



McKinley Street Grade Separation

Resolution of Necessity Hearing

Royal Ridge Investments, Inc.
APN: 172-420-001

Goodell Properties, LLC
APN: 115-290-034

Quickie's Car Wash/SJRK Investments, LLC
APN: 115-290-035



Mark Thomas

July 15, 2020

Project Overview

→ Project Need

- Alleviate Congestion
- Driver, Cyclist and Pedestrian Safety
- Anticipated Rail and Vehicular Traffic Increases

→ Project Goals

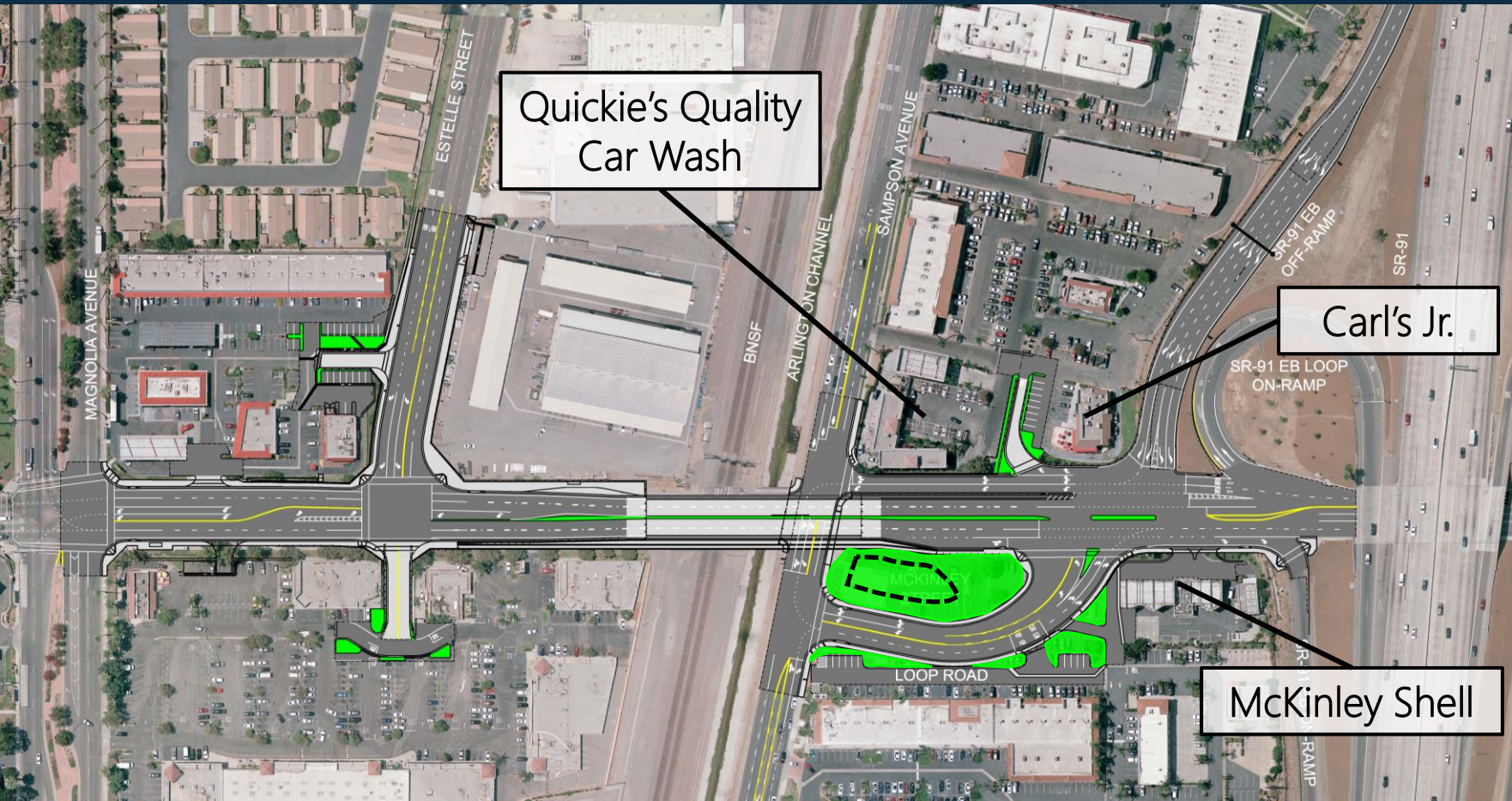
- Reduce Traffic Congestion and Air/Noise Pollution
- Enhance Emergency Vehicular Access
- Minimize Impacts to the Community/Railroad
- Improve Safety at the Grade Crossing

→ Previous Alternatives Considered

- 2011 Project Study Report (4 Alternatives, Overpass vs Underpass)
- 2018 Project Concept Report (Connector Road, 4 Alternatives)
- 2019 Value Engineering Analysis



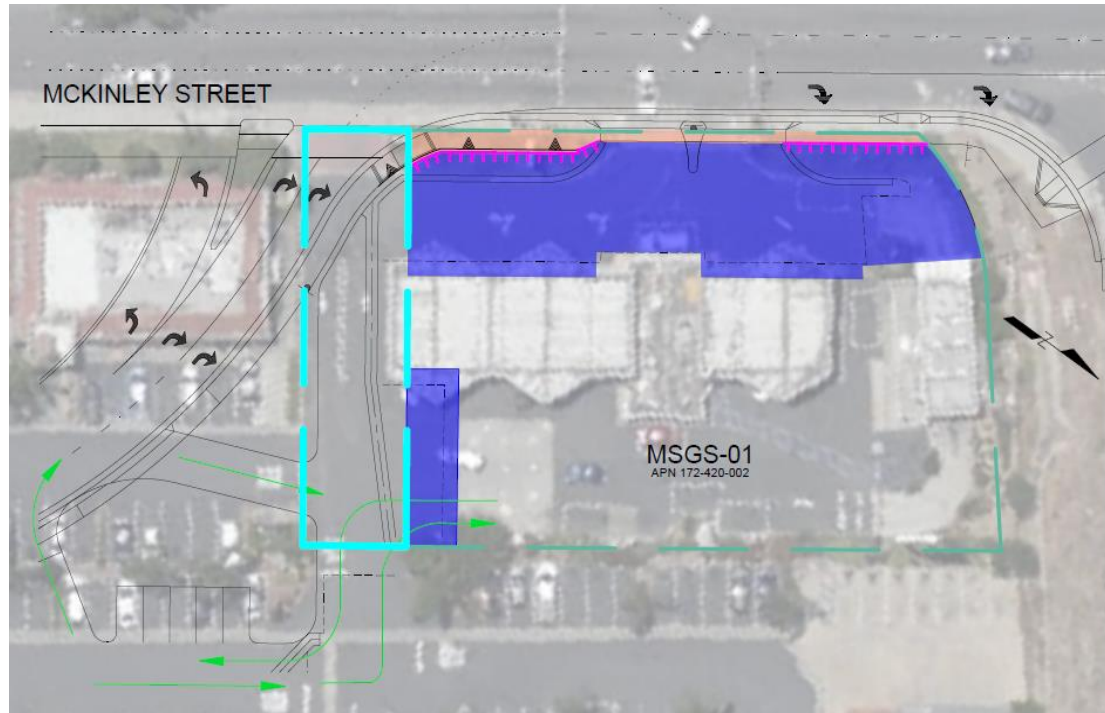
Project Overview



Project Overview



Royal Ridge Investments, Inc.



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT, 8,578 SF
- FEE ACQUISITION, 831 SF
- INGRESS/EGRESS EASEMENT PATH OF TRAVEL
- ACCESS RIGHTS
- PROPERTY LINE
- RETAINING WALL
- EXISTING ACCESS EASEMENT

- Impacts/Interests Required
- Construction Duration
- Ingress / Egress Easement
- Access During & Post Construction

Royal Ridge Investments, Inc.

Property Owner Communications

→ Correspondence

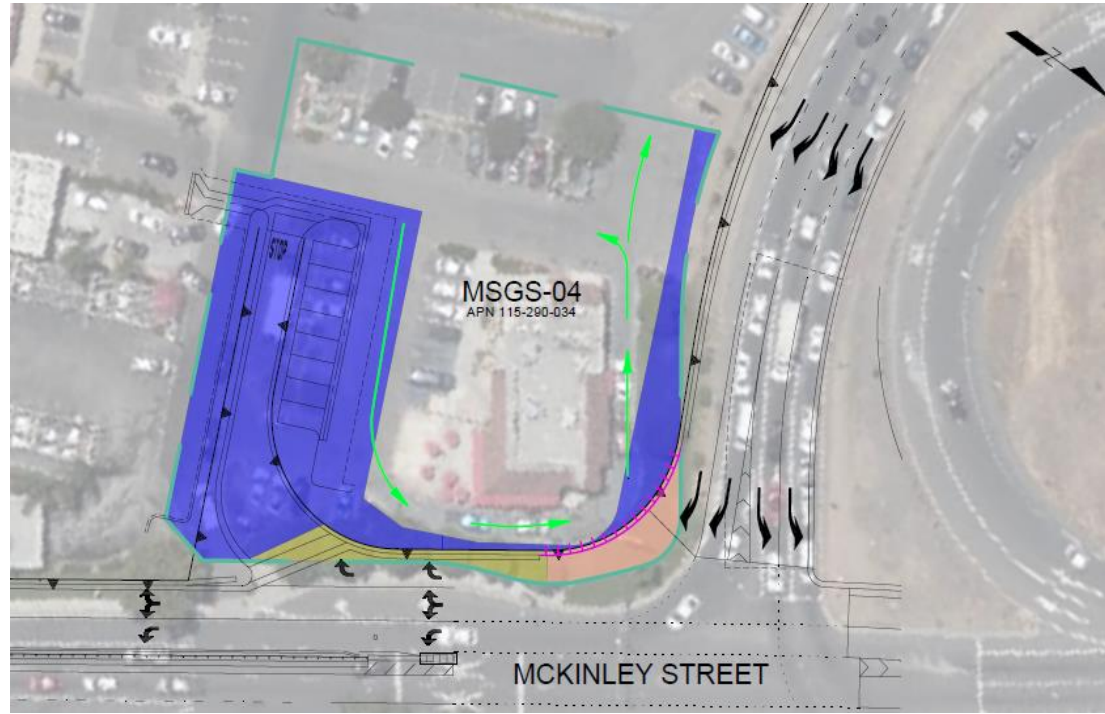
- Face to Face Meetings: 3
- Emails/Text: 7
- Phone Calls: 5

→ Negotiations Timeline

- Notice of Decision to Appraise Delivered December 17th, 2019
- Appraisal Site Inspection Occurred January 9th, 2019
- Offer Packages Presented March 26th, 2020
(Email/Call/In Person)



Goodell Properties, LLC



LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT, 13,228 SF
- FEE ACQUISITION, 1,007 SF
- ROADWAY EASEMENT, 947 SF
- DRIVE THRU ACCESS
- ACCESS RIGHTS
- RETAINING WALL
- PROPERTY LINE

- Impacts/Interests Required
- Construction Duration
- Access During Construction
- Retaining Walls / Parking Modifications
- Carl's Jr. Drive Thru Access

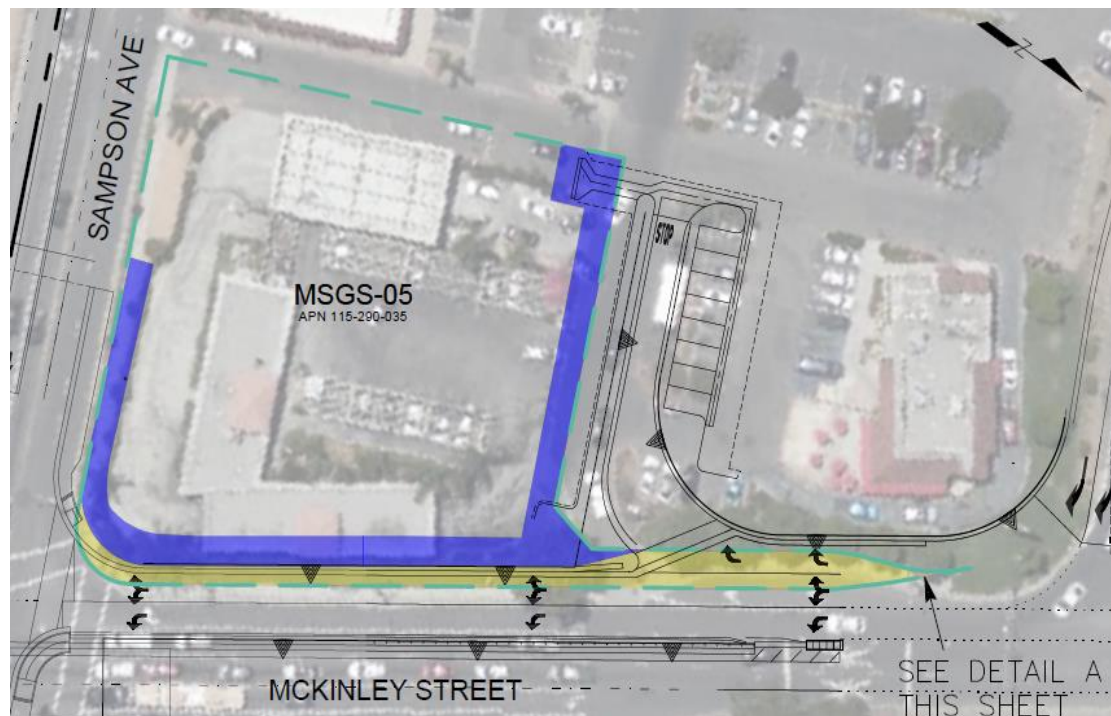
Goodell Properties, LLC

Property Owner Communications

- Correspondence w/ Goodell Properties, LLC
 - Face to Face Meetings: 1
 - Emails: 9
 - Phone Calls: 8
- Correspondence w/ Carl's Jr. Franchise Owner
 - Face to Face Meetings: 1
 - Emails: 4
- Negotiations Timeline
 - Notice of Decision to Appraise Delivered December 17th, 2019
 - Appraisal Site Inspection Occurred January 9th, 2019
 - Offer Packages Presented April 3rd, 2020 (FedEx/Call)



Quickies Car Wash / SJRK Investments, LLC

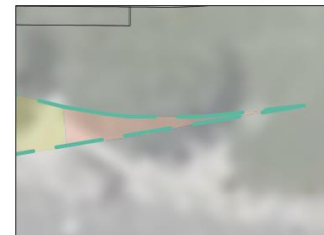


LEGEND:

- TEMPORARY CONSTRUCTION EASEMENT, 4,680 SF
- ROADWAY EASEMENT, 3,508 SF
- FEE ACQUISITION, 6 SF
- PROPERTY LINE
- RETAINING WALL

- Impacts/Interests Required
- Construction Duration
- Access During and Post Construction

DETAIL A



Quickies Car Wash / SJRK Investments, LLC

Property Owner Communications

→ Correspondence

- Face to Face Meetings: 0
- Property Site Visit Attempts to Meet Owner: 4
- Phone Calls: 12+

→ Negotiations Timeline

- Notice of Decision to Appraise Delivered December 17th, 2019
- Appraisal Site Inspection Occurred January 9th, 2019
- Offer Packages Sent April 6th, 2020 (FedEx/Call)





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