

Revised Support Material Agenda Item No. 5

Transit Committee Meeting

May 12, 2022

9:00 AM

Location

San Bernardino County Transportation Authority
First Floor Lobby Board Room
1170 W. 3rd Street, San Bernardino, CA 92410

DISCUSSION ITEMS

Transit

5. San Bernardino County Multimodal Transportation Quarterly Update

Preview of the Hearing to Consider Resolutions of Necessity for Property Interests for the West Valley Connector Project

That the Transit Committee recommend the Board, acting as the San Bernardino County Transportation Authority:

A. Conduct public hearings to consider condemnation of interests in real property described more particularly in each of the Resolutions of Necessity described below (referred to below collectively as the “Subject Property Interests”), which are required for the West Valley Connector Project.

B. Upon completion of the public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-153 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring certain real property interests on the real property owned by MJ United, Inc., a California corporation. (Assessor’s Parcel Number [APN] 1049-011-05). The Resolution must be approved by at least a two-thirds vote of the Board of Directors; and

C. Upon completion of the public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-155 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring certain real property interests on the real property owned by Daru Property Management, LLC, a California limited liability company (APN 1048-522-10). The Resolution must be approved by at least a two-thirds vote of the Board of Directors; and

D. Upon completion of the public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-156 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring certain real property interests on the real property owned by Alicia Rojas, Trustee of The Alicia Rojas Family Trust established December 15, 2008, and Luis Alberto Rojas, Trustee of the Luis Alberto Rojas Family Trust established December 15, 2008 (APNs 1049-063-03 & 04). The Resolution must be approved by at least a two-thirds vote of the Board of Directors; and

E. Upon completion of the public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-157 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring certain real property interests on the real property owned by Joao Ricardo Carvalho and Lisa Castro Carvalho, husband and wife, as joint tenants (APN 1049-063-05). The Resolution must be approved by at least a two-thirds vote of the Board of Directors; and

F. Upon completion of the public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-158 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring certain real property interests on the real property owned by B&G Plaza, a California general partnership (APN 1049-065-11). The Resolution must be approved by at least a two-thirds vote of the Board of Directors; and

G. Upon completion of the public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-159 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring certain real property interests on the real property owned by Judy Almaraz, Trustee of the Judy Almaraz Family Trust, dated June 3, 2008 (APN 1049-091-04). The Resolution must be approved by at least a two-thirds vote of the Board of Directors; and

H. Upon completion of the public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-160 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring certain real property interests on the real property owned by John Roubian, a married man, as his sole and separate property (APNs 1049-093-03 & 04). The Resolution must be approved by at least a two-thirds vote of the Board of Directors.

The PowerPoint presentation has been revised after the agenda was published. The corrected version is attached.

WEST VALLEY CONNECTOR PROJECT

RESOLUTIONS OF NECESSITY FOR PROJECT RIGHT-OF-WAY

Presenter: Ramie Dawit
SBCTA Right-of-Way Manager



cta

San Bernardino County
Transportation Authority

Transit Committee
May 12, 2022

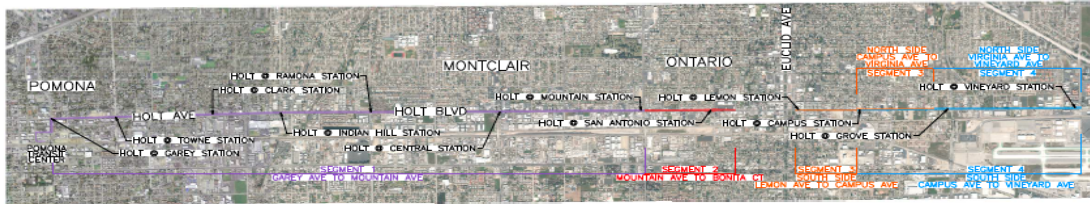
SBCTA IS REQUESTED TO MAKE THE FOLLOWING FINDINGS:

1. The public interest and necessity require the proposed project
2. The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury
3. The real property to be acquired is necessary for the project
4. The offer of just compensation has been made to the property owner



SBCTA Request

- Connect the Pomona, Montclair, Ontario, and Rancho Cucamonga communities with improved bus service with 10-minute headways during peak hour and 15-minute headways off peak hour and with stops at the Pomona Transit Center, Ontario International Airport, Ontario Mills, Rancho Cucamonga Metrolink Station, and Victoria Gardens
- Construct 21 bus stations serving the 19-mile-long route between the Pomona Transit Center in Pomona and Victoria Gardens in Rancho Cucamonga
- Widen approximately 3.5 miles of Holt Boulevard in Ontario to accommodate dedicated bus lanes and five center-running bus stations
- Introduce transit signal priority at intersections to improve bus service
- Provide enhanced amenities for passengers at stations including bike racks and improved wayfinding signage
- Install pantograph charging to allow for use of sustainable electric bus fleet
- Construct continuous sidewalk along both sides of Holt Boulevard through the City of Ontario to improve pedestrian accessibility



WEST VALLEY CONNECTOR PROJECT
 INFORMATION ONLY DO NOT RECORD



West Valley Connector Project

OWNER: MJ UNITED, INC.



- LEGEND**
- SELECTED PARCEL(S)
 - EXISTING RIGHT OF WAY
 - TEMPORARY CONSTRUCTION EASEMENT (TCE)
 - - - PROPOSED RIGHT OF WAY
 - PERMANENT EASEMENT AREA
 - TEMPORARY CONSTRUCTION EASEMENT AREA

PROJECT AREA



WEST VALLEY CONNECTOR PROJECT
 INFORMATION ONLY DO NOT RECORD



Parcel Location

OWNER: DARU PROPERTY MANAGEMENT, LLC



PROJECT AREA



LEGEND

- SELECTED PARCEL(S)
- EXISTING RIGHT OF WAY
- - - TEMPORARY CONSTRUCTION EASEMENT (TCE)
- - - PROPOSED RIGHT OF WAY
- PERMANENT EASEMENT AREA
- TEMPORARY CONSTRUCTION EASEMENT AREA
- EXISTING BUILDING/STRUCTURE


WEST VALLEY CONNECTOR PROJECT
 INFORMATION ONLY DO NOT RECORD

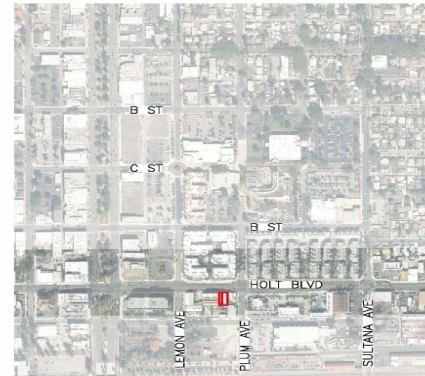



Parcel Location

OWNER: ROJAS FAMILY TRUST



PROJECT AREA



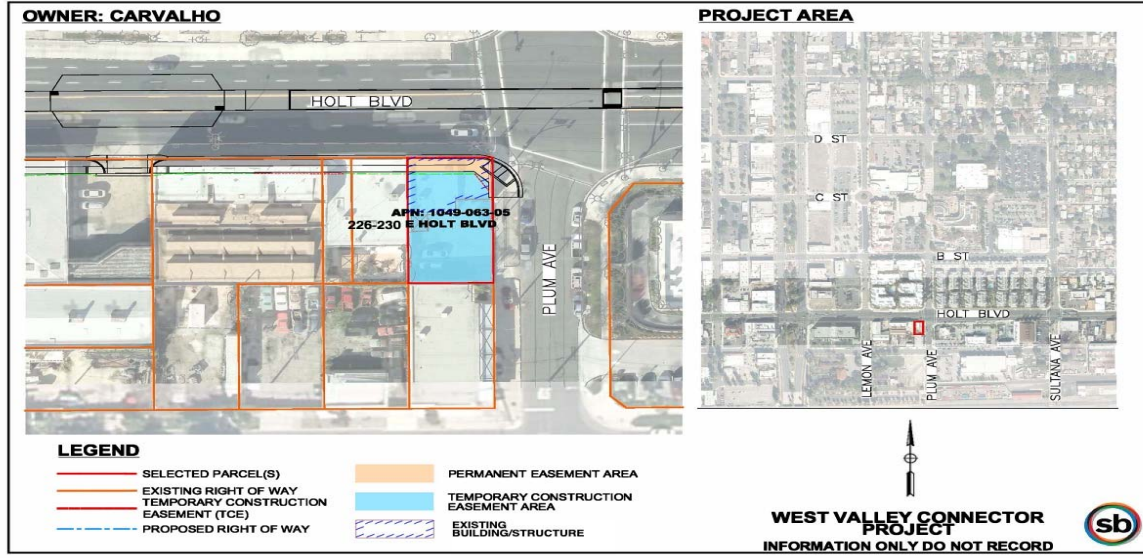
LEGEND

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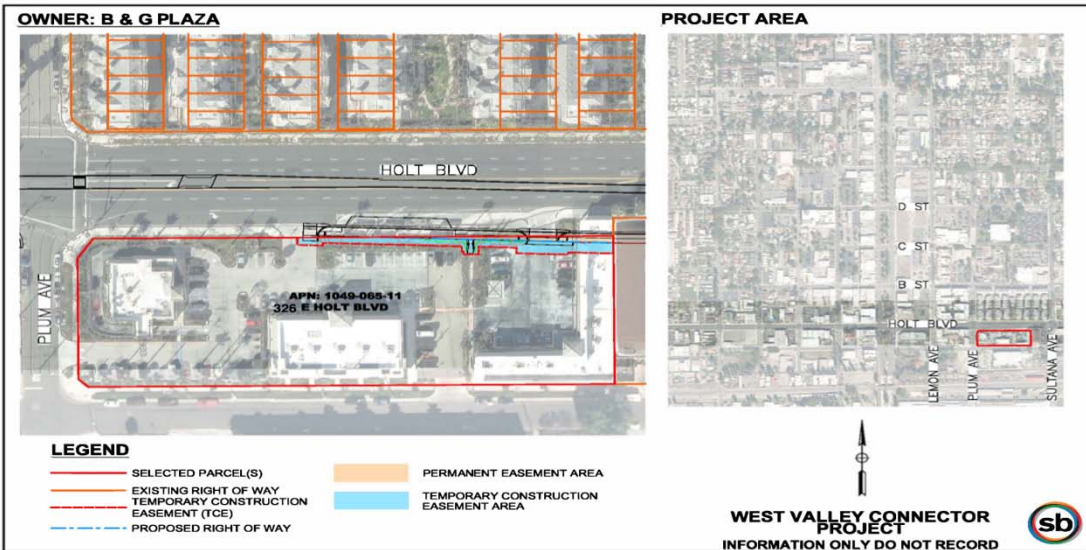

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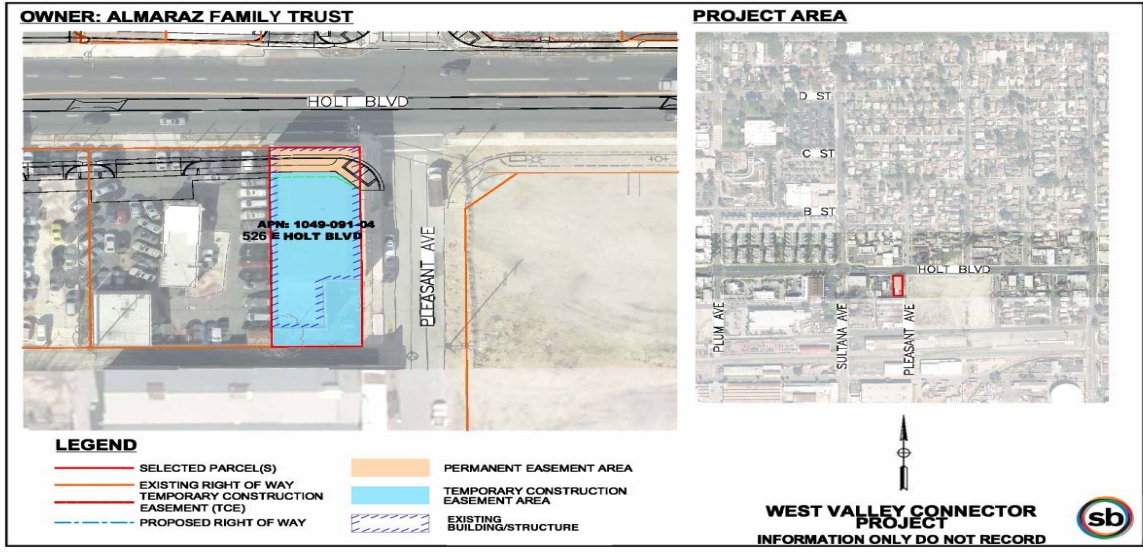

Parcel Location



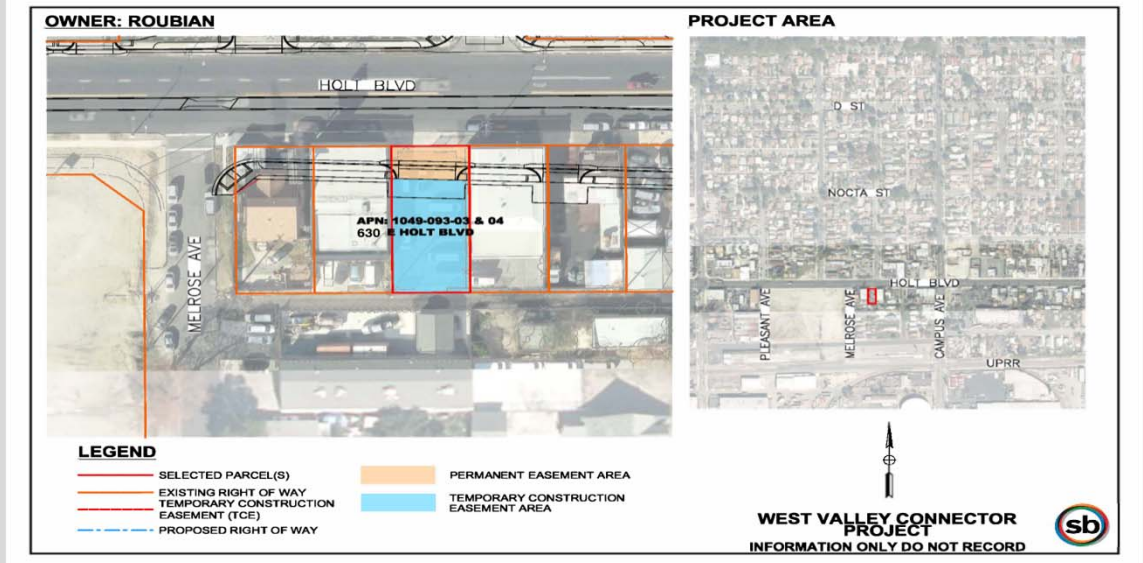
Parcel Location



Parcel Location



Parcel Location



Parcel Location

No.	Ownership	Date of First Contact	Mailing	In Person Meetings	Phone Contacts	E-Mails	Attorney Contacts	Unsuccessful Contacts*	Total
B.	MJ United Inc	1/21/22	1	1	3	0	0	5	10
C.	Daru Property Management, LLC	5/6/21	3	1	8	4	20	0	36
D.	Rojas Family Trust	5/21/21	0	1	5	3	1	3	13
E.	Carvalho	4/26/21	1	0	8	4	0	0	13
F.	B&G Plaza	2/9/22	0	2	3	3	0	2	10
G.	Almaraz Family Trust	10/4/21	1	1	5	7	0	0	14
H.	Roubian	10/29/21	1	0	4	10	0	0	15
*Property visit, phone call and/or email with no response									



Communication Summary

Item	Ownership	Offer Date
B.	MJ Untied Inc	2/18/22
C.	Daru Property Management, LLC	2/10/22
D.	Rojas Family Trust	2/10/22
E.	Carvalho	2/14/22
F.	B&G Plaza	2/10/22
G.	Almaraz Family Trust	2/2/22
H.	Roubian	2/2/22



Offer of Just Compensation

**SBCTA ADOPT A RESOLUTION OF NECESSITY
BASED ON THE FOLLOWING FINDINGS:**

- 1. The public interest and necessity require the proposed project**
- 2. The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury**
- 3. The real property to be acquired is necessary for the project**
- 4. The offer of just compensation has been made to the property owner**



Staff Recommendation

THANK YOU

