

San Bernardino County Transportation Authority West Valley Connector

RWG has played an integral role in the San Bernardino County Transportation Authority's ongoing advancement of its West Valley Connector project. The project will establish a 100% zero-emissions bus rapid transit system that improves accessibility throughout one of the most congested corridors in the county. Phase I of the project involves 241 parcels with a mix of partial and full acquisitions from commercial, industrial, residential and vacant properties.

- ▶ **Project Planning Phase.** The transportation authority will construct 21 stations in project Phase I that will provide an improved transit connection to Ontario International Airport and help build transit connectivity by linking two Metrolink lines (San Bernardino and Riverside) and multiple major activity centers along the route including Ontario Mills and Victoria Gardens. RWG drafted the voluntary settlement agreement templates and prepared the agenda reports with supporting documents for the Resolution of Necessity hearings to acquire property by condemnation.
- ▶ **Complaints in Condemnation and Litigation.** Following the adoption of Resolutions of Necessity for 128 properties, RWG prepared and filed separate Complaints in Condemnation with the superior court on behalf of the transportation authority. The firm successfully obtained prejudgment possession in all active cases and within by the project deadline despite challenges presented by COVID-19 related court delays and closures.
- ▶ **Early Resolution by Direct Negotiations and Mediation.** RWG actively engaged the affected property owners and encouraged a voluntarily exchange information supporting the opinions of value and damages. This proactive approach successfully led to the early resolution of the vast majority of open matters. Additionally, the firm has arranged for mediation in the cases with more complexity and legal challenges.
- ▶ **American Disabilities Act.** Because the majority of acquisitions are partial takes, RWG anticipated and engaged skilled consultants to document and identify potential American Disabilities Act-related impacts to the properties, past, present and after the project construction. This led to several early design changes that avoided or lessened impacts caused by the project. Overall this resulted in a net positive cost saving to the transportation authority.

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Civil Litigation
Condemnation Actions
Construction & Public Works
Eminent Domain (Litigation)
Infrastructure Projects
Inverse Condemnation
Real Estate Acquisition & Right-of-Way
Real Estate Transactions