRAWN BY: EV

DATE: 1/7/25

SUBJECT: 2622 3RD STREET - TCA - APN 211-021-023

LINE DATA		
SYM	BEARING	LENGTH
L1	S29°45'00"W	11.00'
L2	N71°10'04"E	30.07'
L3	N60°15'00"W	22.30'
L4	N29°45'00"E	24.88'
L5	N60°15'00"W	43.42'
L6	N29°45'00"E	15.23'

CURVE DATA		
SYM	RADIUS	DELTA LENGTH
C1	801.00'	11°53'58" 166.35'



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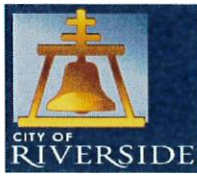
SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 12/15/22

SUBJECT: 2622 3RD STREET - TCE - APN 211-021-023



City of Arts & Innovation

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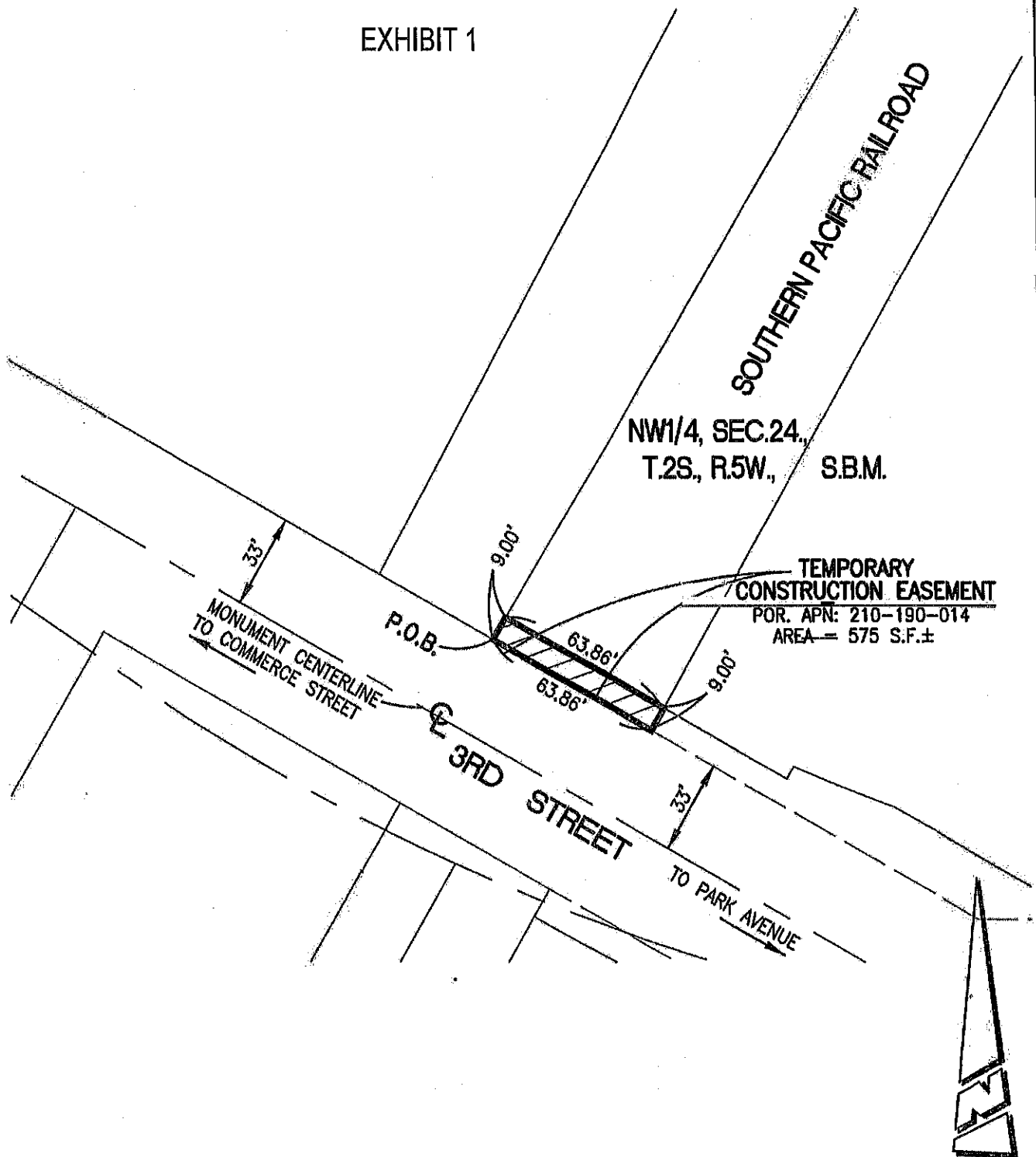
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Dated and Mailed: February 4, 2025

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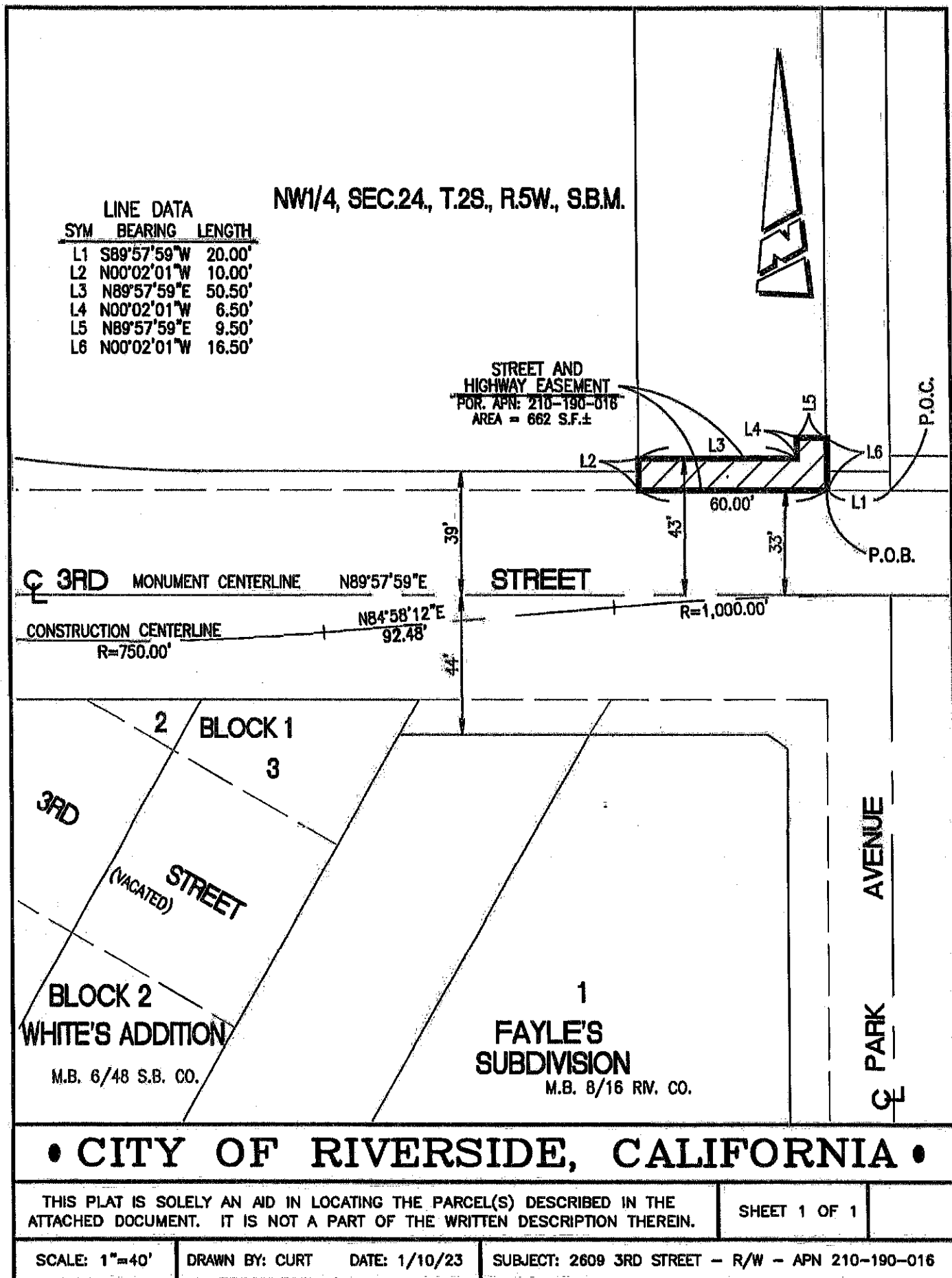
SCALE: 1"=50'

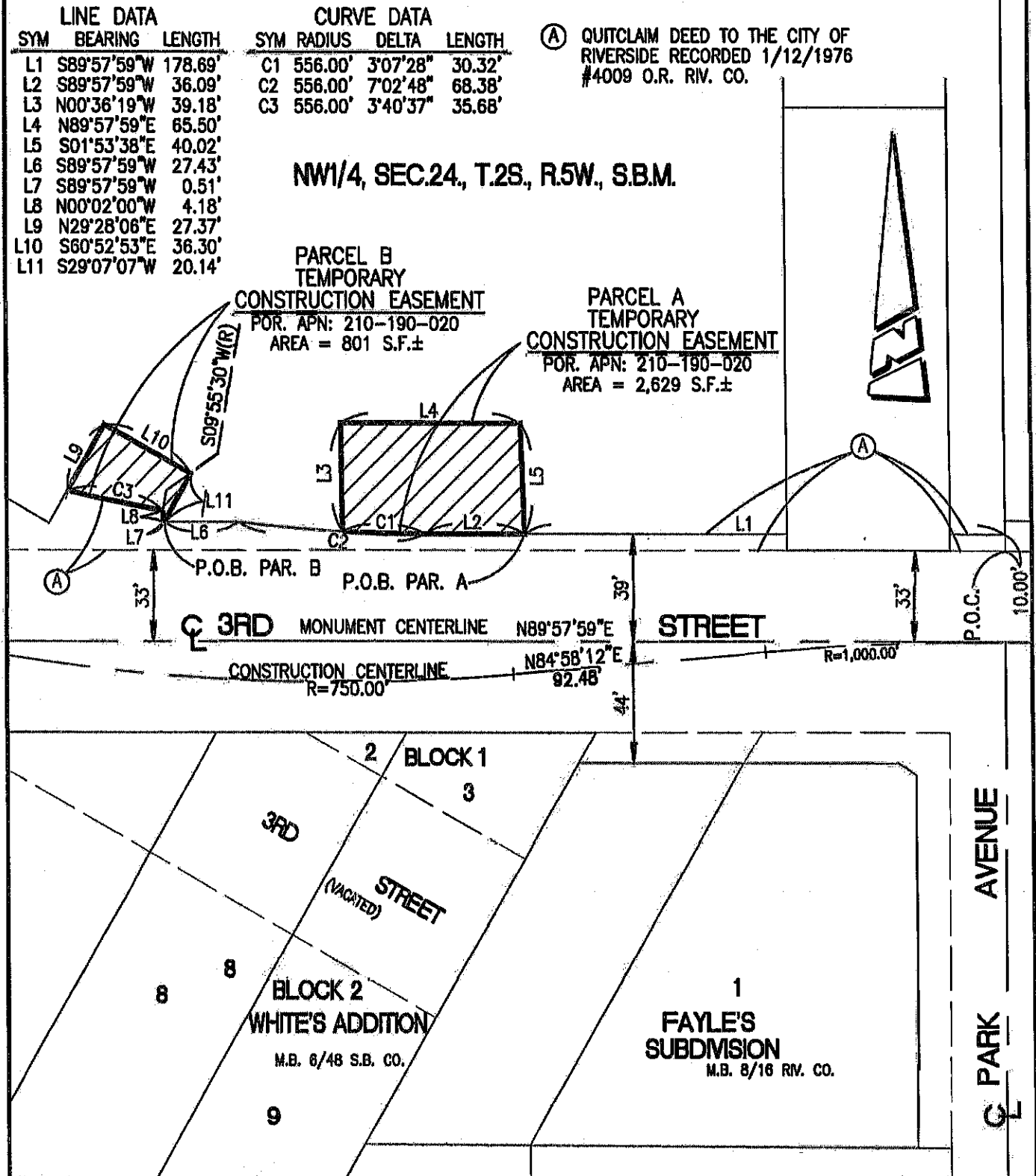
DRAWN BY: EV

DATE: 9/26/23

SUBJECT: 2609 3RD STREET - R/W - APN 210-190-014

EXHIBIT 1





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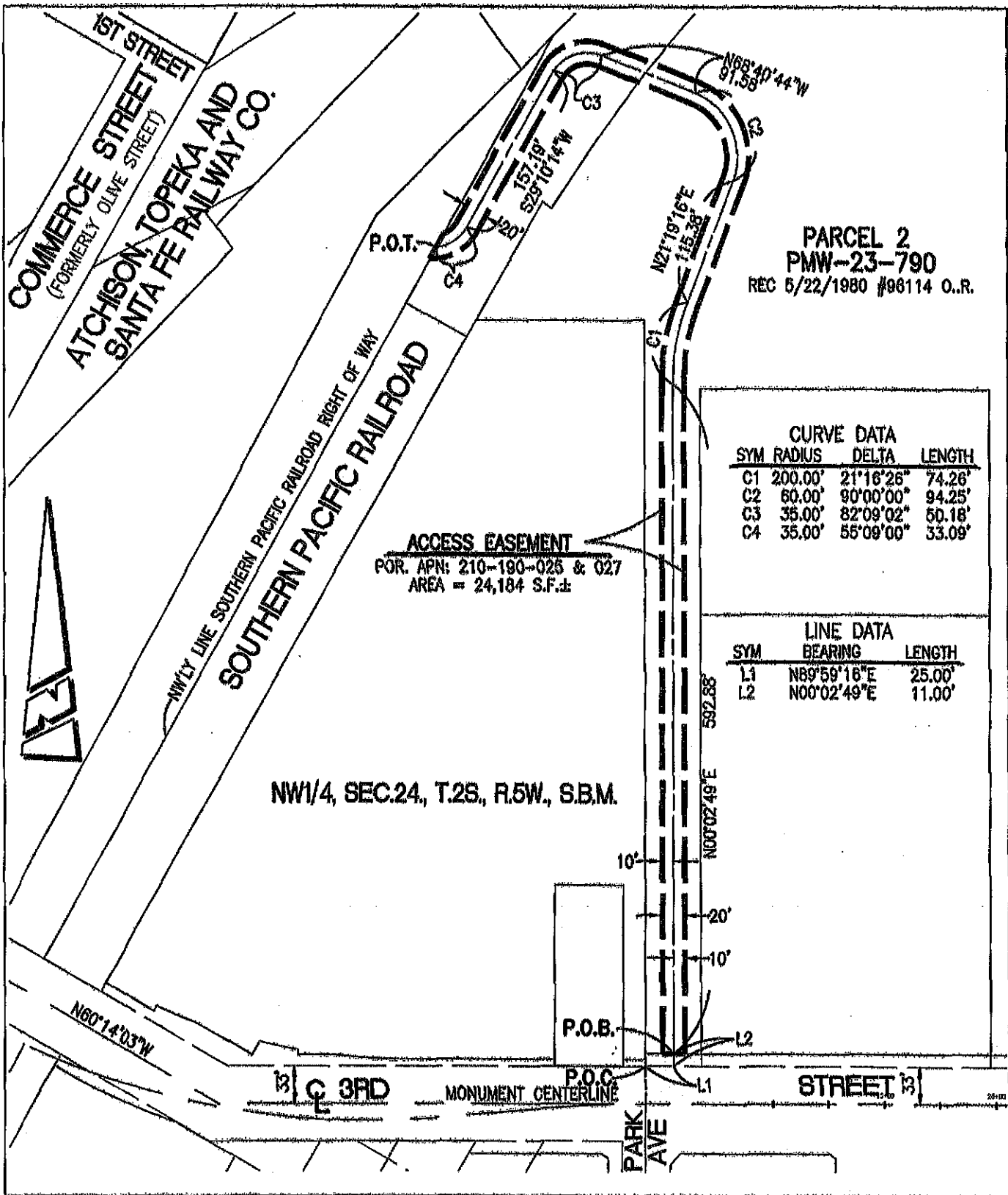
SCALE: 1"=50'

DRAWN BY: CURT

DATE: 1/31/23

SUBJECT: 2609 3RD STREET - R/W - APN 210-190-020

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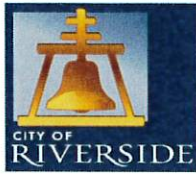
SHEET 1 OF 1

SCALE: 1"=NTS

DRAWN BY: CS

DATE: 9/7/23

SUBJECT: 2601 3RD ST - ESMT -APN 210-190-025 & 027



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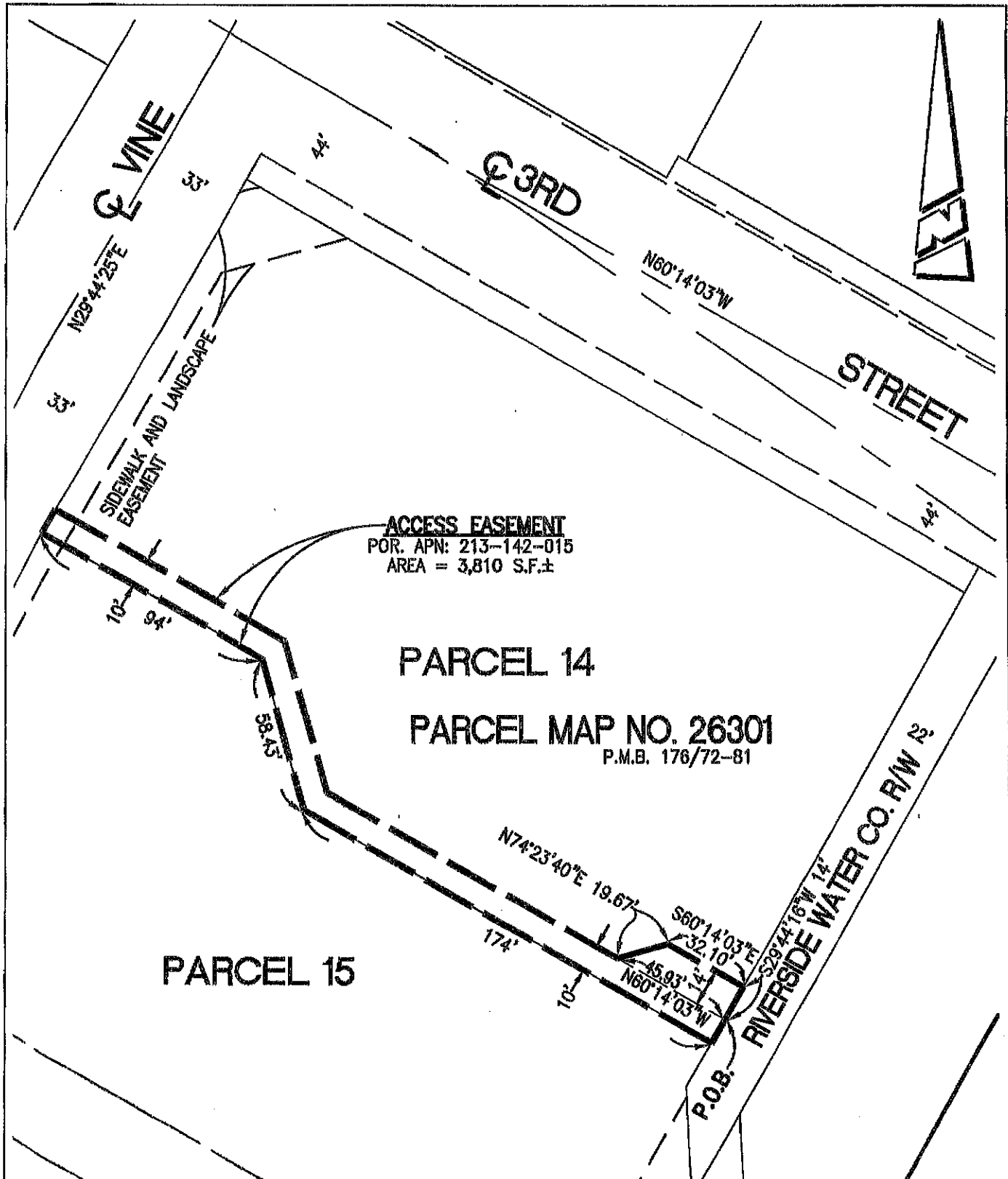
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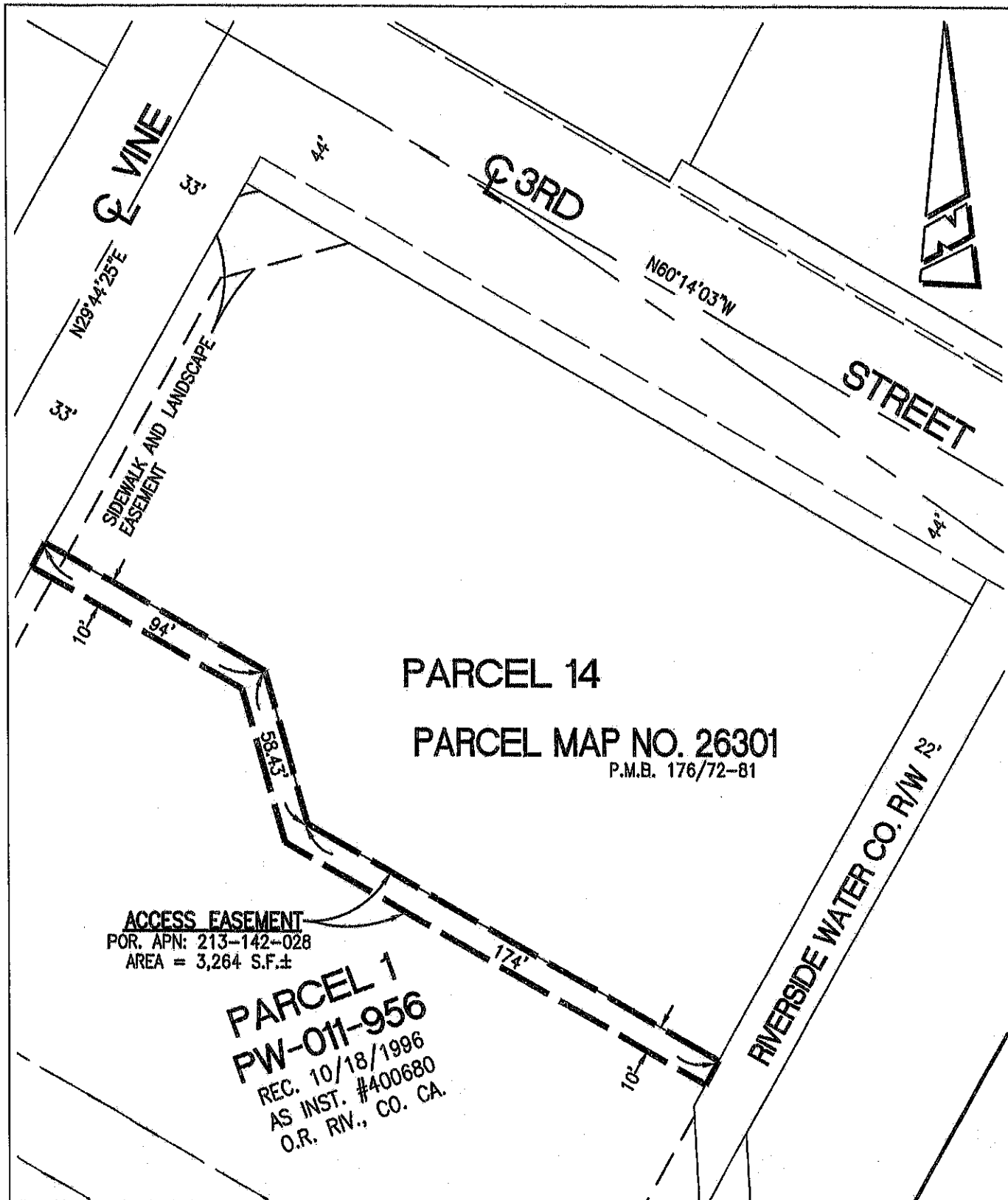
SCALE: 1"=50'

DRAWN BY: EV

DATE: 12/15/23

SUBJECT: 3310 VINE ST. - ESMT - POR. APN 213-142-015

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SHEET 1 OF 1

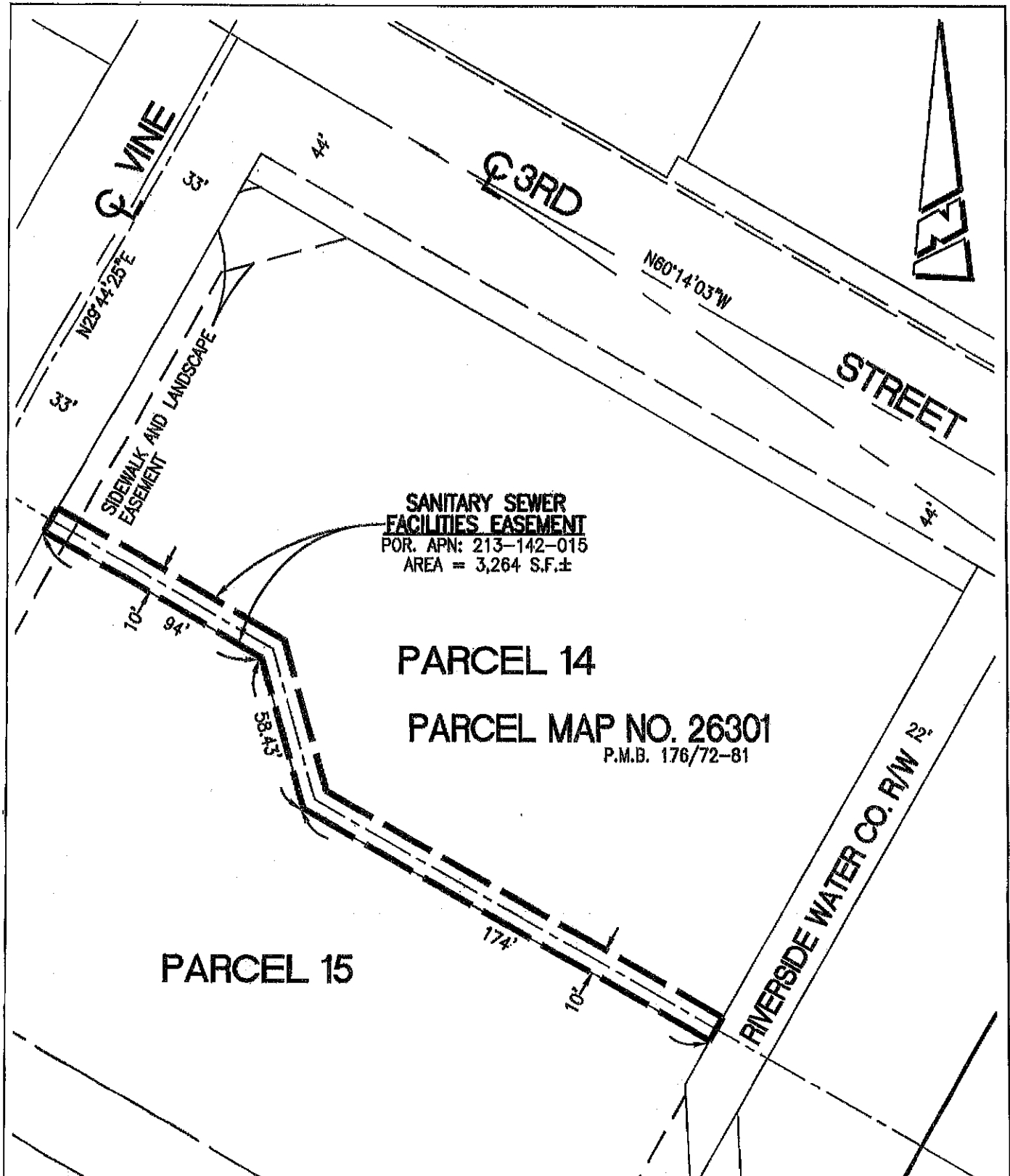
SCALE: 1"=50'

DRAWN BY: EV

DATE: 12/15/23

SUBJECT: 3350 VINE ST. - ESMT - POR. APN 213-142-028

EXHIBIT 1



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

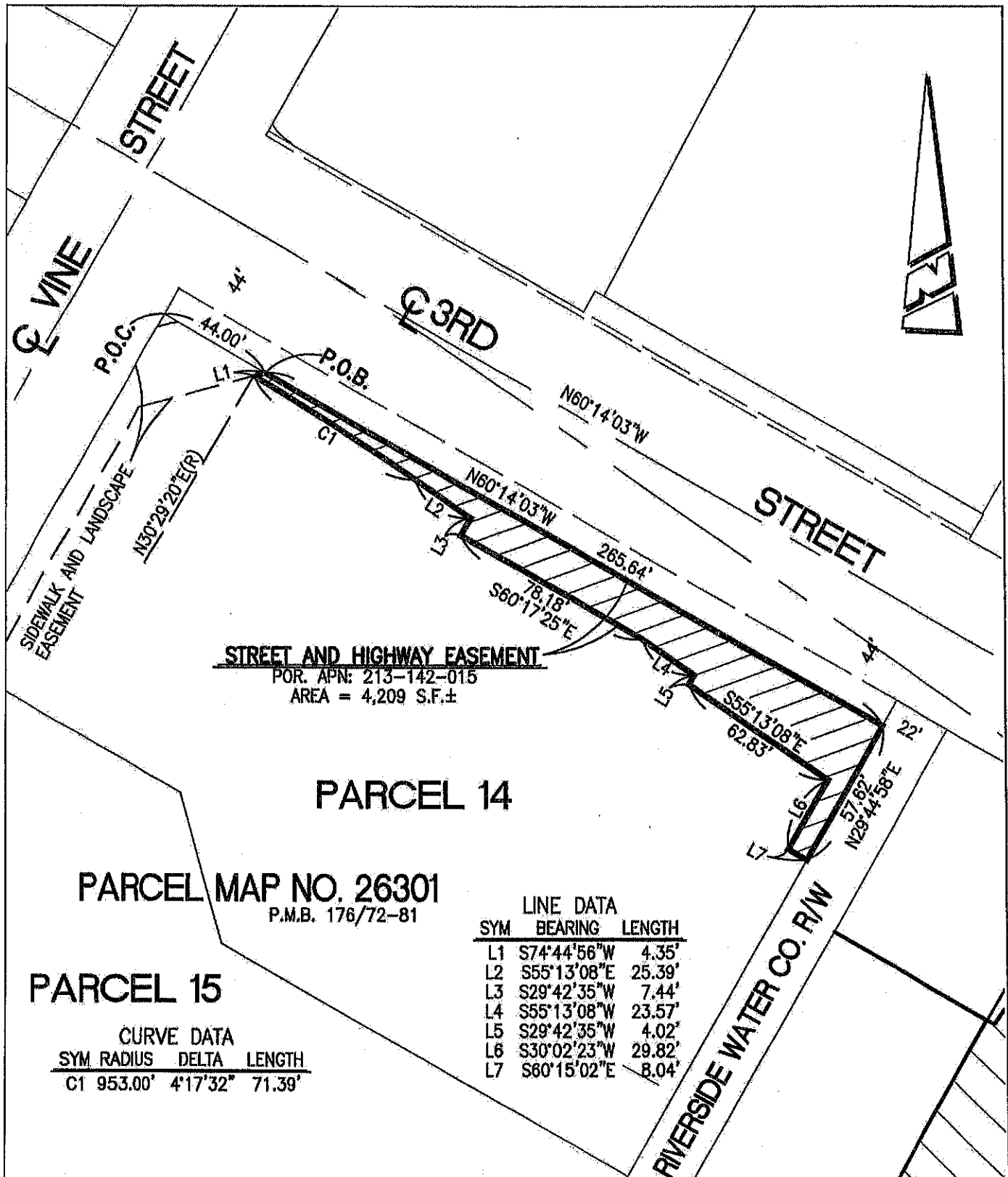
SCALE: 1"=50'

DRAWN BY: EV

DATE: 8/20/24

SUBJECT: 3310 VINE ST. - ESMT - POR. APN 213-142-015

EXHIBIT 1



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

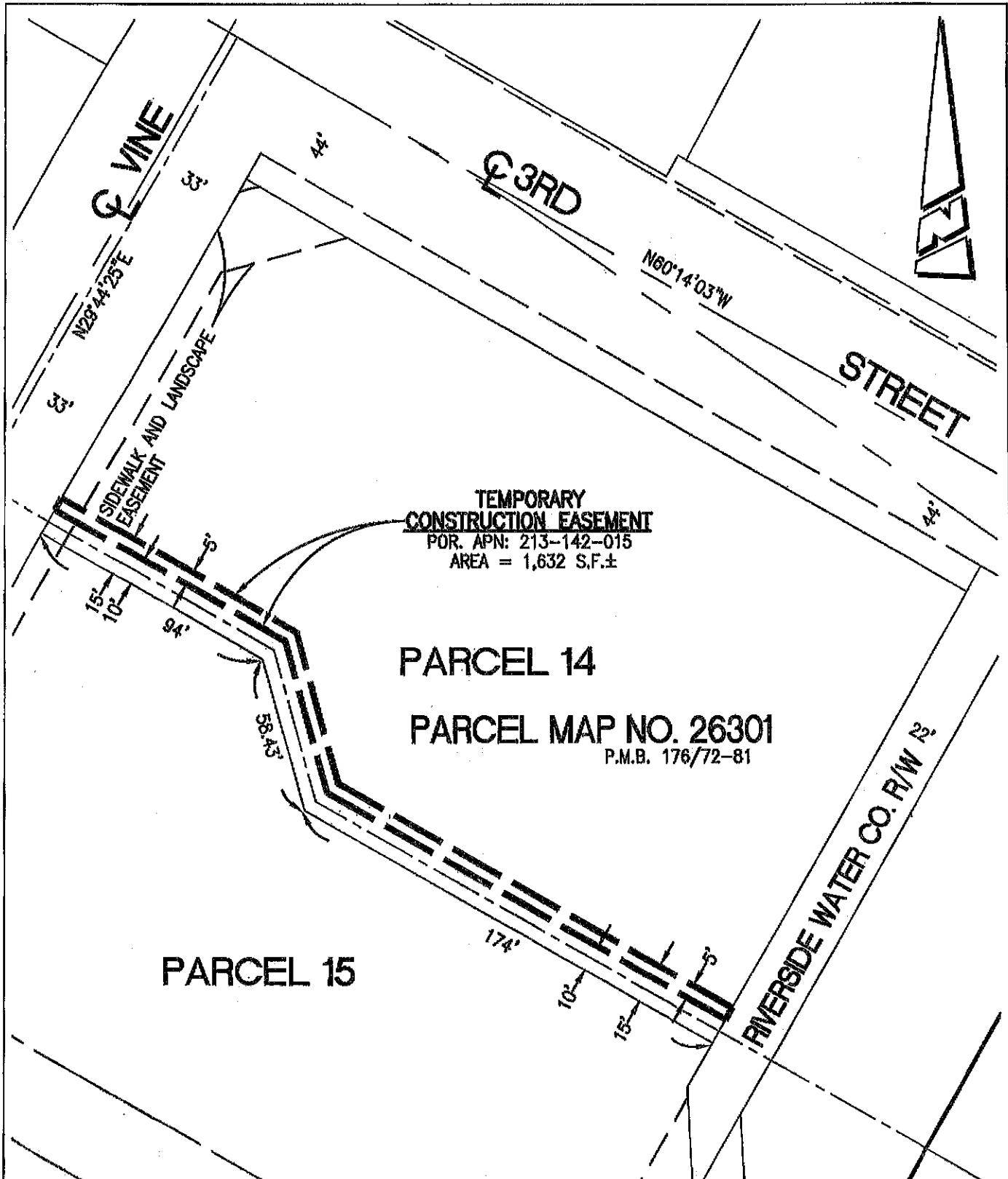
SCALE: 1"=50'

DRAWN BY: CURT

DATE: 12/06/22

SUBJECT: 3310 VINE STREET - R/W - APN 213-142-015

EXHIBIT 1



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

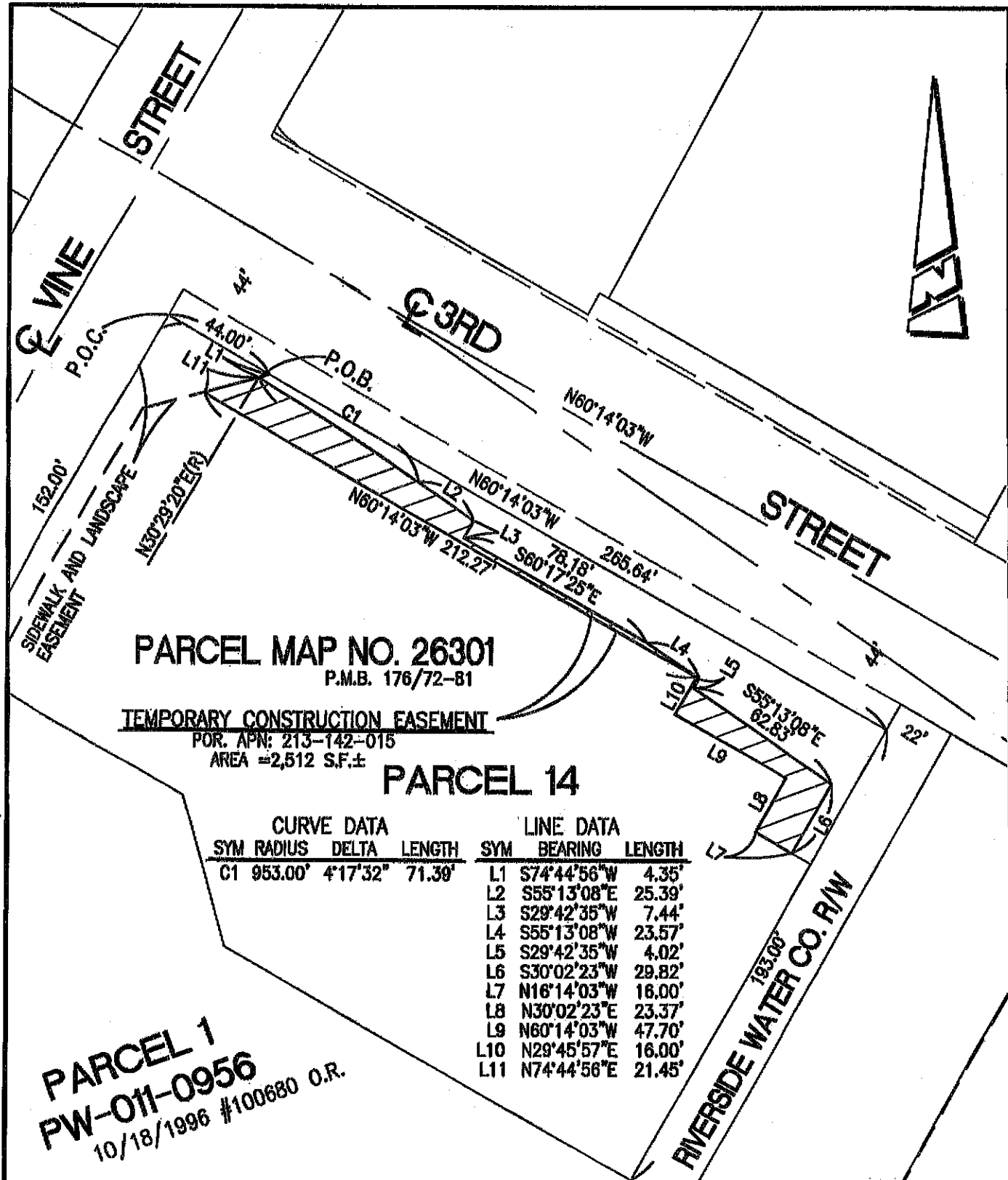
SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: EV

DATE: 8/20/24

SUBJECT: 3310 VINE ST. - ESMT - POR. APN 213-142-015



• CITY OF RIVERSIDE, CALIFORNIA •

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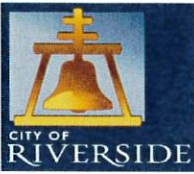
SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 12/08/22

SUBJECT: 3310 VINE STREET - TCE - APN 213-142-015



City of Arts & Innovation

**CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARING
ON THE PROPOSED ACQUISITION
OF REAL PROPERTY BY EMINENT DOMAIN
THIRD STREET GRADE SEPARATION PROJECT**

NOTICE IS HEREBY GIVEN that an interest in the real property owned by you, or in which you have an interest, located in the city and county of Riverside, state of California, is proposed to be acquired by the City of Riverside through its powers of eminent domain to construct a railroad underpass at the Third Street and the Burlington North Sante Fe (BNSF) railroad tracks and related purposes. The real property proposed to be acquired is generally described in the attached Exhibit 1.

The Public Hearing will be held by the City Council of the City of Riverside on the following date:

DATE AND TIME: February 25, 2025, at 3:00 p.m.

LOCATION: Art Pick Council Chamber, 3900 Main Street, Riverside, CA

View live Webcast at www.RiversideCa.gov/Meeting

It is the intention of the City Council at that time and place to consider the adoption of a Resolution of Necessity pursuant to the Eminent Domain Law of the State of California (Title 7 of Part 3 of the Code of Civil Procedure commencing with section 1230.010).

You may appear at said hearing and be heard on the following matters:

- (1) Whether the public interest and necessity require the project;
- (2) Whether the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (3) Whether the property sought to be acquired is necessary for the project;
- (4) Whether the offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record; and
- (5) Whether there exists an overriding need for prejudgment possession.

If you wish to appear and be heard at said hearing, you must file a written request with the City Clerk of the City of Riverside, City Hall, 3900 Main Street, Riverside, California 92522, within fifteen (15) days after the date on which this Notice was mailed to you.

WARNING

IF YOU FAIL TO FILE A WRITTEN REQUEST TO APPEAR AND BE HEARD WITHIN FIFTEEN (15) DAYS AFTER THIS NOTICE WAS MAILED, SUCH FAILURE WILL RESULT IN WAIVER OF YOUR RIGHT TO APPEAR AND BE HEARD, AND THE CITY COUNCIL NEED NOT GIVE YOU AN OPPORTUNITY TO SO APPEAR AND BE HEARD.

YOU MAY SEEK THE ADVICE OF AN ATTORNEY OF YOUR CHOICE AT YOUR EXPENSE IN CONNECTION WITH THIS MATTER. IF YOU DESIRE TO CONSULT AN ATTORNEY, YOU SHOULD DO SO IMMEDIATELY.

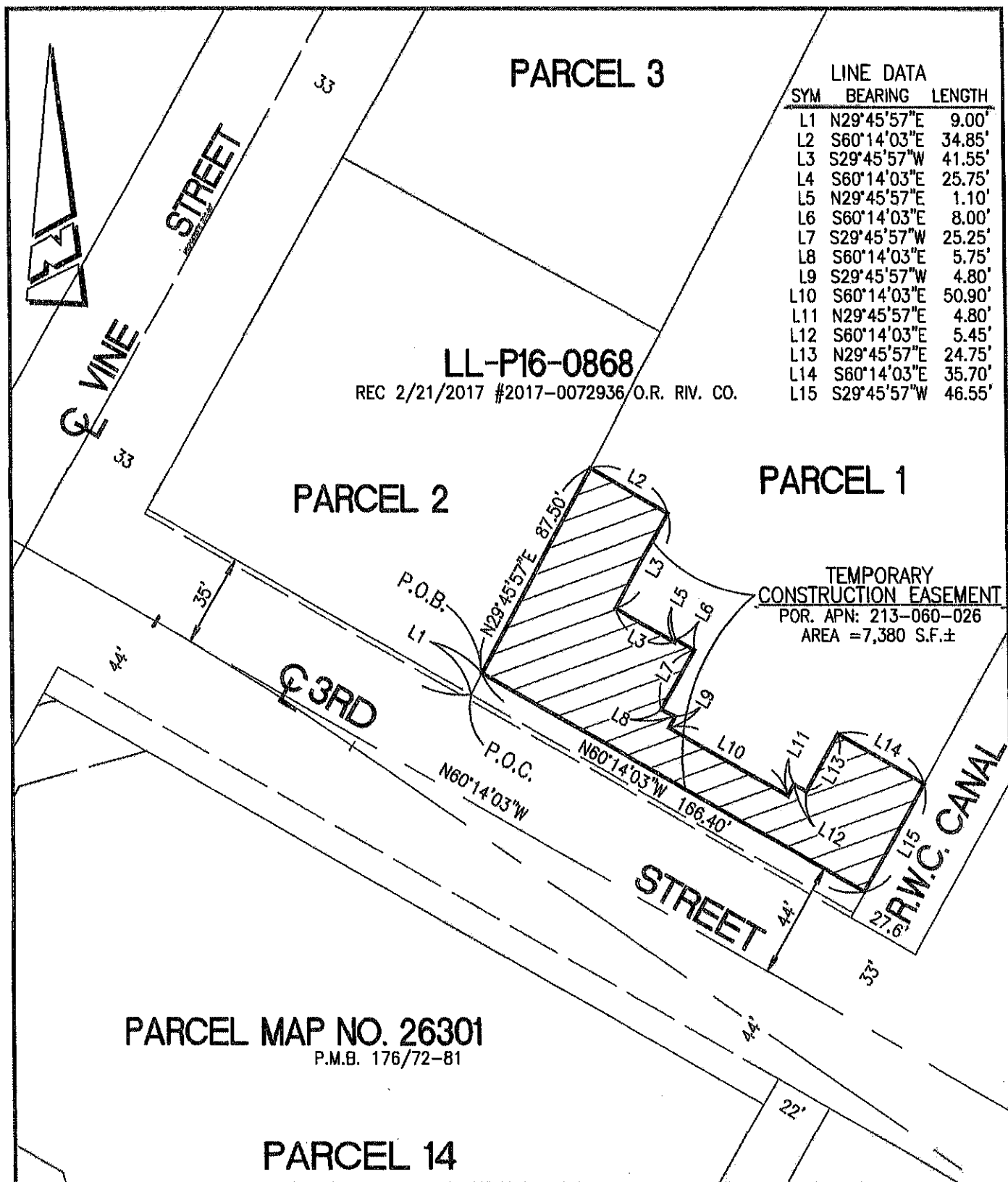
Information on the proposed Third Street Grade Separation Project is on file in the Public Works department of the City of Riverside and is open to public inspection. Also, a copy of the proposed Resolution of Necessity will be available upon request for inspection at the Office of the City Clerk of the City of Riverside. The Public Works department and the City Clerk's office are located at City Hall, 3900 Main Street, Riverside, California 92522.



DONESIA GAUSE, MMC
City Clerk

Dated and Mailed: February 4, 2025

EXHIBIT 1



PARCEL MAP NO. 26301
P.M.B. 176/72-81

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 2/16/23

SUBJECT: 3111 3RD STREET - TCE - APN 213-060-026



City of Arts & Innovation

**CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARING
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THIRD STREET GRADE SEPARATION PROJECT**

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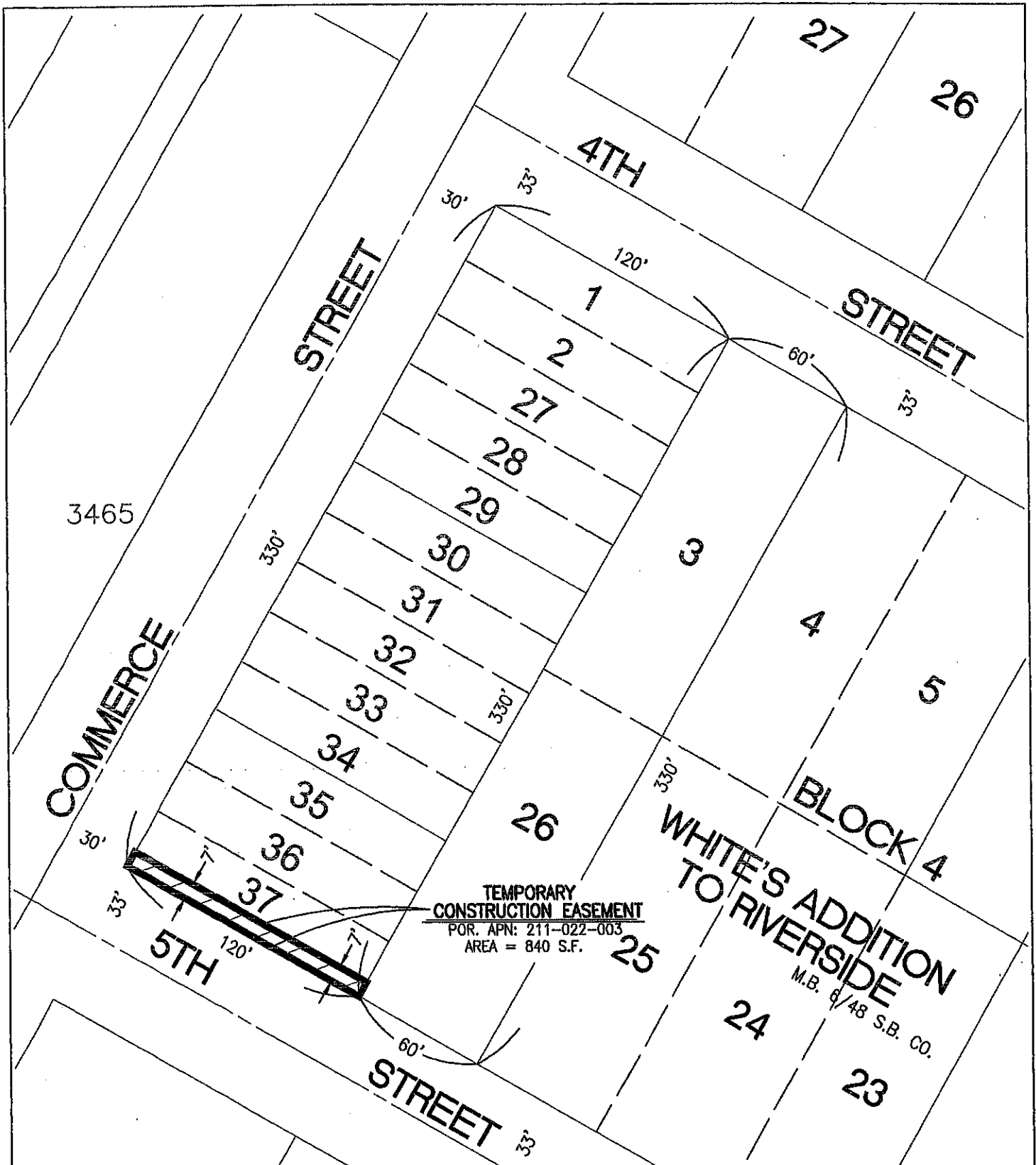
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DONESIA GAUSE, MMC
City Clerk

Dated and Mailed: February 4, 2025

EXHIBIT "1"



• CITY OF RIVERSIDE, CALIFORNIA •

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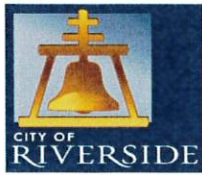
SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 4/25/23

SUBJECT: APN 211-022-023



City of Arts & Innovation

**CITY OF RIVERSIDE
NOTICE OF PUBLIC HEARING
ON THE PROPOSED ACQUISITION
OF REAL PROPERTY BY EMINENT DOMAIN
THIRD STREET GRADE SEPARATION PROJECT**

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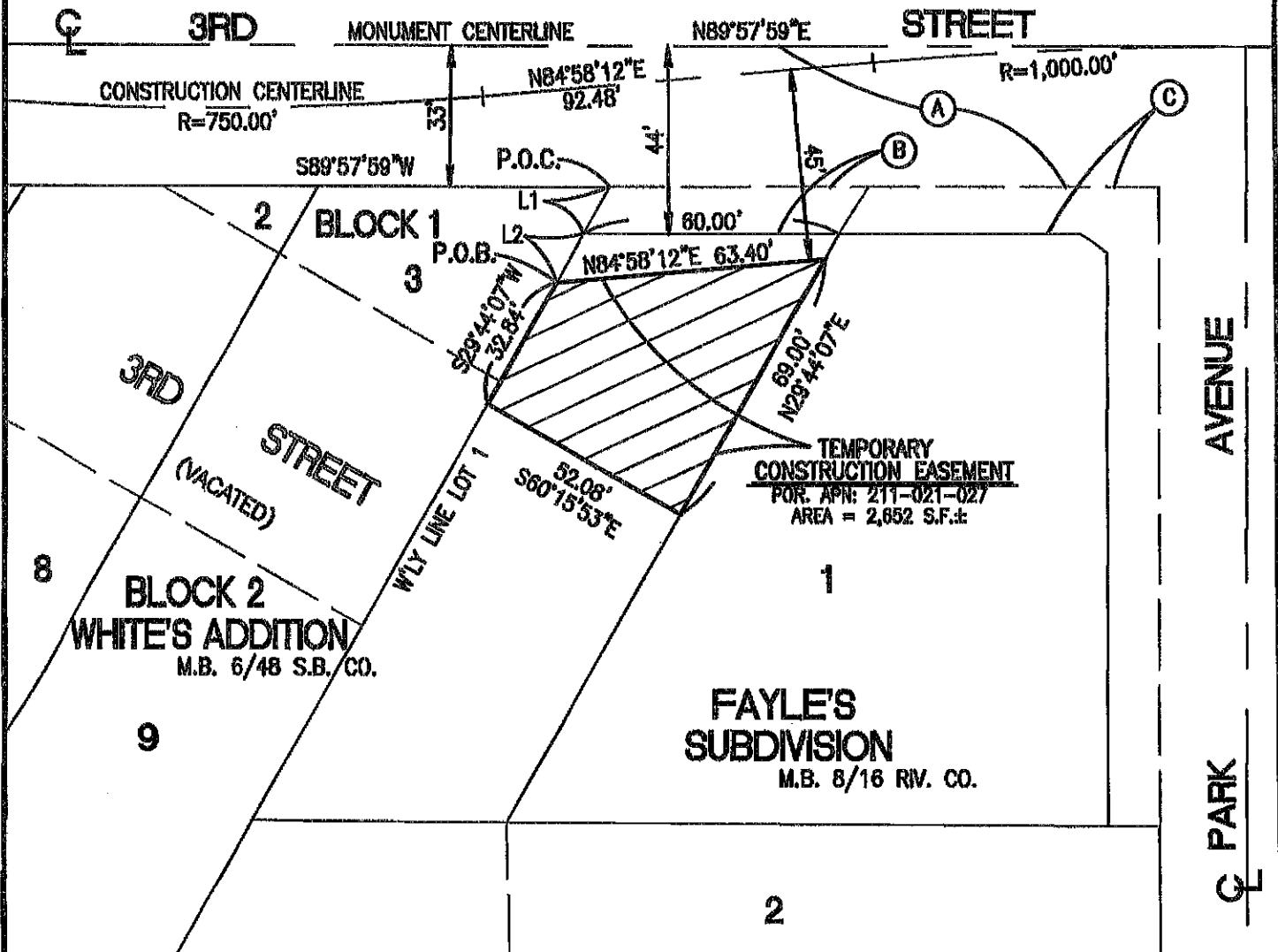
DONESIA GAUSE, MMC
City Clerk

Dated and Mailed: February 4, 2025

EXHIBIT "1"

LINE DATA		
SYM	BEARING	LENGTH
L1	S29°44'07"W	12.67'
L2	S29°44'07"W	13.28'

- REFERENCES**
- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
 - (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
 - (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=40'

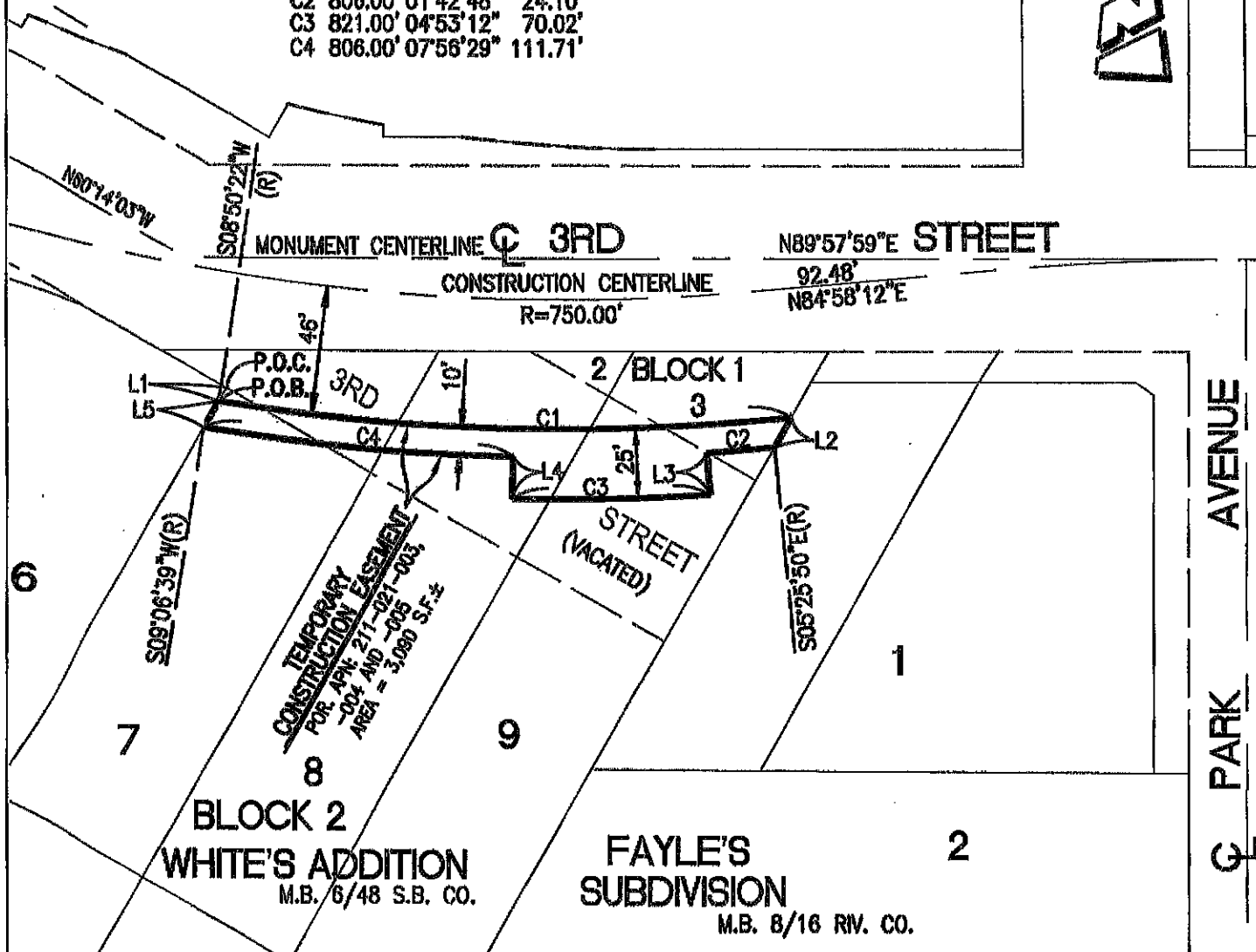
DRAWN BY: CURT

DATE: 2/15/23

SUBJECT: 2530 3RD STREET - TCE - APN 211-021-027

LINE DATA		
SYM	BEARING	LENGTH
L1	S29°45'00"W	5.51'
L2	S29°44'07"W	12.27'
L3	S03°43'02"E(R)	15.00'
L4	N01°10'10"E(E)	15.00'
L5	N29°45'00"E	10.70'

CURVE DATA			
SYM	RADIUS	DELTA	LENGTH
C1	796.00'	14°46'44"	205.32'
C2	806.00'	01°42'48"	24.10'
C3	821.00'	04°53'12"	70.02'
C4	806.00'	07°56'29"	111.71'



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SHEET 1 OF 1

SCALE: 1"=60'

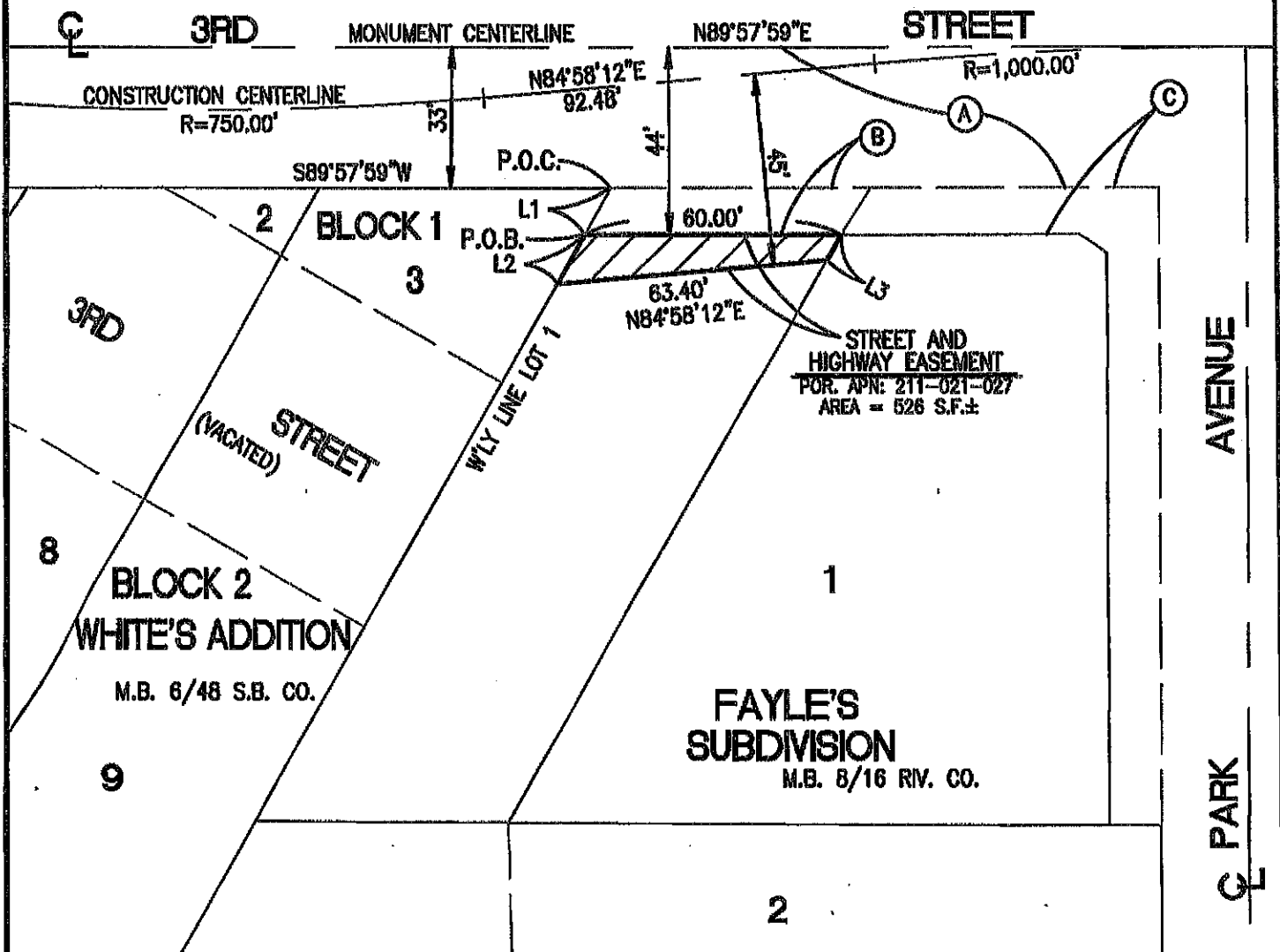
DRAWN BY: EV

DATE: 9/21/23

SUBJECT: 2544 3RD STREET-- R/W --APN 211-021-003, -004, -005, -022

LINE DATA		
SYM	BEARING	LENGTH
L1	S29°44'07"W	12.67'
L2	S29°44'07"W	13.28'
L3	N29°44'07"E	6.92'

- REFERENCES
- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
- (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
- (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



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SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 2/15/23

SUBJECT: 2630 3RD STREET - R/W - APN 211-021-027

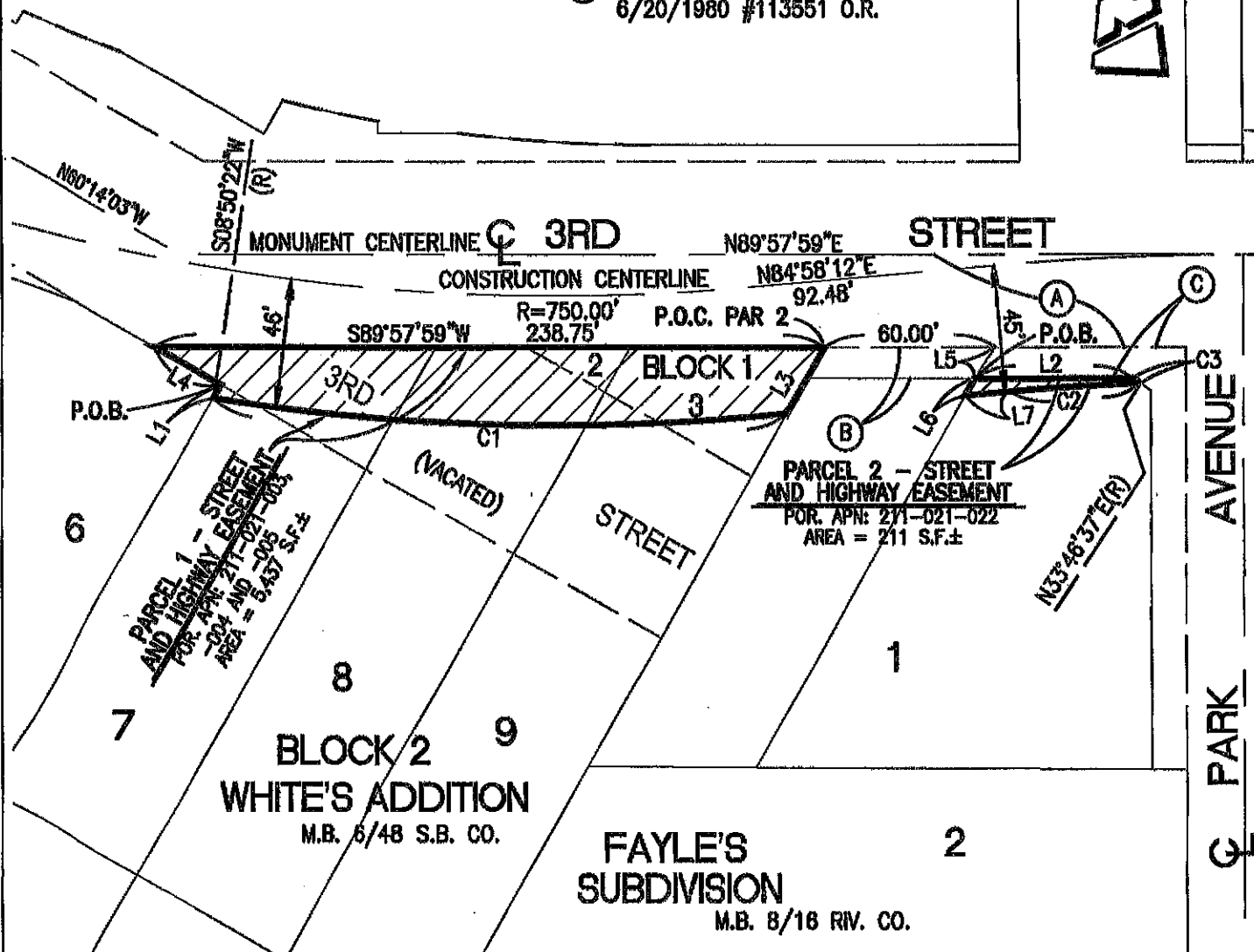
EXHIBIT "1"

LINE DATA		
SYM	BEARING	LENGTH
L1	S29°45'00"W	5.51'
L2	S89°57'59"W	56.78'
L3	N29°44'07"E	27.05'
L4	S60°12'36"E	26.94'
L5	S29°44'07"W	12.67'
L6	S29°44'07"W	6.92'
L7	N84°58'12"E	15.83'

CURVE DATA			
SYM	RADIUS	DELTA	LENGTH
C1	796.00'	14°46'44"	205.32'
C2	955.00'	2°50'16"	47.29'
C3	39.50'	4°40'12"	3.22'

REFERENCES

- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
- (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
- (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



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SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: EV

DATE: 9/19/23

SUBJECT: 2544 3RD STREET -R/W- APN 211-021-003, -004, -005, -022