

City Council
January 6, 2026

Community & Economic Development

NOTICE OF HEARING:
Resolution Finding and Determining
the Public Interest and Necessity for Acquiring and
Authorizing the Condemnation of Real Property
Interests for the Brockton Avenue to
Palm Avenue Railroad Quiet Zone Project

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BACKGROUND

- April 10, 2018 – Project Prioritization
 - City Council received a report and reviewed potential Concept Design Approval and Project Authorization for the Quiet Zone along the Union Pacific Railroad Corridor at Brockton Avenue to Palm Avenue crossings
 - Following discussion, City Council:
 1. Approved the concept design for the Palm Avenue/Union Pacific rail crossing;
 2. Approved the concept design Alternative 1 for the Brockton Avenue/Union Pacific rail crossing; and;
 3. Directed the Public Works Department to complete the project design and file a Notice of Intent to create a new quiet zone at the Brockton Avenue and Palm Avenue rail crossings.



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DISCUSSION

- Brockton Avenue to Palm Avenue Railroad Quiet Zone
 - Two Acquisitions at both corners of Brockton and Palm Avenues railroad crossing
 - 1) State Department of Motor Vehicles (DMV); 2) Pluim Family Trust
- 1. Department of General Service (DGS) for the DMV parcel for a Permanent Easement and Temporary Construction Easement (TCE); Real Property is currently working with DGS through the State process.
- 2. Rosalie J. Pluim, Dana Marie Regan, and Toni Lee House, trustees of The Rosalie J. Pluim Survivor's Trust, a division of The Family Trust of Richard H. Pluim and Rosalie J. Pluim, dated March 22, 1997
 - a) APN: 225-032-028
 - b) Address: 6281 Brockton Avenue, Suite 4, Riverside, CA 92506
 - c) Zoning: Office(0), General Plan Designation: MU-N (Neighborhood Mixed-Use)



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DISCUSSION

- Owner raised concerns about ADA Compliance at a cost of \$150,000, which representative stated would be triggered with City's Project
- City's Building and Safety Dept. confirmed Project would not cause new ADA compliance requirements
- Property interests not yet acquired
- Negotiations are ongoing, but the timeline remains uncertain



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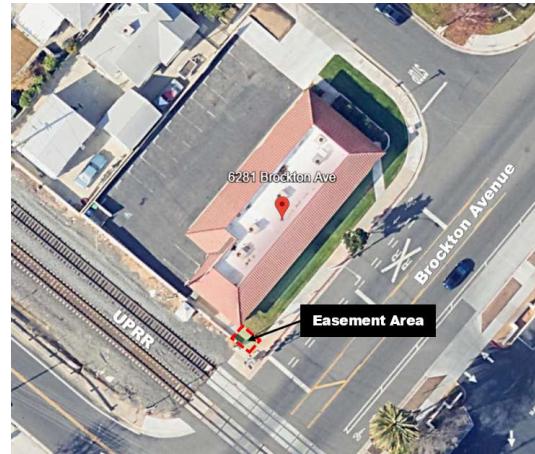
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PLUIM FAMILY TRUST (APN 225-032-028)

- Proposed interests:
 - 110.5 sf Street and Highway Easement
 - 132.5 sf Temporary Construction Easement (12-month duration)
- Total appraised value: \$3,100

Quiet zones help reduce noise pollution and improve quality of life



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Required Findings

- Whether the public interest and necessity require the proposed public project
 - The Project will improve safety, and elimination of the routine sounding of the train horns.
- Whether the proposed Project is planned and located in a manner that would be most compatible with the greatest public good and least private injury
 - The design of the Project was selected based on significant input from staff at Federal Railroad Administration, California Public Utilities Commission and Union Pacific railroad.
- Whether the property sought to be acquired is necessary for the proposed Project
 - The real property interests are necessary for the construction of the proposed Project as without them, the Project cannot be constructed as proposed.
- Whether the offer required by Section 7267.2 of the Government Code has been made to each of the owners of record
 - Confirmation and identity of the record owners affected by the proposed Project were made by obtaining litigation guarantees and obtaining the last equalized tax rolls.



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RECOMMENDATIONS

That the City Council:

1. Conduct the noticed public hearing to consider the adoption of one (1) Resolution of Necessity (Attachment 3) and hear all interested parties;
2. Find and determine, based on substantial evidence in this report and administrative record: (a) the public interest and necessity require the Project; (b) the Project is planned/located for greatest public good and least private injury; (c) the described property interests are necessary for the Project; and (d) the statutory offer under Government Code §7267.2 has been made and refused;



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RECOMMENDATIONS

3. Adopt, by at least five (5) votes, the Resolution, in the form presented at this meeting, declaring each finding under CCP §1240.030;
4. Authorize the City Attorney to prepare, file, and prosecute the eminent domain complaint in Riverside Superior Court and seek prejudgment possession under CCP §1255.410 et seq; and
3. Authorize the City Manager or designee to execute related documents, except policy matters.



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