File #: 2019-0487, **File Type:** Policy **Agenda Number:** 46.

REGULAR BOARD MEETING
JULY 25, 2019

SUBJECT: I-5 NORTH MANAGED LANES PROJECT

ACTION: APPROVE RECOMMENDATIONS

RECOMMENDATION

CONSIDER:

A. HOLDING a public hearing on the proposed Resolutions of Necessity; and

B. ADOPTING Resolution of Necessity (Attachment B) authorizing the commencement of an eminent domain action to acquire a Temporary Construction Easement (TCE) from the properties identified as Parcels: CPN 80856-1 (APN: 2861-071-009) and CPN 81196-1 (APN: 2861-071-008).

(REQUIRES TWO-THIRDS VOTE OF THE BOARD)

BACKGROUND

Acquisition of the TCE, referred to herein as Property, is required for the construction and operation of the I-5 North Managed Lanes Project (Project). The TCEs are required to construct the proposed improvements, including bridge widening and freeway/ramp widening.

A written offer to purchase was delivered to the Owners of Record (Owners) as required by California Government Code Section 7267.2. The Owners have not accepted the offer of just compensation made by the Los Angeles County Metropolitan Transportation Authority (LACMTA), and the parties have not reached a negotiated settlement as of this date. Because the Property is necessary for construction of the Project, staff recommends the acquisition of the Property through eminent domain to maintain the Project schedule.

In accordance with the provisions of the California Eminent Domain law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code (which authorize the public acquisition of private property by eminent domain), LACMTA has timely prepared and mailed notice of this hearing to the Owners informing them of their right to appear at this hearing and be heard on the following issues: (1) whether the public interest and necessity require the Project; (2) whether the Project is planned or located in the manner that will be most compatible with the greatest good and

the least private injury; (3) whether the Property is necessary for the Project; (4) whether either the offer required by Section 7267.2 of the Government Code has been made to the Owner, or the offer has not been made because the Owner cannot be located with reasonable diligence; (5) whether environmental review of the Project has complied with the California Environmental Quality Act (CEQA) and (6) whether LACMTA has given the notice(s) and followed the procedures that are a prerequisite to the exercise of the power of eminent domain.

After all of the testimony and evidence have been received by LACMTA's Board from all interested parties at the hearing, LACMTA's Board must make a determination as to whether to adopt the proposed Resolution of Necessity to acquire the Property by eminent domain. In order to adopt the resolutions, LACMTA's Board must, based on the evidence before it, and by a vote of two-thirds of all of its members, find and determine that the conditions stated in the items 1 - 6 above exist. Attached is evidence submitted by staff that supports adoption of the Resolutions that has been approved by counsel, and which sets forth the required findings (Attachment A).

DETERMINATION OF SAFETY IMPACT

This Board action will not have an impact on LACMTA's safety standards.

FINANCIAL IMPACT

For FY20, $20,162,673 is budgeted in Highway Program Cost Center 4730, in the I-5 North Managed Lanes Project 460313, Task 5.4.100, Professional Services Account 50316.

Since this is a multi-year project, the Project Manager, the Cost Center Manager, and the Senior Executive Officer, Program Management - Highway Program will be responsible for budgeting the remaining cots of the project in future fiscal years.

Impact to Budget

The source of funds for this effort will be Measure R Highway Capital (20%) Funds and Federal Infra Grant Funds. These funds are not eligible for bus and rail operations and/or capital expenditures.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Equity Platform Framework Consistency

Equity is afforded to property owners to engage and have a voice in the decision-making process with regards to the acquisition of their property.

Strategic Plan Consistency

The recommended Board action is consistent with Metro Vision 2028 Goal #1: Provide high quality mobility options that enable people to spend less time traveling. Acquisition of the temporary TCEs are a required step for the ultimate construction of the I-5 North Managed Lanes Project which will provide traffic operational, safety and capacity improvements along the I-5 from SR-14 to Parker

Road.

NEXT STEPS

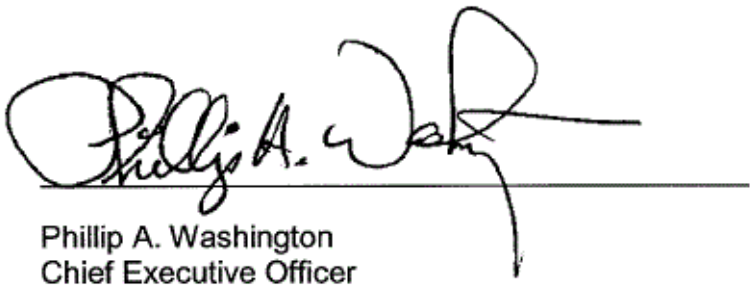
If this action is approved by the Board, LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property by eminent domain. Counsel will also be directed to seek and obtain Orders of Prejudgment Possession in accordance with the provisions of California Eminent Domain Law, as necessary.

ATTACHMENTS

Attachment A - Staff Report
Attachment B - Resolution of Necessity

Prepared by: Craig Justesen Director of Real Property Management & Development, (213) 922-7051
Velma C. Marshall, Deputy Executive Officer - Real Estate, (213) 922-2415
Holly Rockwell, Senior Executive Officer, Real Estate, Transit Oriented Communities and Demand Transportation Management, (213) 922-5585

Reviewed by: Laurie Lombardi, Interim Chief Planning Officer, (213) 418-3251



Phillip A. Washington
Chief Executive Officer

ATTACHMENT A

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF PROPERTY FOR THE I-5 NORTH MANAGED LANES PROJECT

BACKGROUND

The Properties are required for the construction of the I-5 North Managed Lanes Project (Project). The address, record owners, as indicated by a title report, Owners, physical description, and nature of the property interest sought to be acquired for the Project are summarized on Attachment A-1. The I-5 North Managed Lanes Project limits are from SR-14 to Parker Road. Improvements include: widening the existing I-5 to include HOV lanes from SR-14 on the south to Parker Road on the north, a distance of approximately 14.6 miles; truck climbing lanes will be added from the SR-14 interchange to Calgrove Boulevard (northbound) and from Calgrove Boulevard to SR-14 (southbound), a distance of 2.4 miles (northbound) and 2.2 (southbound); and additional auxiliary lanes in the northbound and southbound directions at several locations. These improvements address the needs of congestion, along with improving safety and operation.

A written offer for acquisition of Temporary Construction Easements (TCEs) was mailed to the respective Property Owner by letters dated January 8, 2019. The parcels are identified as CPN 80856-1 (APN: 2861-071-009) and CPN 81196-1 (APN: 2861-071-008), (hereinafter the "Properties").

A. The public interest and necessity require the Project.

The purpose of the Project is to reduce delays to vehicles caused by slower-moving trucks through the hilly southern portion of this segment of the I-5; improve operational and safety design features to facilitate the movement of people, freight, and goods through the project segment; reduce existing and forecasted traffic congestion on I-5 to accommodate planned growth within the study area; and to support current and future communication needs.

I-5 is experiencing greater automobile and truck congestion as a result of population growth in north Los Angeles County, and goods movement into and out of the Ports of Los Angeles and Long Beach. Freeway traffic volumes are projected to grow substantially by 2040 from their current levels and the increase in traffic volumes will contribute to travel delays.

B. The Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

Federal and State Systems

I-5 is part of the Interstate System of Highways, a subset of the NHS, and is used as a major local and regional truck route on the SHELL Route System. I-5 is also part of the Rural and Single Urban Interstate Routing System.

State Planning
The proposed project has taken into consideration State planned projects. The I-5 TCR was approved in November 1998 and was incorporated into the approved March 28, 2003 PSR (PDS). The proposed alternative considers both documents and does not preclude the construction of improvements identified within the TCR. This project is in the Federal Transportation Improvement Program (FTIP).

Regional Planning
The proposed project is in the 2016 Regional Transportation Plan (RTP), which was found to conform by the Southern California Association of Governments (SCAG) in April 2016, and the Federal Highway Administration/Federal Transit Administration (FHWA/FTA) adopted the air quality conformity finding on June 5, 2008.

Local Planning
The proposed project has taken into consideration local planned projects such as The Old Road Widening projects between Magic Mountain Parkway and the Hasley Canyon Road Interchange and from Hillcrest Drive to Lake Hughes Road and are consistent with current local land use designations.

Transit Operator Planning
The proposed project enhances transit service through the addition of HOV lanes, truck lanes and auxiliary lanes, and HOV preference resulting in less congestion and operational efficiencies.

It is recommended that, based upon the foregoing, the Board find and determine that the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

C. The Property is necessary for the Project.

The Temporary Construction Easements (TCEs) are required for the construction of the I-5 North Managed Lanes Project. The TCEs will allow the contractor to build the proposed improvements within Caltrans right-of-way.

It is recommended that the Board find that the TCEs are necessary for the Project.

D. Offers were made in compliance with Government Code Section 7267.2.

California Code of Civil Procedure Section 1245.230 requires that a Resolution of Necessity contain a declaration that the governing body has found and determined that either the offer required by Section 7267.2 of the California Government Code has been made to the Owner, or the offer has not been made because the Owner cannot be located with reasonable diligence.

California Government Code Section 7267.2 requires that an offer be made to the Owner and in an amount which the agency believes to be just compensation. The amount must not be less than the agency's approved appraisal of the fair market value of the property. In addition, the agency is required to provide the Owner with a written statement of, and summary of the basis for, the amount it established as just compensation.

Staff has taken the following actions as required by California law for the acquisition of the Property:

1. Retained an independent appraiser to determine the fair market value of the Property;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation for the Property;
3. Determined the Owners of the Property by examining the County assessor's records, preliminary title reports, and occupancy of the Property;
4. Made a written offer to purchase to the Owners for the full amount of just compensation - which was not less than the approved appraised value;
5. Provided the Owners with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer.

It is recommended that based on the above actions, the Board find and determine that the offer required by Section 7267.2 of the California Government Code has been made to the Owners.

E. Metro has fulfilled the necessary statutory prerequisites.

Metro is authorized to acquire property by eminent domain for the purposes contemplated by the Project under Public Utilities Code §§ 30503, 30600, 130051.13, and 130220.5; Code of Civil Procedure §§ 1230.010-1273.050; and Article I, § 19 of the California Constitution.

F. Metro has complied with the California Environmental Quality Act (CEQA)

In conformity with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), a Revalidation Form (2019) has been prepared in addition to the previously approved Final Environmental Impact Report/Finding of No Significant Impact. (2008)

Accordingly, Metro has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

CONCLUSION

Staff recommends that the Board adopt the Resolution of Necessity.

ATTACHMENT

Attachment A-1 – Summary of Property Owners and Property Requirements

ATTACHMENT A-1

SUMMARY OF PROPERTY OWNERS AND PROPERTY REQUIREMENTS

Assessor's Parcel Number (APN)	Project Parcel Number (CPN)	Physical Address	Owners	Purpose of Acquisition	Property Interest(s) Sought
2861-071-009	80856-1	27413 Wayne Mills Place CA 91355	SURESH PATEL EXCEL BUENA PARK II LP	Construction access	Temporary Construction Easement (TCE)
2861-071-008	81196-1	27413 Wayne Mills Place CA 91355	SURESH PATEL EXCEL BUENA PARK II LP	Construction access	Temporary Construction Easement (TCE)

ATTACHMENT B

RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF FOR
THE I-5 NORTH MANAGED LANES PROJECT
CPN 80856-1 (APN 2861-071-009) and CPN 81196-1 (APN 2861-071-008)

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LACMTA) is a public entity organized and existing pursuant to Chapter 2 of Division 12 of the California Public Utilities Code (commencing with Section 130050).

Section 2.

The property interest described hereinafter is to be taken for public use, namely, for the I-5 North Managed Lanes Project (Project) and for public transportation purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the Board to acquire property by eminent domain by California Public Utilities Code Sections 30000-33027, inclusive, and particularly Section 30503 and 30600, Sections 130000-132650, inclusive, and particularly Sections 130051.13 and 130220.5, Code of Civil Procedure Sections 1230.010-1273.050, inclusive, and particularly Sections 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The property interest consists of the acquisition of a temporary construction easement (TCE) as described more specifically in the legal descriptions (Exhibit A-1 and A-2) and depicted on the Plat Maps (Exhibit B-1 and Exhibit B-2), attached hereto (hereinafter, the "Property", incorporated herein by this reference).

Section 4.

(a.) The acquisition of the above-described Property is necessary for the construction and maintenance of the Project;

(b.) In conformity with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), a Revalidation Form (2019) has been prepared in addition to the previously approved Final Environmental Impact Report/Finding of No Significant Impact. (2008)

Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property is already devoted to a public use, the use to which the Property is to be put is a more necessary public use than the use to which the Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property is already devoted.

Section 7.

The notice of intention to adopt this resolution was given by first class mail to each person whose Property is to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein.

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of the Property in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property.

Counsel is further authorized to compromise and settle, subject to approval by the Board when required, such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 25th day of July, 2019.

_____ Date: _____

MICHELE JACKSON,
LACMTA Board Secretary

ATTACHMENTS

1 - Legal Description (Exhibit "A-1" & "A-2")
2 - Plat Map (Exhibit "B-1" and "B-2")

EXHIBIT "A-1"
LEGAL DESCRIPTION

80856-1 - (VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT)

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 1119, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 22, PAGE 78, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 3;

THENCE ALONG THE GENERALLY EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN STATE FREEWAY (I-5) PER RECORD OF SURVEY FILED IN BOOK 281, PAGES 1 THROUGH 13, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 23°10'00" WEST, 68.18 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE LEAVING SAID GENERALLY EASTERLY RIGHT-OF-WAY LINE PER RECORD OF SURVEY AND ALONG THE GENERALLY EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN STATE FREEWAY (I-5) PER GRANT DEED RECORDED FEBRUARY 22, 2016 AS INSTRUMENT NO. 20160188012, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 20°07'56" WEST, 342.10 FEET;

THENCE CONTINUING ALONG SAID GENERALLY EASTERLY RIGHT-OF-WAY LINE PER GRANT DEED NORTH 18°16'51" WEST 221.78 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 3;

THENCE LEAVING SAID GENERALLY EASTERLY RIGHT-OF-WAY LINE PER GRANT DEED AND SAID NORTHEASTERLY LINE, NORTH 89°26'38" EAST 5.25 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 18°16'51" EAST, 220.10 FEET;

THENCE SOUTH 20°07'56" EAST 91.00 FEET;

THENCE NORTH 71°41'57" EAST 5.00 FEET;

THENCE SOUTH 20°07'56" EAST, 25.01 FEET;

THENCE SOUTH 71°41'57" WEST 5.00 FEET;

THENCE SOUTH 20°07'56" EAST 226.00 FEET;

THENCE SOUTH 69°52'04" WEST 5.00 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA OF 2,940 SQUARE FEET OR 0.067 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83, EPOCH 1991.35, ALL DISTANCES

SHOWN ARE GRID DISTANCES. DIVIDE THE GRID DISTANCES SHOWN BY 0.99989387 TO OBTAIN GROUND DISTANCES.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

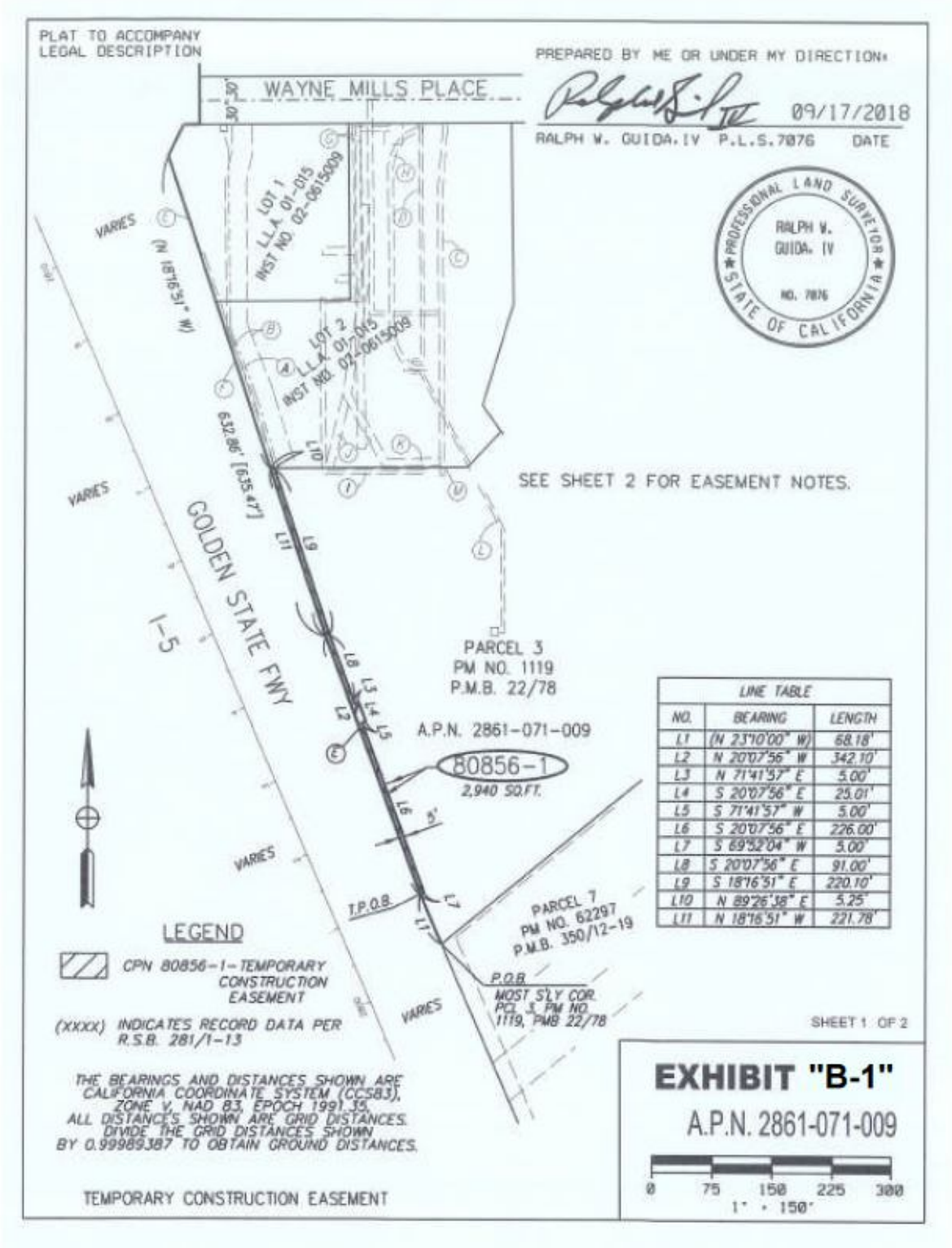
THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

RALPH W. GUIDA, IV, P.L.S. 7076

09/24/18
DATE

EXHIBIT "B-1"

Plat Map of the Required Parcel – Temporary Construction Easement



PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EASEMENT NOTES:

(A) 2.00' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UTITLIY PURPOSES PER DEED RECORDED 4/1/2001 AS INST NO. 02-766071, O.R.

(B) 26.00 WIDE EASEMENT FOR ACCESS PURPOSES PER DEED RECORDED 4/1/2002 AS INST. NO. 02-766070, O.R.

(C) 6.00' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SEWER LINE PURPOSES PER DEED RECORDED 12/4/69 AS INST. NO. 69-27545, O.R.

(D) 4.00' EASEMENT TO SOUTHERN CALIFORNIA EASEMENT FOR UTILITY PURPOSES PER DEED RECORDED 9/20/65 IN BOOK 035054, PAGE 474, O.R.

(E) E'LY LINE INST. NO. 20160188012, O.R.

(F) E'LY LINE INST. NO. 20160188013, O.R.

(G) 10' EASEMENT TO VALENCIA WATER COMPANY FOR WATERLINE PURPOSES PER DEED RECORDED 4/17/2002 AS INST. NO. 02-0896277, O.R.

(H) 6' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PER DOCUMENT RECORD 9/21/76 AS INST. #2798, O.R.

(I) 6' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PER DOCUMENT RECORDED 12/06/2001 AS INST. NO. 01-2323916, O.R.

(J) 10' EASEMENT TO THE CITY OF SANTA CLARITA FOR SEWER LINE PURPOSES PER DOCUMENT RECORDED 6/13/2018 AS INST. NO. 20180588762.

(K) 10' EASEMENT TO THE CITY OF SANTA CLARITA FOR SEWER LINE PURPOSED PER DOUCMENT RECORDED 2/11/2002 AS INST NO. 2002-0324667.

(L) 4' EASEMENT TO SOUTHERN CALIFORNIA TO UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PER DOCUMENT RECORED 1/8/70 IN BOOK D4602, PAGE 219, O.R. (PARTIAL Q.C. FOR THIS ESMT IS UNPLOTTABLE).

(M) 6' EASEMENT TO COUNTY OF LOS ANGELES FOR SEWER LINE PURPOSES PER DOCUMENT RECORDED 12/04/69 AS INST. 2754, O.R. (THAT PORTION HAS BEEN VACATED PER DOCUMENT RECORDED 4/27/77 AS INST. NO. 77-430115, O.R.)

EXHIBIT "B-1"

A.P.N. 2861-071-009

0 50 100 150 200
1" = 100'

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "A-2"
LEGAL DESCRIPTION

81196-1 - (5.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT)

THAT PORTION OF LOT 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. LLA 01-015, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED MARCH 14, 2002 AS INSTRUMENT NO. 02-615009 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 3 OF PARCEL MAP NO. 1119, AS PER MAP FILED IN BOOK 22 PAGE 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY;

THENCE ALONG THE GENERALLY EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN STATE FREEWAY (I-5) PER RECORD OF SURVEY FILED IN BOOK 281, PAGES 1 THROUGH 13, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 23°10'00" WEST, 68.18 FEET;

THENCE LEAVING SAID GENERALLY EASTERLY RIGHT-OF-WAY LINE PER RECORD OF SURVEY AND ALONG THE GENERALLY EASTERLY RIGHT-OF-WAY LINE OF THE GOLDEN STATE FREEWAY (I-5) PER GRANT DEEDS RECORDED FEBRUARY 22, 2016 AS INSTRUMENT NO. 20160188012 AND 20160188013, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 20°07'56" WEST, 342.10 FEET;

THENCE CONTINUING ALONG SAID GENERALLY EASTERLY RIGHT-OF-WAY LINE PER SAID GRANT DEEDS NORTH 18°16'51" WEST 221.78 FEET TO THE NORTHERLY LINE OF SAID PARCEL 3 AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID GENERALLY EASTERLY RIGHT-OF-WAY LINE PER SAID GRANT DEEDS NORTH 18°16'51" WEST 219.60 FEET TO THE SOUTHERLY LINE OF LOT 1 OF SAID CERTIFICATE OF COMPLIANCE NO. LLA01-015;

THENCE LEAVING SAID GENERALLY EASTERLY RIGHT-OF-WAY LINE PER SAID GRANT DEED AND ALONG SAID SOUTHERLY LINE, NORTH 89°25'16" EAST 5.25 FEET;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 18°16'51" EAST 219.60 FEET SAID NORTHERLY LINE OF PARCEL 3;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°26'38" WEST 5.25 FEET;
TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA OF 1,098 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83, EPOCH 1991.35, ALL DISTANCES

SHOWN ARE GRID DISTANCES. DIVIDE THE GRID DISTANCES SHOWN BY 0.99989387 TO OBTAIN GROUND DISTANCES.

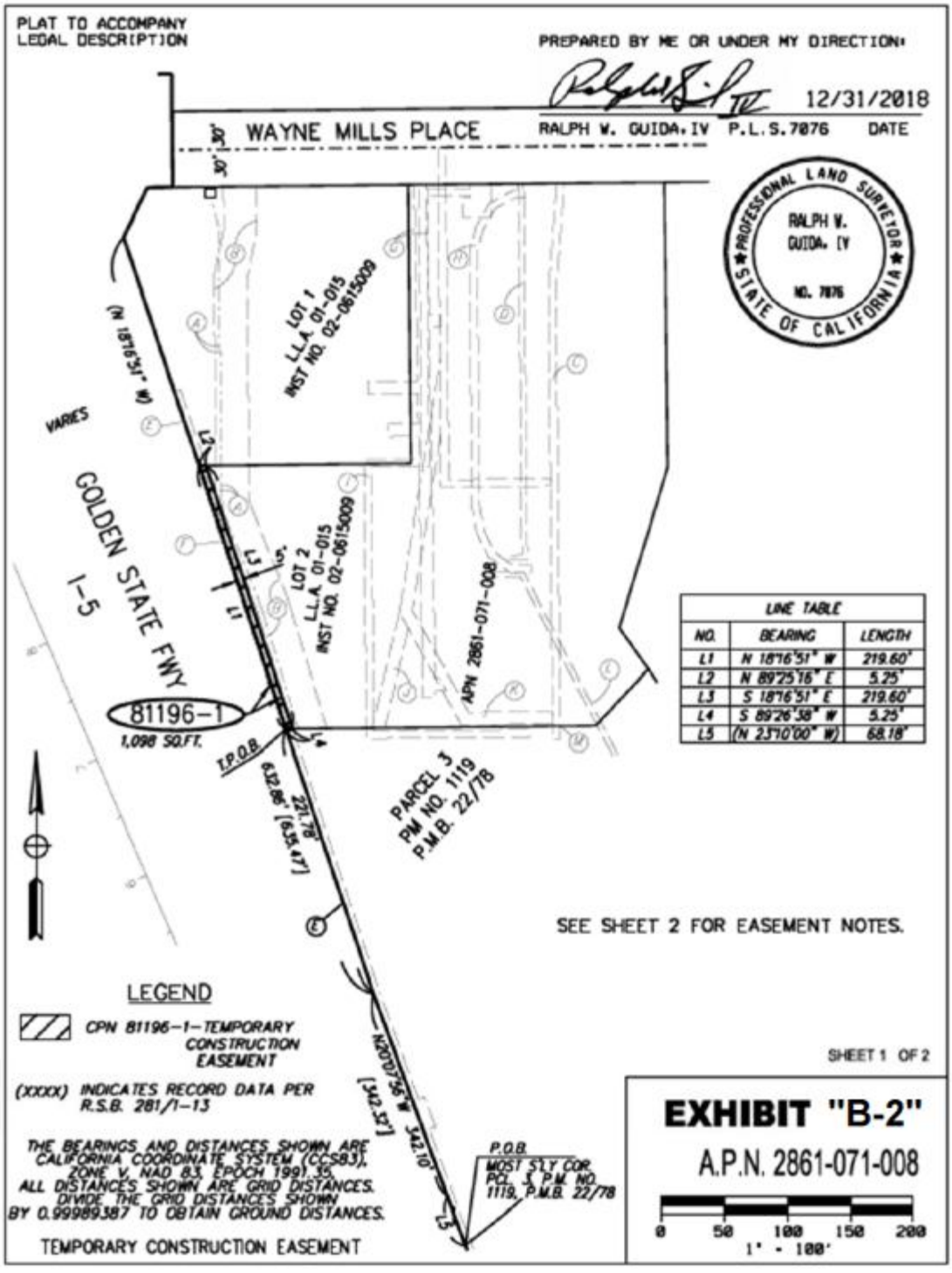
ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

RALPH W. GUIDA, IV, P.L.S. 7076 — 12/31/18 DATE

EXHIBIT "B-2"

Plat Map of the Required Parcel – Temporary Construction Easement



PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EASEMENT NOTES:

(A) 2.00' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UTITLY PURPOSES PER DEED RECORDED 4/1/2001 AS INST NO. 02-766071, O.R.

(B) 26.00 WIDE EASEMENT FOR ACCESS PURPOSES PER DEED RECORDED 4/1/2002 AS INST. NO. 02-766070, O.R.

(C) 6.00' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SEWER LINE PURPOSES PER DEED RECORDED 12/4/69 AS INST. NO. 69-27545, O.R.

(D) 4.00' EASEMENT TO SOUTHERN CALIFORNIA EASEMENT FOR UTILITY PURPOSES PER DEED RECORDED 9/20/65 IN BOOK D35054, PAGE 474, O.R.

(E) E'LY LINE INST. NO. 20160188012, O.R.

(F) E'LY LINE INST. NO. 20160188013, O.R.

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(H) 6' EASEMENT TO SOUTHERN CALIFORNIA EDISION COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PER DOCUMENT RECORD 9/21/76 AS INST. #2798, O.R.

(I) 6' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PER DOCUMENT RECORDED 12/06/2001 AS INST. NO. 01-2323916, O.R.

(J) 10' EASEMENT TO THE CITY OF SANTA CLARITA FOR SEWER LINE PURPOSES PER DOCUMENT RECORDED 6/13/2018 AS INST. NO. 20180568762.

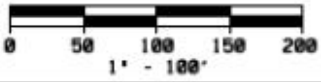
(K) 10' EASEMENT TO THE CITY OF SANTA CLARITA FOR SEWER LINE PURPOSED PER DOUCMENT RECORDED 2/11/2002 AS INST NO. 2002-0324667.

(L) 4' EASEMENT TO SOUTHERN CALIFORNIA TO UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PER DOCUMENT RECORED 1/8/70 IN BOOK D4602, PAGE 219, O.R. (PARTIAL Q.C. FOR THIS ESMT IS UNPLOTTABLE).

(M) 6' EASEMENT TO COUNTY OF LOS ANGELES FOR SEWER LINE PURPOSES PER DOCUMENT RECORDED 12/04/69 AS INST. 2754, O.R. (THAT PORTION HAS BEEN VACATED PER DOCUMENT RECORDED 4/27/77 AS INST. NO. 77-430115, O.R.)

EXHIBIT "B-2"

A.P.N. 2861-071-008



TEMPORARY CONSTRUCTION EASEMENT

HEARING TO ADOPT RESOLUTION OF NECESSITY

I-5 NORTH MANAGED LANES PROJECT

BOARD MEETING, JULY 25, 2019

ITEM #46

HEARING TO ADOPT RESOLUTION OF NECESSITY
I-5 NORTH MANAGED LANES PROJECT

- Project:
  - High-occupancy vehicle (HOV)/carpool lanes, truck lanes, and auxiliary lanes on I-5 freeway in the northern part of Los Angeles County from the SR- 14 interchange in Santa Clarita to just south of Parker Road in Castaic.
- Purpose:
  - Reduce traffic delays caused by slower-moving trucks
  - Improve operational and safety design features
  - Facilitate the movement of people, freight, and goods
  - Accommodate planned current and future needs
- Property Impacts:
  - Acquisition of a 55-month Temporary Construction Easements (TCE) to allow the contractor access for freeway/off ramp widening.

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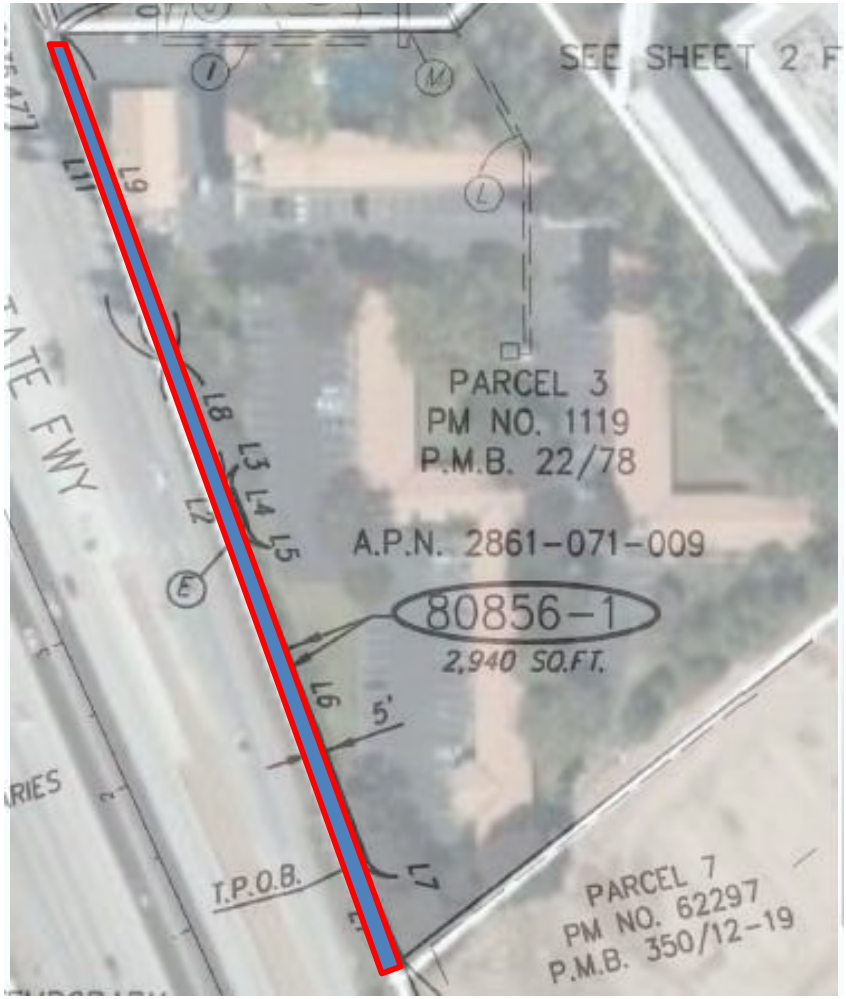
27413 Wayne Mills Place, Santa Clarita, CA 91355
81196-1- Excel Buena Park LP II



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27413 Wayne Mills Place, Santa Clarita, CA 91355

CPN No.80856-1 and CPN No: 81196-1- Excel Buena Park LP II

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Staff recommends that the Board make the below findings and adopt the Resolution of Necessity:

- The public interest and necessity require the proposed Project;
- The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- The statutory requirements necessary to acquire the property by eminent domain have been complied with by LACMTA.