

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO  
AND RECORD OF ACTION**

July 28, 2020

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department  
LUTHER SNOKE, Interim Director, Department of Public Works – Transportation**

**SUBJECT**

Appraisal, Acquisition, and Authorization for Easements Across Private Property for the Pipeline Avenue and Other Roads Project in the Unincorporated Chino and Montclair Areas

**RECOMMENDATION(S)**

1. Approve Appraisal No. 20-14 dated April 23, 2020, a copy of which is on file with the Real Estate Services Department.
2. Authorize the acquisition of three permanent easements and one permit to enter and construct over portions of three parcels, [portions of Assessor Parcel Numbers (APN) 1013-291-24; 1013-231-01; and 1019-051-17] from three property owners for the Pipeline Avenue and Other Roads Project in the unincorporated Chino and Montclair areas (Project).
3. Authorize the Director of the Real Estate Services Department to execute acquisition agreements for the easement interests with three property owners for a total purchase amount of \$30,800, and any other documents necessary to complete these transactions.  
(Presenter: Terry W. Thompson, Director, 387-5252)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Operate in a Fiscally-Responsible and Business-Like Manner.**

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

**Provide for the Safety, Health and Social Service Needs of County Residents.**

**Pursue County Goals and Objectives by Working with Other Agencies.**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The Department of Public Works-Transportation (DPW-T) is funded by Gas Tax revenues, fees, and other state and local funding. The requested actions are administrative in nature with minimal financial impact. Sufficient appropriation is included in the 2020-21 Road Operations budget (6650002000 34H14974).

**BACKGROUND INFORMATION**

This item will approve the appraisal and acquisition of three permanent easements and one permit to enter and construct over three properties for the Pipeline Avenue and Other Roads Project.

The Project involves installing new or reconstructing existing curb ramps at various locations on Pipeline Avenue, Chino Avenue, Riverside Drive and East End Avenue, in accordance with current design standards and pursuant to the Americans with Disabilities Act (ADA). Other improvements include: (1) pavement rehabilitation and/or reconstruction on Chino Avenue from State Route 71 to Preciado Avenue and on Pipeline Avenue from Chino Avenue to Mission

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Boulevard; (2) installation of a 60-inch storm drain and appurtenant structures in Pipeline Avenue from Philadelphia Street to Del Mar Avenue; and (3) pavement rehabilitation at 4145 Compton Court.

The Project requires three permanent easements totaling 3,600 square feet and one permit to enter and construct for 1,080 square feet across three properties for the Project. DPW-T requested the Real Estate Services Department (RES D) assist with the appraisal and acquisition of the needed property rights.

The portions of land to be acquired from the three property owners are described as follows:

<u>Property Owner</u>	<u>Easement</u>	<u>APN</u>	<u>Total Area to be Acquired (sq. ft.)</u>
Sullivan Ranch HOA	E-1	1013-291-24 (ptn)	2,299
Nunez, etux	E-2	1013-231-01 (ptn)	86
Glentis, etux	E-3 PEC-3	1019-051-17 (ptn)	1,215 1,080

Appraisal No. 20-14 was completed by Alder Appraisals and is maintained on file with RES D. The appraisal establishes the amount of just compensation to be paid to the three property owners for the easement interests necessary to construct the Project.

Approval of this item will authorize RES D to make offers and acquire the necessary right of way in conformance with all applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Government Code section 7260 et seq., corresponding regulations, and County Policy No. 12-20.

Project improvements are exempt under the California Environmental Quality Act, Class 2, Section 15302 and Class 3, Section 15303.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Robert Messinger, Principal Assistant County Counsel, and Suzanne Bryant, Deputy County Counsel, 387-5455) on July 7, 2020; DPW-T (Mervat Mikhail, Chief Transportation Design, 387-7940) on June 11, 2020; Finance (Carolina Mendoza, Administrative Analyst, 387-0294 and Wen Mai, Principal Administrative Analyst, 387-4020) on July 9, 2020; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on July 13, 2020.

(MDC: 677-0671)

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Record of Action of the Board of Supervisors  
County of San Bernardino

**APPROVED (CONSENT CALENDAR)**

Moved: Josie Gonzales Seconded: Robert A. Lovingood  
Ayes: Robert A. Lovingood, Janice Rutherford, Dawn Rowe, Curt Hagman, Josie Gonzales

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: July 28, 2020



cc: File- Real Estate Services Dept. w/map  
la 07/31/2020