

Revised Support Material Agenda Item No. 7

Board of Directors Metro Valley Study Session

May 12, 2022

9:30 a.m.

Location:

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

DISCUSSION ITEMS

Project Delivery

7. Preview of the Hearing to Consider Resolutions of Necessity for Property Interests for the Mt. Vernon Viaduct Project

Riverside That the following be reviewed and recommended for final approval by the Board of Directors, acting as the San Bernardino County Transportation Authority, at a regularly scheduled Board meeting:

A. Conduct a public hearing to consider condemnation of real property required for the Mount Vernon Viaduct Project in the City of San Bernardino.

B. Upon completion of a public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-099, authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring interests in real property owned by Labsuirs Real Estate, dba Empire Car Wash (Assessor's Parcel Number [APN] 0138-251-08 and 0138-251-09). The resolution must be approved by at least a two-thirds majority; and

C. Upon completion of a public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-100 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring interests in real property owned by Alex Meruelo Living Trust (APN 0138-291-02, 0138-291-03, 0138-291-04, 0138-291-05 and 0138-291-19). The resolution must be approved by at least a two-thirds majority; and

D. Upon completion of a public hearing, that the Board of Directors adopt the Resolution of Necessity No. 22-101 authorizing and directing General Counsel, or her designees, to prepare, commence, and prosecute proceedings in eminent domain for the purpose of acquiring interests in real property owned by Arturo and Carmen Guzman, dba Quick Stop Tires and Wheels (APN 0138-263-40). The resolution must be approved by at least a two-thirds majority.

The PowerPoint presentation has been revised after the agenda was published.

MOUNT VERNON VIADUCT PROJECT

RESOLUTION OF NECESSITY FOR PROJECT RIGHT-OF-WAY

**Presenter: Dennis Saylor
SBCTA Project Manager**

**Board of Directors Metro Valley
Study Session
May 12, 2022**



cta

San Bernardino County
Transportation Authority

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

- Replace Bridge over the BNSF Railway yard in City of San Bernardino which has sufficiency rating of 2 out of 100

- New bridge to be built to current design standards

- Will improve safety and north-south circulation.

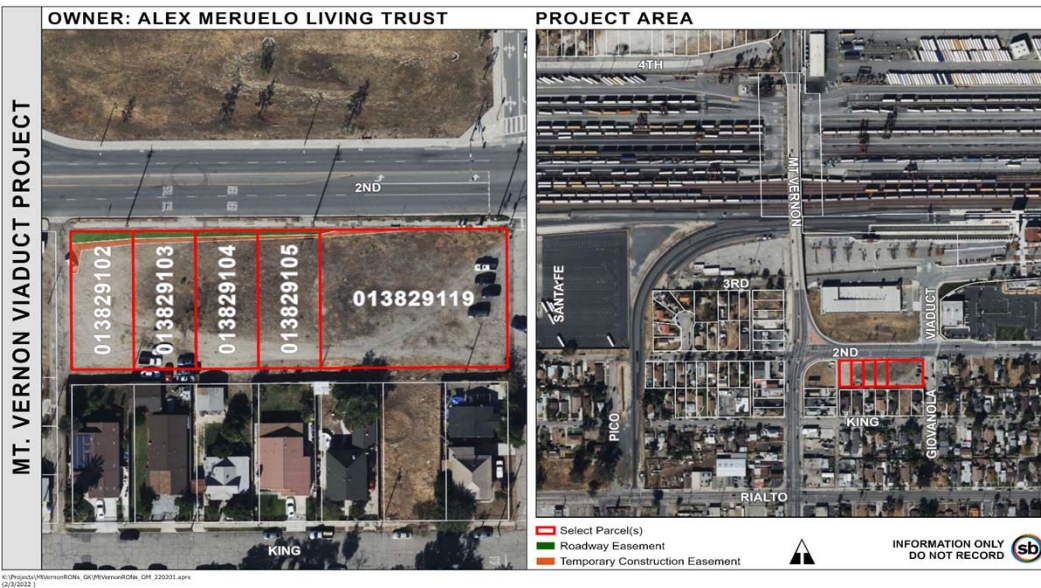
- Will restore access for emergency vehicles, buses, and trucks.



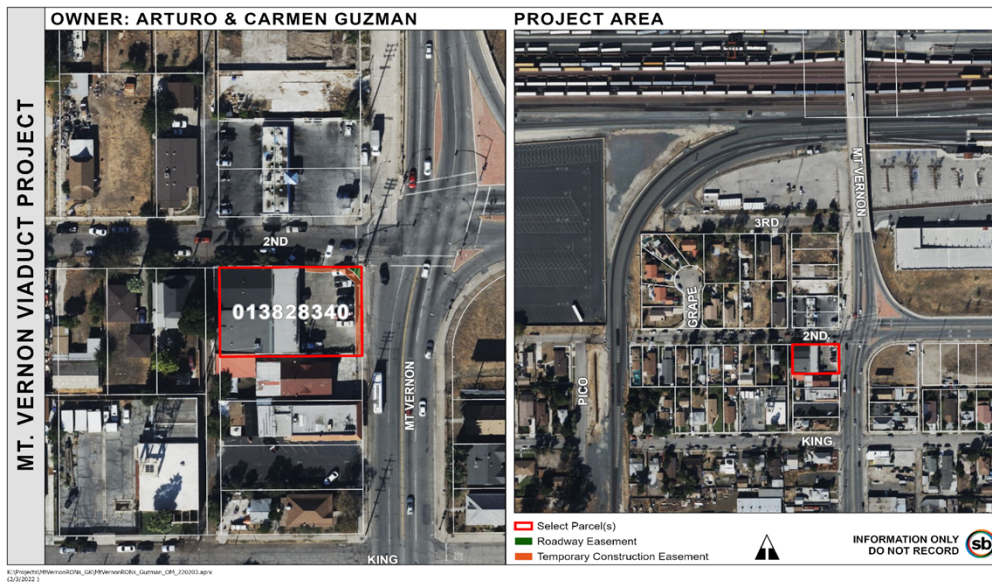
Mt. Vernon Viaduct Improvements



Parcel Location



Parcel Location



Parcel Location

No.	Ownership	Date of First Contact	Mailings	In Person Meetings	Phone Contacts	E-Mails	Attorney Contacts	Unsuccessful Contacts *	Total
B.	Labsuirs Real Estate, dba: Empire Car Wash	08/31 0 /2021	3	2	5	12	2	2- Emails	26
C.	Alex Meruelo Living Trust	08/31 0 /2021	2	0	3	4 -6	0	4- Phone Calls	13 15
D.	Arturo and Carmen Guzman, dba: Quick Stop Tires and Wheels	08/31 0 /2021	2	1	7	0	6	8- Phone Calls	24
* Property visit, phone call and/or email with no response									
Communications as of May 3, 2022									



Communication Summary

Item	Ownership	Offer Date
B.	Labsuirs Real Estate, dba Empire Car Wash	04/01/2022
C.	Alex Meruelo Living Trust	01/31/2022
D.	Arturo and Carmen Guzman, dba: Quick Stop Tires and Wheels	01/31/2022



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

