

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, ESTABLISHING THE PUBLIC USE AND NECESSITY FOR WHICH CERTAIN LEGALLY DESCRIBED REAL PROPERTY IS TO BE ACQUIRED BY EMINENT DOMAIN, STATING THE STATUTORY AUTHORITY FOR SUCH ACQUISITION, AND AUTHORIZING PROCEEDINGS IN EMINENT DOMAIN FOR THE PURPOSE OF THE THIRD STREET GRADE SEPARATION PROJECT.

WHEREAS, the City Clerk of the City of Riverside duly noticed the City Council’s intention to adopt a Resolution of Necessity pursuant to California Code of Civil Procedure section 1245.235 for the purpose of acquiring certain interests in real property by eminent domain to construct a railroad underpass at the Third Street and the BNSF railroad tracks (“Project”); and

WHEREAS, a public hearing was held by the City Council on March 25, 2025, at the time and place stated in the Notice of Intention to Adopt a Resolution of Necessity, at which time the City Council duly considered the matters to be heard.

NOW, THEREFORE, BE IT FOUND, RESOLVED, DETERMINED, AND ORDERED by the City Council of the City of Riverside, California as follows:

1. The real property interests sought to be acquired are located in the city and county of Riverside, state of California, and are legally described in the attached Exhibit 1. The interests to be acquired herein are street and highway easements and temporary construction easements. A parcel map depicting the general location and dimensions of the interests to be acquired are attached hereto as Exhibit 2. Exhibits 1 and 2 are incorporated herein by this reference (“Subject Property”).

2. The City of Riverside is authorized to acquire the Subject Property by right of eminent domain pursuant to the Charter of the City of Riverside, California Government Code sections 37350.5, 39792, 40401, and 40404, the Eminent Domain Law commencing with California Code of Civil Procedure section 1235.010, and Article I, section 19, of the Constitution of the State of California.

1 3. Facts in support of findings contained in the City Council memoranda dated
2 March 25, 2025, are hereby adopted and incorporated herein by this reference.

3 4. The public use for which the Subject Property is being acquired by right of
4 eminent domain is to construct a railroad underpass at the Third Street and the Burlington
5 Northern Santa Fe (“BNSF”) railroad tracks; and as necessary, the widening and realignment of
6 streets, construction of sidewalks, curbs, and gutters, grading and landscaping, installation of
7 new traffic signals and street lights, installation and relocation of public utilities, undergrounding
8 of overhead power lines where required, and such other related improvements as may be
9 necessary to promote the health, safety, and welfare of the general public.

10 5. The public interest and necessity require the proposed Project in order to improve
11 safety, eliminate significant vehicular delays and improve access for emergency vehicles, and in
12 order to protect the health, and safety and welfare of the general public at large.

13 6. The proposed Project is planned and located in a manner that will be most
14 compatible with the greatest public good as the proposed construction will reduce traffic delays,
15 accommodate increased traffic from increased movement of goods by rail from southern
16 California ports and distribution centers as well as growth in Riverside County, the City of
17 Riverside, and adjoining jurisdictions, and improve traffic safety on Third Street.

18 7. Thus, the proposed Project is planned and located in a manner that will be most
19 comparable with the least private injury by limiting acquisition to those parcels and property
20 interests that are necessary to complete the proposed Project in a manner that enhances the
21 health, safety, and welfare of the general public.

22 8. The Subject Property is necessary for the proposed Project as existing
23 improvements are inadequate to accommodate increased traffic flow and volume on Third Street.
24 Unless the Subject Property is acquired by eminent domain, the City of Riverside will not
25 accommodate increased movement of goods by rail from southern California ports and
26 distribution centers, as well as growth in Riverside County, the City of Riverside, and adjoining
27 jurisdictions, all of which continue to increase.

28 9. The offer required by section 7267.2 of the Government Code of the State of

1 California has been made to the owners of record of the Subject Property based upon the
2 approved appraisal of fair market value as prepared by a qualified independent appraiser.

3 10. The City of Riverside has an overriding need for prejudgment possession of the
4 property interests identified herein in that: (1) Third Street is a key east-west arterial that links
5 residential and retail areas in the downtown area of Riverside and carries a total of 13,063
6 vehicles per day; (2) John W. North High School is one mile east of the crossing and
7 approximately 67 school buses traverse the rail crossing each day, in addition to 72 freight trains
8 and 20 passenger trains; (3) Rail traffic causes approximately 192 minutes (3.2 hours) per day of
9 delay on Third Street, significantly impacting emergency vehicles and hampering the City's
10 ability to respond to life-threatening emergencies; (4) These train delays also result in local air
11 pollution from idling vehicles and noise pollution from train horns, which diminish the quality of
12 life for nearby residents. Prompt completion of the proposed improvements will reduce traffic
13 problems and delays to emergency response vehicles and other travelers through the Project,
14 ultimately relieving traffic demands and congestion locally and throughout the City, and will
15 protect the health, and safety, and welfare of the general public at large.

16 11. If this Resolution of Necessity provides in the recitals that the Subject Property is
17 being taken as an economic remnant, then said parcels are being acquired pursuant to California
18 Code of Civil Procedure section 1240.410.

19 12. To the extent that any portion of the Subject Property has been or is presently
20 appropriated for a public use, the City Council finds and declares pursuant to section 1240.510 of
21 the Code of Civil Procedure of the State of California that the proposed use will not
22 unreasonably interfere with or impair the continuance of the public use as it now exists or may
23 reasonably be expected to exist in the future.

24 13. To the extent that any portion of the Subject Property has been or is presently
25 appropriated to a public use, the City Council finds and declares pursuant to California Code of
26 Civil Procedure section 1240.610 that the proposed use is a more necessary public use.

27 14. All applicable requirements of the California Environmental Quality Act and the
28 policies and regulations of the City of Riverside implementing the Act have been completed.

1 15. The City Attorney is authorized to (i) correct any errors or to make or agree to
2 nonmaterial changes in the legal description of the real property that are deemed necessary for
3 the conduct of the condemnation action or other proceedings or transaction required to acquire
4 the Subject Property; (ii) reduce or modify the extent of the interests or property to be acquired
5 so as to reduce the compensation payable in the action where such change would not
6 substantially impair the construction and operation for the project for which the Subject Property
7 is being acquired; and (iii) deposit or direct payment of money out of the proper funds of the City
8 of Riverside for probable compensation according to the provisions of the Eminent Domain Law
9 (Code of Civil Procedure section 1235.010 et seq.) and for jury fees, court reporter fees, and
10 other costs hereby authorized.

11 16. The City Council authorizes and directs the City Attorney to cause eminent
12 domain proceedings in the name of the City of Riverside to be prosecuted in the Superior Court
13 of the state of California, in and for the county of Riverside, or in any other court having
14 jurisdiction thereof, for the acquisition of the real properties herein described by condemnation in
15 accordance with the Eminent Domain Law, and to make an application to said court for an order
16 for prejudgment possession if such is necessary to permit timely construction of the Project.

17 17. The City Clerk shall certify to the adoption of this Resolution.

18 ADOPTED by the City Council this ___ day of _____, 2025.

19

20

21

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

22

Attest:

23

24

DONESIA GAUSE
City Clerk of the City of Riverside

25

26

27

28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the ___ day of _____, 2025, by the following vote, to wit:

Ayes:

Noes:

Absent:

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this ___ day of _____, 2025.

City Clerk of the City of Riverside

CL #23-1196.29
APNs: 211-021-003, -004, -005, -022, -027

EXHIBIT 1

FORM OF EASEMENTS

Street and Highway Easement

A permanent easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sanitary sewers, drains and other improvements consistent with the use as a public street and highway.

Temporary Construction Easement

A temporary easement and right-of-way for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles; the deposit of tools, equipment, machinery, supplies, and materials used in the performance of the construction; the construction and installation of wet and dry utilities, roadway slopes, retaining walls, hardscape, landscaping, irrigation facilities, driveway facilities, and temporary detour roadway facilities; regrading; and for similar and related purposes and other work necessary for the City of Riverside ("City") and its officers, agents, employees, and contractors and their officers, agents, and employees to complete the project as determined by the City Engineer.

Upon completion of construction, City promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. City further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation and/or constructed slopes, to its original condition prior to entry. This temporary easement shall be in effect for 36 months from the date the City takes possession of the temporary easement or from November 3, 2025, whichever is later. The Grantor shall enter into an amendment contract to extend the term of the temporary easement if necessary. The City shall provide just compensation for the extended period.

EXHIBIT "1"
LEGAL DESCRIPTION

Temporary Construction Easement
Por. APN: 211-021-003, -004, -005
Address: 2544 to 2580 3rd Street
Duration: 36 months

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 7 in Block 2 and Lot 3 in Block 1 and a portion of 3rd Street (vacated) of White's Addition as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Northerly corner of said Lot 7;

Thence South 29°45'00" West, along the Northwesterly line of said Lot 7, a distance of 5.51 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 796.00 feet, a radial bearing to said point bears South 8°50'22" West and to the **POINT OF BEGINNING**;

Thence Easterly to the left along said curve an arc length of 205.32 feet, through a central angle of 14°46'44" to the Southeast line of Lot 3 in Block 1 of said White's Addition;

Thence South 29°44'07" West, along said Southeast line, a distance of 12.27 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 806.00 feet, a radial bearing to said point bears South 5°25'50" East;

Thence Westerly to the right along said curve an arc length of 24.10 feet, through a central angle of 1°42'48";

Thence South 3°43'02" East, a distance of 15.00 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 821.00 feet, a radial bearing to said point bears South 3°43'02" East;

Thence Westerly to the right along said curve an arc length of 70.02 feet, through a central angle of 4°53'12";

Thence North 1°10'10" East, a distance of 15.00 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 806.00 feet, a radial bearing to said point bears South 1°10'10" West;

Thence Westerly to the right along said curve an arc length of 111.71 feet, through a central angle of 7°56'29" to the Northwest line of said Lot 7;

Thence North 29°45'00" East, along said Northwest line, a distance of 10.70 feet to the **POINT OF BEGINNING**.

Area – 3,090 S.F. more or less

THIS TEMPORARY EASEMENT SHALL BE IN EFFECT FOR 36 MONTHS FROM THE DATE THE CITY TAKES POSSESSION OF THE TEMPORARY EASEMENT OR NOVEMBER 3, 2025, WHICHEVER IS LATER.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Eswin O. Vega, P.L.S. 9164 3/3/25 Date Prep. C.S.



EXHIBIT "1"
LEGAL DESCRIPTION

Temporary Construction Easement
Por. APN: 211-021-027
Address: 2530 Third Street
Duration: 36 months

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1 also being the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along the Westerly line of said Lot 1 and said Grant Deed, a distance of 12.67 feet to the Southwest corner said Grant Deed;

Thence South 29°44'07" West, continuing along said Westerly line of Lot 1, a distance of 13.28 feet to the **POINT OF BEGINNING**;

Thence North 84°58'12" East, a distance of 63.40 feet to a line parallel with and distant 60.00 feet Easterly, measured along the Northerly line of said Lot 1;

Thence South 29°44'07" West, along said parallel line, a distance of 69.00 feet;

Thence North 60°15'53" West, a distance of 52.08 feet to said Westerly line of Lot 1;

Thence North 29°44'07" East, along said Westerly line, a distance of 32.84 feet to the **POINT OF BEGINNING**.

Area – 2,652 S.F. more or less

THIS TEMPORARY EASEMENT SHALL BE IN EFFECT FOR 36 MONTHS FROM THE DATE THE CITY TAKES POSSESSION OF THE TEMPORARY EASEMENT OR NOVEMBER 3, 2025, WHICHEVER IS LATER.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Eswin O. Vega, P.L.S. 9164 3/3/25 Date Prep. C.S.



EXHIBIT "1"
LEGAL DESCRIPTION

Street and Highway Easement

Por. APN: 211-021-003, -004, -005 and -022

Address: 2544 to 2580 3rd Street, 3315 Park Street

PARCEL 1 - Por. APN: 211-021-003, -004, -005

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lots 7, 8 and 9 in Block 2 and Lots 2 and 3 in Block 1 and a portion of 3rd Street (vacated) of White's Addition as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the most Northerly corner of said Lot 7;

Thence South 29°45'00" West, along the Northwesterly line of said Lot 7, a distance of 5.51 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 796.00 feet, a radial bearing to said point bears South 8°50'22" West;

Thence Easterly to the left along said curve an arc length of 205.32 feet, through a central angle of 14°46'44" to the Southeast line of Lot 3 in Block 1 of said White's Addition to Riverside;

Thence North 29°44'07" East, along said Southeasterly line, a distance of 27.05 feet to the Southerly line of Blaine Street as conveyed to the City of Riverside by Deed recorded September 26, 1889 in Book 104, Page 169 of Deeds Records of San Bernardino County, California;

Thence South 89°57'59" West, along said South line, a distance of 238.75 feet to a point on the Northeasterly line of Lot 6, in Block 2 of said White's Addition;

Thence South 60°12'36" East, along said Northeasterly line, a distance of 26.94 feet to the **POINT OF BEGINNING**.

Area – 5,437 S.F. more or less

PARCEL 2 - Por. APN: 211-021-022

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1;

Thence North 89°57'59" East, along the North line of said Lot 1, a distance of 60.00 feet to the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along a line parallel to the Westerly line of said Lot 1, a distance of 12.67 feet to the Southwest corner of said Grant Deed and to the **POINT OF BEGINNING**;

Thence South 29°44'07" West, continuing along said parallel line a distance of 6.92 feet;

Thence North 84°58'12" East, a distance of 15.83 feet to the beginning of a tangent curve, concave Southerly, having a radius of 955.00 feet;

Thence Easterly to the right along said curve an arc length of 47.29 feet, through a central angle of 2°50'15" to the Southwest line of said Grant Deed and to the beginning of a non-tangent curve, concave Southwesterly, having a radius of 39.50 feet, a radial bearing to said point bears North 33°46'37" East;

Thence Northwesterly to the left along said curve an arc length of 3.22 feet, through a central angle of 4°40'12" to the South line of said Grant Deed;

Thence South 89°57'59" West, along said South line, a distance of 56.78 feet to the **POINT OF BEGINNING**.

Area – 211 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.


 9/21/23 Prep. _____
Eswin O. Vega, P.L.S. 9164 Date



EXHIBIT "1"
LEGAL DESCRIPTION

Street and Highway Easement
Por. APN: 211-021-027
Address: 2530 Third Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1 also being the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along the Westerly line of said Lot 1 and said Grant Deed, a distance of 12.67 feet to the Southwest corner said Grant Deed and to the **POINT OF BEGINNING**;

Thence South 29°44'07" West, continuing along said Westerly line of Lot 1, a distance of 13.28 feet;

Thence North 84°58'12" East, a distance of 63.40 feet to a line parallel with and distant 60.00 feet Easterly, measured along the Northerly line of said Lot 1;

Thence North 29°44'07" East, along said parallel line, a distance of 6.92 feet to the Southeast corner of said Grant Deed;

Thence South 89°57'59" West along the Southerly line of said Grant Deed a, a distance of 60.00 feet to the **POINT OF BEGINNING**.

Area – 526 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



Eswin O. Vega, P.L.S. 9164 10/8/24 Prep. C.S.
Date



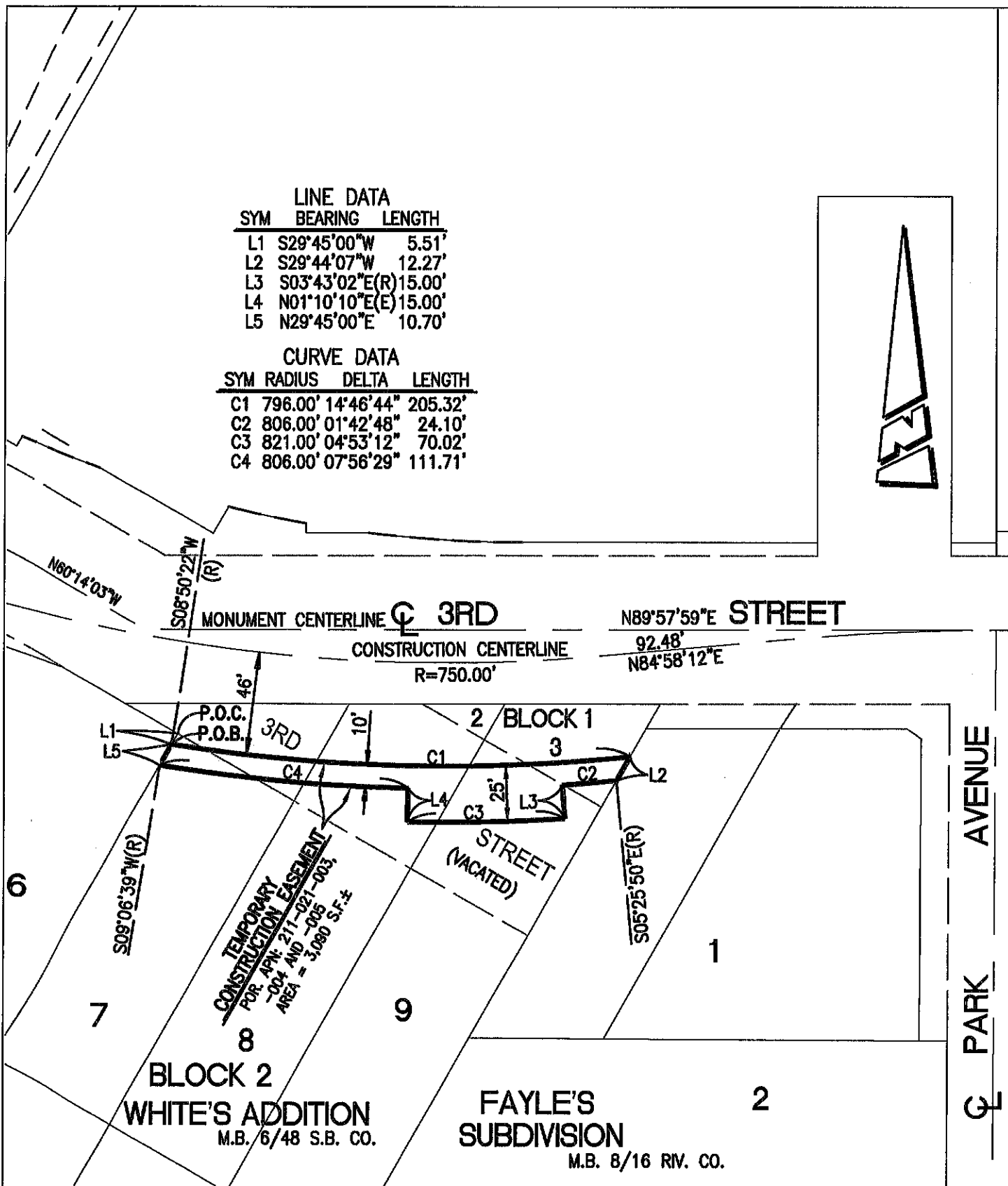
EXHIBIT 2

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'



• 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"=60'

DRAWN BY: EV

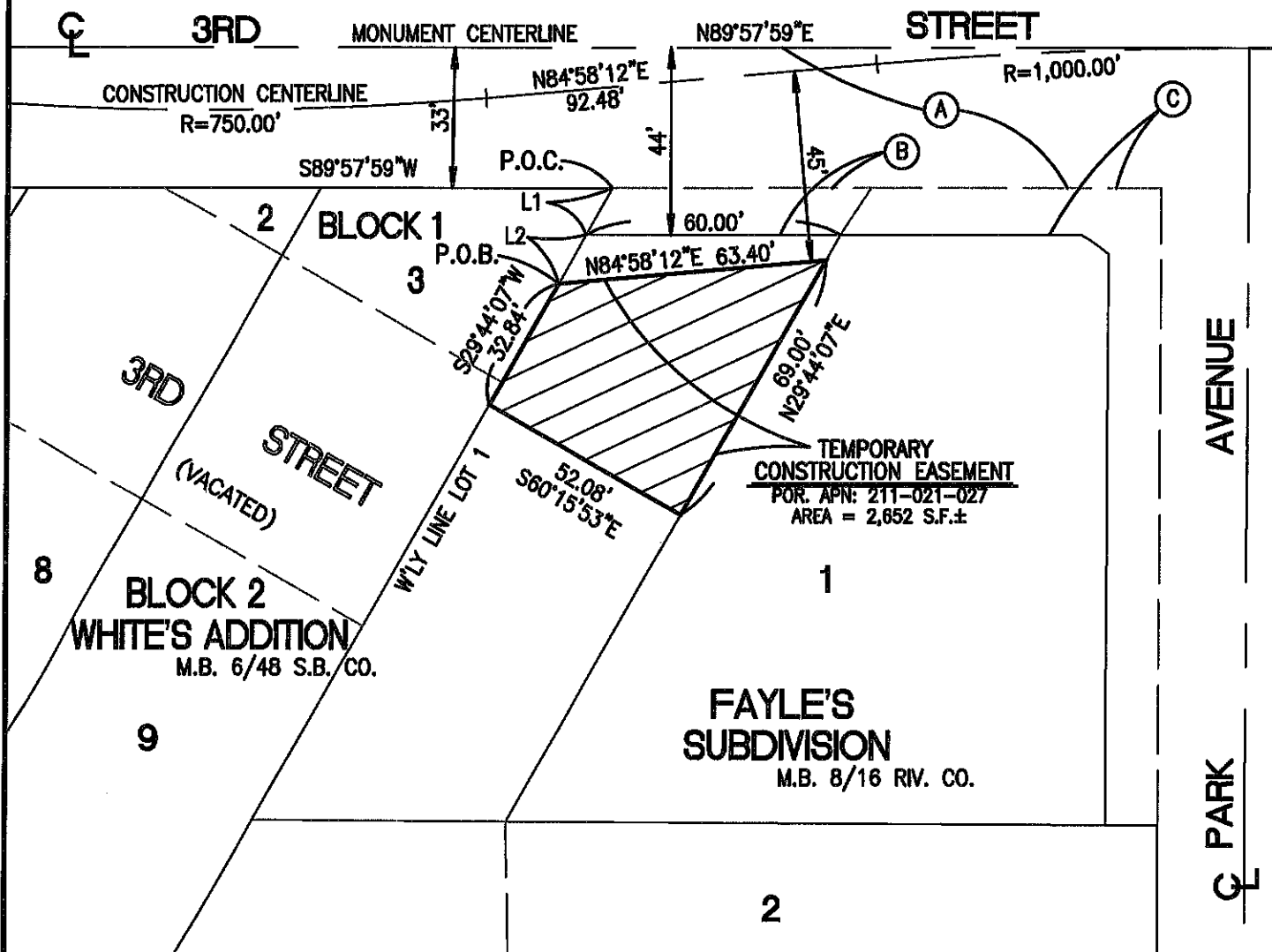
DATE: 9/21/23

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'

- 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 •

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"=40'

DRAWN BY: CURT

DATE: 2/15/23

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

EXHIBIT "2"

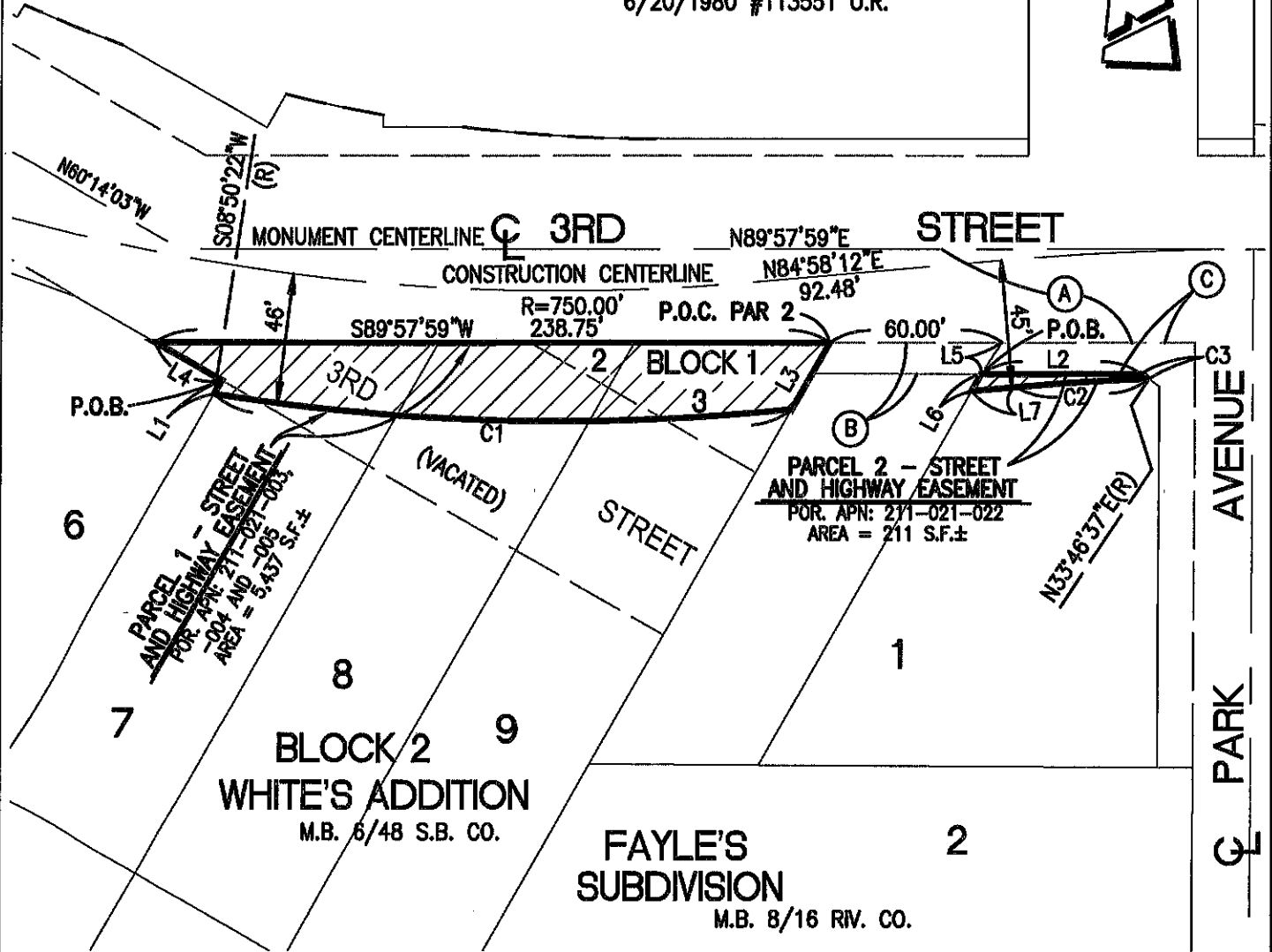
LINE DATA

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°50'15"	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.



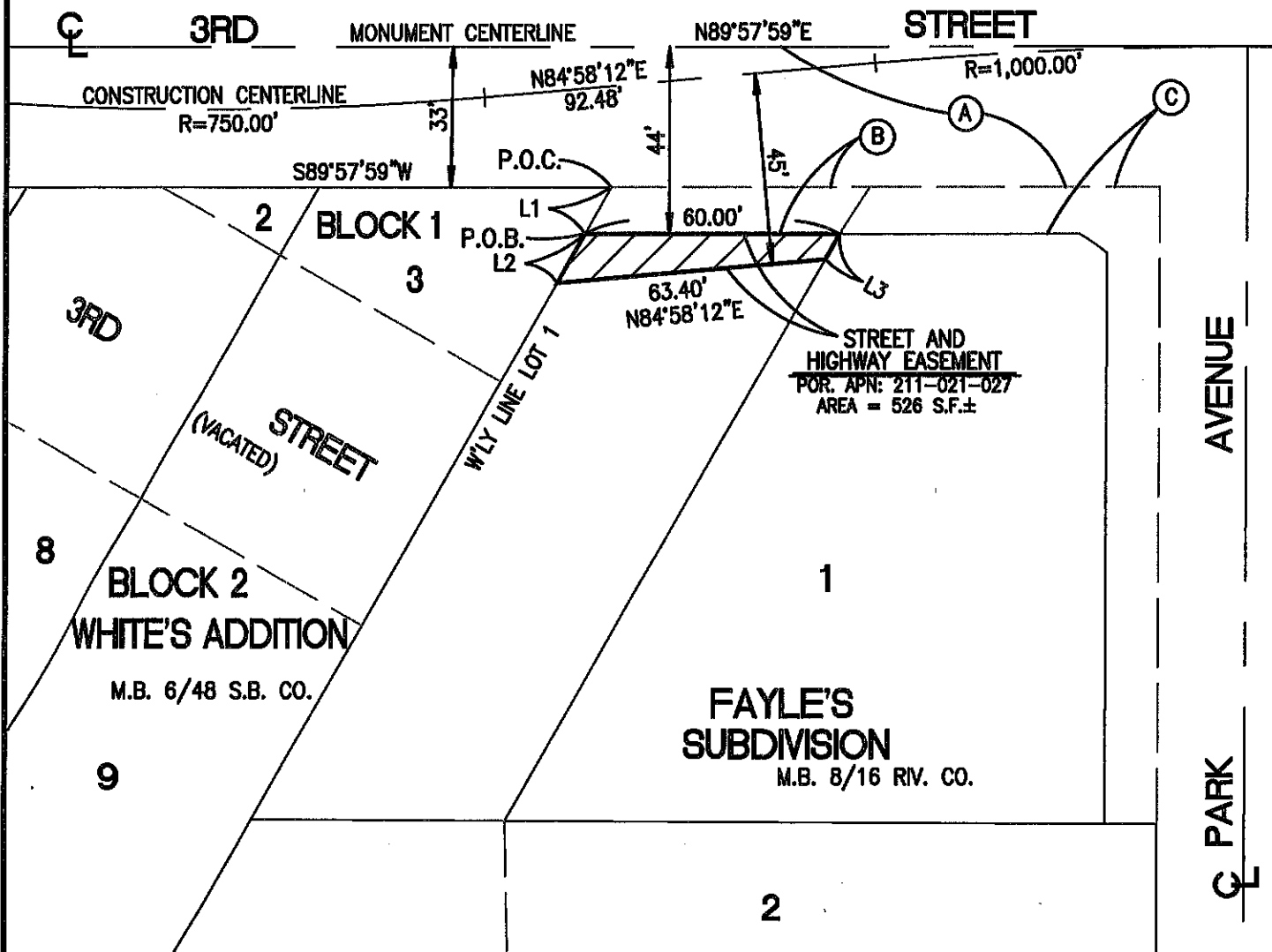
• CITY OF RIVERSIDE, CALIFORNIA •

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

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.



• 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"=40'

DRAWN BY: CURT

DATE: 2/15/23

SUBJECT: 2530 3RD STREET - R/W - APN 211-021-027