



## Board Report

File #: 2025-0113, File Type: Policy

Agenda Number: 34.

### REGULAR BOARD MEETING MAY 22, 2025

**SUBJECT: PUBLIC HEARING ON RESOLUTIONS OF NECESSITY FOR EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT**

**ACTION: APPROVE RECOMMENDATION**

#### **RECOMMENDATION**

ADOPT the proposed Resolutions of Necessity authorizing the commencement of eminent domain actions to acquire the Fee Simple Interest and/or the Improvements Pertaining to Realty ("IPR") for the properties identified in Attachment A and described as follows:

1. 14523-14533 Keswick Street, Van Nuys, CA, APN: 2210-030-007, 2210-030-008, 2210-030-030, and 2210-030-031; (E-001)
2. 14603-14605 Keswick Street, Van Nuys, CA, APN: 2210-030-009, 2210-030-010, 2210-030-014, and 2210-030-016; (E-003)
3. 14660 Raymer Street and 14663 Keswick Street, Van Nuys, CA, APN: 2210-025-008, -009, & -034; (E-013)
4. 14742 Raymer Street, Van Nuys, CA, APN: 2210-025-045; (E-016)
5. 14746 Raymer Street, Van Nuys, CA, APN: 2210-025-048; (E-019)

The interests being acquired in the above-listed properties are referred to herein as the "Property Interests."

(REQUIRES TWO-THIRDS VOTE OF THE FULL BOARD)

#### **ISSUE**

Acquisition of the Property Interests is required for the construction and operation of the East San Fernando Valley Light Rail Transit Project ("Project") Maintenance and Storage Facility ("MSF"). After testimony and evidence has been received from all interested parties at the hearings, Los Angeles County Metropolitan Transportation Authority ("LACMTA"), by a vote of two-thirds of its Board of Directors ("Board"), must make a determination as to whether to adopt the proposed Resolutions of

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Necessity (Attachments B-1 through B-5) to acquire the Property Interests by eminent domain. Attached is evidence submitted by staff that supports the adoption of the resolutions and which sets forth the required findings (Attachment A).

## **BACKGROUND**

The Project extends north from the Van Nuys Metro G-Line station to the Sylmar/San Fernando Metrolink Station, a total of 9.2 miles of a dual track light rail transit (“LRT”) system with 14 at-grade stations. The LACMTA Board certified the Project’s Final Environmental Impact Report on December 3, 2020 and the Federal Transit Administration signed a Record of Decision on January 29, 2021. Included in the Final Environmental Impact Statement/ Environmental Impact Report was the initial operating segment (IOS) defined as the southern 6.7 miles of the Project alignment. The IOS is street-running in the middle of Van Nuys Boulevard and includes 11 at-grade center platform stations, 10 traction power substations, and a Maintenance and Storage Facility (MSF) for the LRT vehicles.

The Project will improve mobility in the area by:

- introducing an improved north-south transit connection between key transit hubs/routes;
- enhancing transit accessibility/connectivity for residents to local and regional destinations and activity centers;
- increasing transit service efficiency; and
- encouraging a modal shift from driving in order to achieve reductions in greenhouse gas emissions.

The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. The MSF will house the fleet of 33 light rail vehicles that will be procured to initiate service on the line. The MSF will also accommodate rail car washing, a paint shop, wheel truing, material storage, cleaning platform, and main shop.

Acquisition of the Property Interests is required for the MSF.

## **DISCUSSION**

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Property Interests were delivered to each of the Owners of Record for each parcel (collectively, “Owners”) on: February 10, 2025 for Parcel E-001; March 7, 2024 for Parcel E-003; February 6, 2025 for Parcel E-013; January 8, 2025 for Parcel E-016 and October 24, 2024 for Parcel E-019. Similarly, written offers of Just Compensation to purchase the IPR on each parcel were presented to the respective Owners and, where applicable, tenants. The Owners and tenants for these parcels have not accepted the offers of Just Compensation made by the LACMTA, and the parties have not at this time reached negotiated settlements for the acquisition of the Property Interests.

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In accordance with provisions of the California Eminent Domain Law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code, (which authorizes the public acquisition of private property by eminent domain/n), LACMTA has prepared and mailed notice of this hearing to the owners and, where applicable, tenants, 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 public good and the least private injury; (3) whether the Property Interests are necessary for the Project; (4) whether either the offers required by Section 7267.2 of the Government Code has been made to the owner(s) of the Property Interests, or the offers have not been made because the owner(s) cannot be located with reasonable diligence; (5) whether any environmental review of the Project, as may be necessary, pursuant to the California Environmental Quality Act (CEQA), has occurred 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. In order to adopt the Resolutions, LACMTA must, based on the evidence before it, and by a vote of two-thirds of its Board, find and determine that the conditions stated in items 1 - 6 above exist.

Acquisition of these parcels will require relocation of some business tenants, including:

- ESFV-E-001-1 - marble and granite; automotive
- ESFV-E-003-1 - marble and granite; storage
- ESFV-E-013-1 - manufacturer of household cabinets, shuttle service
- ESFV-E-016-1 - heating and cooling supply business
- ESFV-E-019-1 - fence company, warehouse business (already relocated)

A dedicated relocation agent is working with the tenants to explain their benefits, provide referrals for replacement properties and process payments for search, moving, and reestablishment costs. Prior to being required to relocate, the businesses will be provided 90-day and 30-day notices.

Attached is the Staff Report prepared by staff and legal counsel setting forth the required findings for acquiring the Property Interests through the use of eminent domain (Attachment A). Staff recommends the acquisition of the Property Interests through eminent domain to obtain possession in order to maintain the Project's schedule and to construct and operate the MSF.

### **DETERMINATION OF SAFETY IMPACT**

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

### **FINANCIAL IMPACT**

The funds required to support the acquisitions, relocation activities, and the recommended right of way action for the properties referenced in this report are included in the adopted Project's Preconstruction budget under Cost Center 8510 Project number 865521, East San Fernando Valley Light Rail Transit Corridor.

#### **Impact to Budget**

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The sources of funds for the recommended actions include Measure R, Measure M, State Grants, and Federal Grants. These funds are not eligible for bus and rail operations.

### **EQUITY PLATFORM**

The Project will serve 11 new stations along Van Nuys Boulevard and will improve connections and access to key destinations to Metro's customer base and several Equity Focus Communities (EFCs) in the East San Fernando Valley.

Offers of Just Compensation were made to the Owners for the Property Interest based on appraisals of fair market value. Fair market value is defined as "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available." Metro staff has been negotiating with the Owners, but agreements have not yet been reached. Approving this action will allow staff to continue negotiations while maintaining the project schedule.

Businesses displaced by the Project may receive relocation benefits in accordance with the Uniform Relocation Act (URA). These benefits include both monetary funding and advisory services to mitigate any potential hardships. Agents are assigned to displacees from the beginning of the relocation cycle to guide displaced businesses through their moving and reestablishment processes. Metro will also assist the businesses in finding replacement sites within the community. These relocation services demonstrate Metro's commitment to minimizing business disruption and facilitating business continuity.

### **VEHICLE MILES TRAVELED OUTCOME**

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit\* Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. VMT for the project has already been analyzed for this item through the East San Fernando Valley Transit Corridor DEIS/DEIR. VMT summary can be found in Appendix G of the Transportation Impacts Report published in 2020. VMT was forecasted with Metro's Travel Demand Model using traffic counts collected in 2011, 2012, and 2013. Year 2040 was chosen for the definition of future baseline conditions. The result of this analysis was that the number of transit trips would reduce the number of trips by auto in general due to mode Preference changes by commuters. A VMT reduction of 54,207 was calculated for the project.

\*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring

System (HPMS) data between 2001-2019.

## **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Project is consistent with the following Metro Vision 2028 Strategic Plan Goals:

Goal 1: Provide high-quality mobility options that enable people to spend less time traveling. Goal 2: Deliver outstanding trip experiences for all users of the transportation system. Goal 3: Enhance communities and lives through mobility and access to opportunity. Goal 4: Transform LA County through regional collaboration and national leadership.

## **ALTERNATIVES CONSIDERED**

The Board may choose not to approve the recommendation. This is not recommended as it would result in significant delays and cost increases for the Project. Furthermore, delay to the Project will have detrimental effects on the available Federal and State Grant funding dollars.

## **NEXT STEPS**

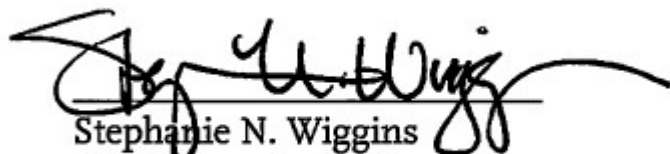
If this action is approved by the Board, LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property Interests by eminent domain and to conclude those proceedings either by settlement or jury trial. Counsel will also be directed to seek and obtain Orders of Prejudgment Possession in accordance with the provisions of the Eminent Domain Law. Staff will continue to negotiate with the property owners with the goal of reaching voluntary settlements while concurrently pursuing the eminent domain process to preserve the project schedule. LACMTA will continue to work with tenants to find suitable replacement locations.

## **ATTACHMENTS**

Attachment A - Staff Report  
Attachment B-1 - Resolution of Necessity - Parcel E-001  
Attachment B-2 - Resolution of Necessity - Parcel E-003  
Attachment B-3 - Resolution of Necessity - Parcel E-013  
Attachment B-4 - Resolution of Necessity - Parcel E-016  
Attachment B-5 - Resolution of Necessity - Parcel E-019

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Stephanie N. Wiggins  
Chief Executive Officer

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE  
PROPERTIES REQUIRED FOR THE EAST SAN FERNANDO VALLEY LIGHT RAIL  
TRANSIT PROJECT ("PROJECT") PROJECT PARCELS  
ESFV-E-001, ESFV-E-003-1, ESFV-E-013-1,  
ESFV-E-016-1 and ESFV-E-019-1**

**BACKGROUND**

The property interests sought to be acquired are required by the Los Angeles County Metropolitan Transportation Authority ("LACMTA") for the construction and operation of the Project. The project parcel number, assessor parcel number, address, record property owner and tenant, and nature of the property interests sought to be acquired for the Project ("Property Interests") are summarized in the table below. The Property Interests are comprised of Fee Simple ("Fee") and Improvements Pertaining to Realty ("IPR").

Summary Table 1

| <b>Project Parcel Number</b> | <b>Assessor's Parcel Number</b>                              | <b>Parcel Address</b>                 | <b>Property Owner/Tenant</b>                                                    | <b>Property Interest(s) Sought</b> |
|------------------------------|--------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------|------------------------------------|
| ESFV-E-001-1<br>(E-001)      | 2210-030-007<br>2210-030-008<br>2210-030-030<br>2210-030-031 | 14523-14533 Keswick St, Van Nuys, CA  | Ilan Bldg. Comp., a general partnership (Owner)                                 | Fee; IPR                           |
|                              |                                                              |                                       | Global Stone Trading, Inc (Tenant)                                              | IPR                                |
|                              |                                                              |                                       | Stone Shoppe (Tenant)                                                           | IPR                                |
|                              |                                                              |                                       | Velagui Stone, Inc. (Tenant)                                                    | IPR                                |
|                              |                                                              |                                       | Bella Stone Fabricant & Installation (Tenant)                                   | IPR                                |
|                              |                                                              |                                       | AVM Auto Body (Tenant)                                                          | IPR                                |
|                              |                                                              |                                       | OMG Stone Works Inc. dba Olympia Marble & Granite (Tenant)                      | IPR                                |
|                              |                                                              |                                       | Universal 1 Auto Body (Tenant)                                                  | IPR                                |
|                              |                                                              |                                       | Pyramid Tile & Marble and Mia Marble (Tenant)                                   | IPR                                |
|                              |                                                              |                                       | George Spordous - The Quarry (Tenant)                                           | IPR                                |
|                              |                                                              |                                       | Valentine Machine Shop (Tenant)                                                 | IPR                                |
|                              |                                                              |                                       | Legacy Stone & Marble, Inc (Tenant)                                             | IPR                                |
| ESFV-E-003-1<br>(E-003)      | 2210-030-009<br>2210-030-010<br>2210-030-014<br>2210-030-016 | 14603-14605 Keswick St., Van Nuys, CA | Lieser Holdings, L.P., a California Limited Partnership (Former Property Owner) | IPR                                |
|                              |                                                              |                                       | Boulevard Tile and Stone Inc. (Tenant)                                          | IPR                                |

|                          |                                              |                                                         |                                                                                                                                                                                                                                                                                                                                         |          |
|--------------------------|----------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| ESFV-E-013-1<br>(E-013)  | 2210-025-008<br>2210-025-009<br>2210-025-034 | 14660 Raymer St. &<br>14663 Keswick St,<br>Van Nuys, CA | Dennis L Newman and<br>Shaaron L. Newman,<br>Trustees of the Dennis &<br>Shaaron Newman Trust dated<br>October 16, 1997, as to an<br>undivided 1/2 interest and<br>Roger L. Newman, Trustee of<br>the Roger L. Newman<br>Revocable Trust dated July<br>19, 2002 as to an undivided<br>1/2 interests and Newman<br>and Sons Inc. (Owner) | Fee, IPR |
|                          |                                              |                                                         | I & E Cabinets, Inc. (Tenant)                                                                                                                                                                                                                                                                                                           | IPR      |
|                          |                                              |                                                         | Keolis Transit America, Inc.<br>(Tenant)                                                                                                                                                                                                                                                                                                | IPR      |
| ESFV-E- 016-1<br>(E-016) | 2210-025-045                                 | 14742 Raymer St.,<br>Van Nuys, CA                       | Wilshire D.S.2, LP, a California<br>Limited Partnership (Owner)                                                                                                                                                                                                                                                                         | Fee; IPR |
| ESFV-E- 019-1<br>(E-019) | 2210-025-048                                 | 14746 Raymer St,<br>Van Nuys, CA                        | 14746 Raymer St, LLC, a<br>California limited liability<br>company (Owner)                                                                                                                                                                                                                                                              | Fee; IPR |

### Property Requirements:

Purpose of Acquisitions: construction and operation of the East San Fernando Valley Light Rail Transit Project.

### Property Interests Sought:

With regard to Project parcels E-001, E-013, E-016 and E-019 LACMTA seeks to acquire a Fee interest in the real property, as well as the Improvements Pertaining to Realty (IPR); with regard to Project parcel E-003, LACMTA seeks to acquire IPR only because Metro already purchased the Fee interest. These interests are required to construct the Maintenance and Storage Facility (MSF) for the Project. The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. In order to connect the main line alignment to the MSF site, the guideway will curve west off of Van Nuys Boulevard along Keswick Street. These acquisitions of a fee interest and of IPR are collectively referred to herein as the Property Interests.

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Property Interests were delivered to each of the Owners of Record for each parcel (collectively, "Owners") on: February 10, 2025 for Parcel E-001; March 7, 2024 for Parcel E-003; February 6, 2025 for Parcel E-013; January 8, 2025 for Parcel E-016 and October 24, 2024 for Parcel E-019. Similarly, and in compliance with California Government Code Section 7267.2, written offers of Just Compensation to purchase the IPR on the parcels were presented to the Owners and, where applicable, Tenants<sup>1</sup>.

<sup>1</sup> As between Owner and Tenant, LACMTA does not know who claims ownership of the IPR, and

*for that reason, the offer to purchase the IPR was made to both the Owner and the Tenant.*

**A. The public interest and necessity require the Project.**

The Project is a vital public transit infrastructure investment that will provide improved transit service along the busy Van Nuys Boulevard and San Fernando Road corridors serving the eastern San Fernando Valley. The Project will ultimately provide a 9.2-mile light rail transit system to connect from the Van Nuys LACMTA G Line (Orange Line) Station in the community of Van Nuys to the Sylmar/San Fernando Metrolink Station in the City of San Fernando, providing commuters with significantly more options when navigating Los Angeles County.

The Project will improve mobility in the eastern San Fernando Valley by introducing an improved north-south transit connection between key transit hubs/routes including direct access to Metrolink/Amtrak and G-line stations, enhancing transit accessibility/connectivity for residents to local and regional destinations and activity centers, increasing transit service efficiency, and encouraging a modal shift from driving to achieve reductions in greenhouse gas emissions. It is projected that by the year 2035, there will be 37,759 daily transit trips on the completed Project. The Project will provide new transit service and improved transit connectivity in future years. The Project is consistent with one of LACMTA's overall goals of providing high quality mobility options that enable people to spend less time traveling.

Based on an evaluation of socioeconomic, congestion growth trends, travel conditions, and feedback from the project stakeholder meetings, it is demonstrated that existing and projected levels of traffic congestion in the corridor limit mobility will increase the demand for reliable transit services. In light of these conditions, the Project supports the public interest and necessity through its ability to:

- Improve mobility in the eastern San Fernando Valley by introducing an improved north-south transit connection between key transit hubs/routes;
- Enhance transit accessibility/connectivity for residents within the eastern San Fernando Valley to local and regional destinations;
- Provide more reliable transit service within the eastern San Fernando Valley;
- Provide additional transit options in an area with a large transit dependent population and high number of transit riders; and
- Encourage modal shift to transit in the eastern San Fernando Valley, thereby improving air quality.

It is recommended that based on the above evidence, the Board find and determine that the public interest and necessity require the Project.

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

In September and October of 2017, the Draft Environmental Impact Study/Draft Environmental Impact Report (DEIS/DEIR) was circulated for public review and comment for 60 days. The following six alternatives were evaluated in the DEIS/DEIR:

- No-Build Alternative;
- TSM Alternative;

BRT Alternatives:

- Alternative 1 – Curb-Running BRT Alternative;
- Alternative 2 – Median-Running BRT Alternative;

Rail Alternatives:

- Alternative 3 – Low-Floor Light Rail Transit (LRT)/Tram Alternative;
- Alternative 4 – LRT Alternative.

All build alternatives considered within the DEIS/DEIR (Alternatives 1 through 4) would operate at grade over 9.2 miles, either in a dedicated busway or dedicated guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles), from the Sylmar/San Fernando Metrolink station on the north to the Van Nuys Metro Orange Line station on the south, with the exception of Alternative 4, which included a 2.5-mile segment within Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street and a 2.5-mile underground segment beneath portions of the City of Los Angeles communities of Panorama City and Van Nuys.

Metro applied the objectives below in evaluating potential alternatives for the Project:

- Provide new service and/or infrastructure that improves passenger mobility and connectivity to regional activity centers;
- Increase transit service efficiency (speeds and passenger throughput) in the project study area; and
- Make transit service more environmentally beneficial by providing alternatives to auto-centric travel modes and other environmental benefits, such as reduced air pollutants, including reductions in greenhouse gas emissions in the project study area.

These goals draw upon those presented in the Alternatives Analysis Report completed in 2012. For the purposes of the DEIS/DEIR, these goals were updated and refined to reflect public involvement and further analysis of the proposed project, the project area, and the background transportation system. Based on the project objectives and the public comments received during the 60-day comment period for the DEIS/DEIR, a modified version of Alternative 4 (Alternative 4 Modified: At-Grade LRT) was developed on June 28, 2018, and the Metro Board of Directors formally identified Alternative 4 Modified: At-Grade LRT as the Locally Preferred Alternative (LPA). The primary difference between DEIS/DEIR Alternative 4 and the LPA is the elimination of the 2.5-mile subway portion of DEIS/DEIR Alternative 4. Under the LPA, the entire 9.2-mile alignment would be

constructed at grade. The subway portion was eliminated because it would be very expensive, have significant construction impacts, and result in little time savings compared with a fully at-grade alignment.

In addition, Metro determined that the LPA best fulfilled the project's purpose and need to:

- Improve north–south mobility;
- Provide more reliable operations and connections between key transit hubs/routes;
- Enhance transit accessibility/connectivity to local and regional destinations;
- Provide additional transit options in a largely transit-dependent area, and
- Encourage mode shift to transit.

Additional factors that were considered by Metro in identifying Alternative 4 Modified as the LPA include: the greater capacity of LRT compared to the BRT alternatives, the LPA could be constructed in less time and at reduced cost compared to the DEIS/DEIR Alternative 4, fewer construction impacts compared to DEIS/DEIR Alternative 4, and strong community support for a rail alternative.

While the Project will cause private injury, no other alternative locations for the Project provide greater public good with less private injury. Therefore, the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

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 Interests are necessary for the Project.**

The Property Interests are specifically needed for the southern segment of the Project ("Southern Segment"). The Southern Segment of the Project consists of a 6.7-mile at-grade alignment light rail transit system, which will include 11 new transit stations, 10 Traction Power Substations, and a new Maintenance and Storage Facility ("MSF"). The purpose of the Project is to improve connections and access to crucial destinations while connecting transit users to the growing network in the San Fernando Valley.

The Southern Segment of the Project will operate in the center of Van Nuys Boulevard from the LACMTA G Line (Orange) Van Nuys Station to Van Nuys Boulevard and San Fernando Road. Once constructed, the Project's light rail system will travel in a semi-exclusive right-of-way in the median of Van Nuys Boulevard, separated by a barrier except at signalized intersections. There will be 33 light rail vehicles. The light rail system will be powered by an electrified overhead contact system, a network of overhead wires that distributes electricity to the light rail vehicles.

The MSF will house general administration, operation, and support services. The facility

will be used to store the light rail transit vehicles when they are not in operation and to perform inspections, body and heavy repairs, and cleaning and washing of LACMTA's growing light rail vehicle fleet. Meanwhile, the TPSS sites will provide the electricity to power the light rail vehicles.

The Property Interests are required for construction and operation of the Project. Specifically, Parcels E-001, E-003, E-013, E-016 and E-019 are five of the several parcels required to construct the MSF.

The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. In order to connect the main line alignment to the MSF site, spur tracks will extend from the guideway and will curve west off of Van Nuys Boulevard north of Keswick Street and continue in a westward direction crossing Raymer Street and into the MSF site.

A portion of the MSF will be located on Parcels E-001, E-003, E-013, E-016 and E-019. Therefore, the Property Interests are necessary for the construction and operation of the Project.

Staff recommends that the Board find that the acquisition of the Property Interests 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 of the interest being acquired, 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 to purchase be made to the owner(s) 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 Interests being acquired. In addition, the agency is required to provide the Owner with a written description 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 Interests:

1. Obtained independent appraisals for real property and for IPR to determine the fair market value of the Property Interests, including consideration of the existing use of the parcel, the highest and best use of the parcel, and, if applicable, impact to the remainder properties;
2. Reviewed and approved the appraisals, and established the amount it believes

to be just compensation for the acquisition of the Property Interests;

3. Determined the owner of the Property Interests by examining the County Assessor's record and preliminary title reports, and determined the tenants of the parcels;
4. Made written offers to the Owners and Tenants, as applicable, for the full amount of just compensation for the acquisition of the Property Interests, which was not less than the approved appraised value of the Property Interests (offers for fee acquisition were made to Owner; offers for IPR were made jointly to Owner and Tenant);
5. Provided the Owners and Tenants, as applicable, with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer; and
6. Provided an informational pamphlet concerning eminent domain in California to the Owner as required by the Eminent Domain Law.

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

**E. LACMTA has fulfilled the necessary statutory prerequisites.**

LACMTA 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. LACMTA has complied with the California Environmental Quality Act.**

The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by Page 8 of 36 the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

**CONCLUSION**

Staff recommends that the Board approve the Resolution of Necessity.

## **ATTACHMENTS**

Exhibit A-1 - Legal Description (E-001)  
Exhibit B-1 - Plat Map (E-001)  
Exhibit C-1 - IPR (E-001)  
Exhibit A-2 - Legal Description (E-003)  
Exhibit B-2 - Plat Map (E-003)  
Exhibit C-2 - IPR (E-003)  
Exhibit A-3 - Legal Description (E-013)  
Exhibit B-3 - Plat Map (E-013)  
Exhibit C-3 - IPR (E-013)  
Exhibit A-4 - Legal Description (E-016)  
Exhibit B-4 - Plat Map (E-016)  
Exhibit C-4 - IPR (E-016)  
Exhibit A-5 - Legal Description (E-019)  
Exhibit B-5 - Plat Map (E-019)  
Exhibit C-5 - IPR (E-019)

## **Exhibit A-1**

### **Legal Description**

#### **Project Parcel E-001**

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:**

**Parcel 1:**

Lots 19 and 20, of Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded February 29, 1924, in Book 88, Page(s) 94 and 95 of Maps, in the office of the County Recorder of said County.

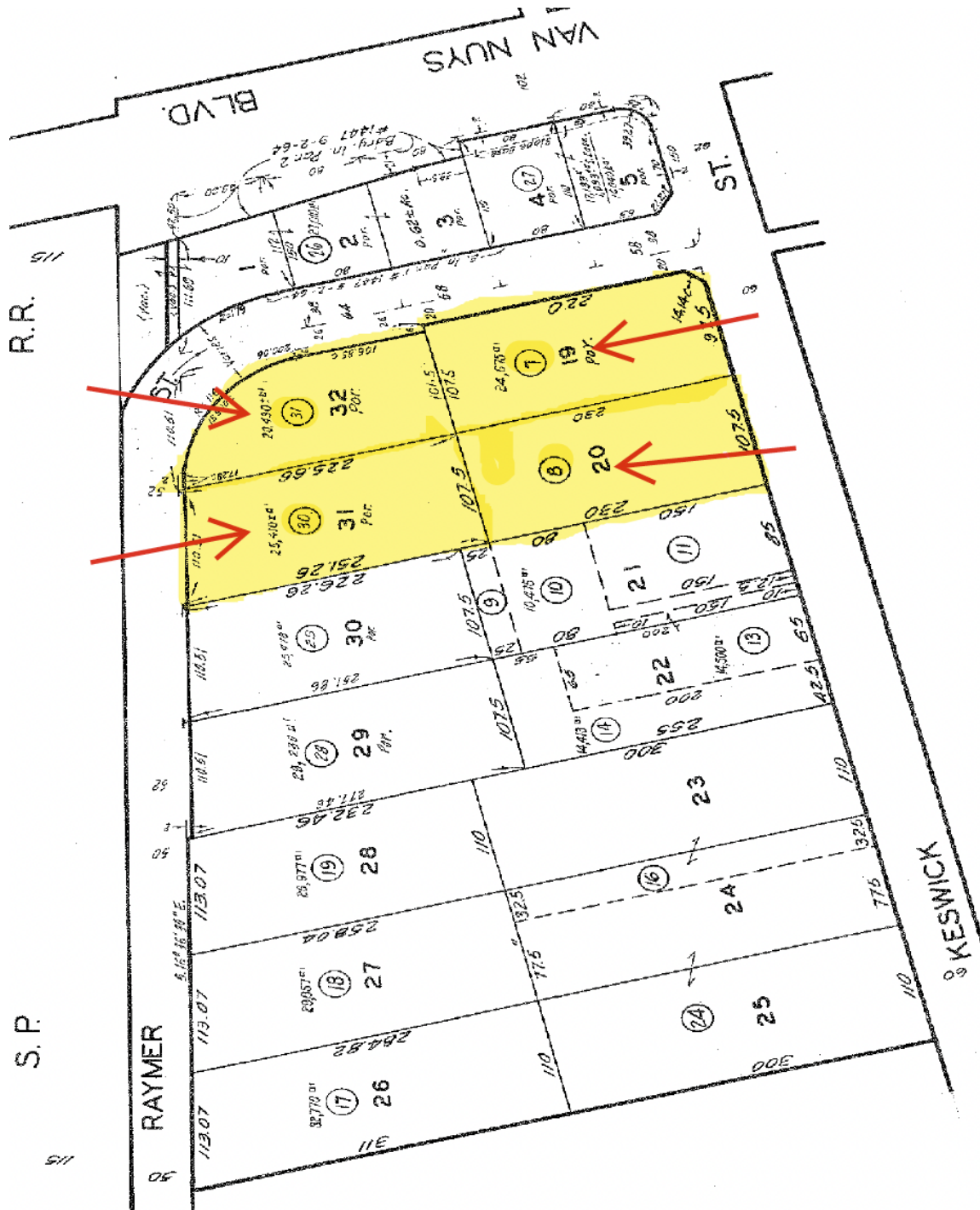
Except from said Lot 20, all minerals, coal, oils, petroleum and kindred substance and natural gas under and in said land.

**Parcel 2:**

Lots 31 and 32, of Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded February 29, 1924, in Book 88, Page(s) 94 and 95 of Maps, in the office of the County Recorder of said County.

APN: 2210-030-007, 2210-030-008, 2210-030-030, 2210-030-031

Project Parcel E-001



**Exhibit C-1**

(sheet 1 of 2)

## Improvements Pertaining to Realty

Project Parcel E-001

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                          |
|-----------------|-------------|---------------------------------------------|
| 1               | 1           | Sign "Stone Shoppe" 30 Letters              |
| 2               | 6           | Light Florescent 6 Tubes                    |
| 3               | 1           | Tile Flooring                               |
| 4               | 1           | Display Rack Wall Mounted 10'x4 Linear Feet |
|                 |             |                                             |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                |
|-----------------|-------------|---------------------------------------------------|
| 1               | 1           | Tile Flooring, Marble, 2,400 Sq. Ft.              |
| 2               | 1           | Wall Mounted Wood with Hanging Slots 2800 Sq. Ft. |
| 3               | 2           | Sample Wood Rack 120 Ft.                          |
| 4               | 1           | Global Stone exterior sign, 11 letters            |
|                 |             |                                                   |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>               |
|-----------------|-------------|----------------------------------|
| 1               | 1           | Flooring, 200 Sq. Ft.            |
| 2               | 1           | Sign: Velagui Stone Inc. 2'X11'  |
| 3               | 1           | Samsung Security System 6C AMIRA |
|                 |             |                                  |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>            |
|-----------------|-------------|-------------------------------|
| 1               | 1           | Sign "Bella Stone" 10 Letters |
| 2               | 1           | Flooring 1280 Sq. Ft.         |
| 3               | 1           | Water Reclaiming System 24'   |
|                 |             |                               |

**Exhibit C-1**

(sheet 2 of 2)

## Improvements Pertaining to Realty

Project Parcel E-001

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                          |
|-----------------|-------------|---------------------------------------------|
| 1               | 1           | Sign "AVM Auto Body" 19 Letters and Mi,bers |
| 2               | 1           | Flooring 200 Sq. Ft.                        |
| 3               | 1           | Paint Booth 20' x 15'                       |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                                             |
|-----------------|-------------|--------------------------------------------------------------------------------|
| 1               | 1           | Sign "Olympia Marble & Granite" 21 4' Letters                                  |
| 2               | 1           | Flooring 850 Sq. Ft.                                                           |
| 3               | 1           | Office Built out 600 Sq. Ft.                                                   |
| 4               | 1           | In-Ground Drain Pit 50LF 20 M 4'x4' Pit                                        |
| 5               | 1           | Electric c/o Substation Control Panel, consisting of Trans Wiring in FlexRidge |
| 6               | 1           | Air Line Throughout Walls Approximately 1100 feet                              |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                   |
|-----------------|-------------|--------------------------------------|
| 1               | 1           | Sign "Marble Place Inc." 3'          |
| 2               | 1           | Tile Flooring 250 Sq. Ft.            |
| 3               | 1           | Trench, Water Reclaimer 60 Cubic Ft. |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b> |
|-----------------|-------------|--------------------|
| 1               | 1           | Tile Flooring      |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                       |
|-----------------|-------------|----------------------------------------------------------|
| 1               | 1           | Pacific Hoist Inward Hoist 5 Horsepower                  |
| 2               | 1           | Dwyer Spray Booth with 5 Horsepower Compressor 20'x11.5' |
| 3               | 1           | Brinks Alarm System                                      |
| 4               | 1           | Sign, Universal 1 Auto Body                              |
| 5               | 1           | Tile Flooring                                            |

## Exhibit A-2

### Legal Description

#### Project Parcel E-003

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:**

APN: [2210-030-009, 2210-030-010, and 2210-030-014](#)

Parcel 1:

The Northerly 25 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

Parcel 2:

The Southerly 80 feet of the Northerly 105 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

Parcel 3:

The Easterly 12.50 feet of the Westerly 22 50 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County, except therefrom the Northerly 105 feet of said Lot 21

Parcel 4:

Lot 22, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

Except therefrom the Easterly 65 feet thereof.

Parcel 5:

The Northerly 55 feet of the Easterly 65 feet of Lot 22, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

APN: 2210-030-009, 2210-030-010, and 2210-030-014

**AND**

Lot 23, and the Easterly 32.5 feet of Lot 24, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 88, Pages 94 and 95](#) of Maps, in the Office of the County Recorder of said County.

APN: [2210-030-016](#)

# Exhibit B-2

Project Parcel

Project Parcel E-003



## Exhibit C-2

### Improvements Pertaining to Realty

#### Project Parcel E-003

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                                                                              |
|-----------------|-------------|-----------------------------------------------------------------------------------------------------------------|
| 1               | 1           | Power wiring to machines, consisting of wiring in box, cable & switch boxes, etc.                               |
| 2               | 1           | Group of flooring tile in showroom +/-4,000 square feet                                                         |
| 3               | 4           | Kitchen display showroom Demo                                                                                   |
| 4               | 4           | Office display showroom Demo                                                                                    |
| 5               | 1           | Sump System, consisting of 2 ton HP pumps; 4 deep concrete pits 6x6x6 and 120 linear feet in floor trench drain |
| 6               | 1           | Exterior sign, 3' x 18"                                                                                         |
| 7               | 1           | Exterior sign, painted on wall, approximately 4' x 4' BTS logo                                                  |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                     |
|-----------------|-------------|----------------------------------------|
| 1               | 1           | Painted exterior sign on wall, 4' x 4' |

## Exhibit A-3

### Legal Description

#### Project Parcel E-013

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:**

Lot 6 of Tract No. 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in [Book 22, Pages 130 and 131](#) of Maps, in the Office of the County Recorder of said County.

Except the Easterly 215 feet thereof, measured at right angles from the East line of said lot.

Also except the Southerly 340 feet of said lot.

APN: [2210-025-008](#)

**AND**

**The land referred to herein is situated in the State of California, County of Los Angeles and described as follows:**

Parcel 1:

The Southerly 340 feet of Lot 6 of Tract No. 1532, as per Map recorded in [Book 32, Pages 130 and 131](#) of Maps, in the Office of the County Recorder of said County.

Except the East 215 feet thereof.

Parcel 2:

That portion of Lot 22 of Tract No. 16545, as per Map recorded in [Book 398, Pages 18 and 19](#) of Maps, in the Office of the County Recorder of said County, bounded on the West by the Southerly prolongation of the West line of Lot 6 of Tract No. 1532, as per Map recorded in [Book 22, Pages 130 and 131](#) of Maps, records of said County and bounded on the East by the Southerly prolongation of the West line of the East 215 feet of said Lot 6.

APN: [2210-025-009](#)

**AND**

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Van Nuys and described as follows:**

The West 70.00 feet of the East 215.00 feet of the South 501.00 feet of Lot 6 of Tract No. 1532 as per map recorded in [Book 22, Pages 130 and 131](#) of Maps in the office of the County Recorder of Los Angeles County.

APN: [2210-025-034](#)

APN: 2210-025-034

(End of Legal Description)

# Project Parcel E-013



### Exhibit C-3

#### Improvements Pertaining to Realty

#### Project Parcel E-013

| Item No. | Qty. | Description                                                                                                                                                                                    |
|----------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | 1    | Jensen, above ground gasoline storage tank, concrete, 10,000 gallons, with UST 2 pumps, 32' x 13' x 16" concrete dyke, 26 security stations, 3 feet high with metal awning 6' x 36 linear feet |
| 2        | 1    | Concrete dyke, 26' x 9.5' x 7" high                                                                                                                                                            |
| 3        | 6    | Ceiling suspended oil grease dispensers                                                                                                                                                        |
| 4        | 1    | Group of power wiring, consisting of transformer, step down, control panels wiring, AV flex cable                                                                                              |

| Item No. | Qty. | Description                                                                                                                             |
|----------|------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 1        | 1    | Sign "I & E CABINETS" painted on building                                                                                               |
| 2        | 1    | Sign, 2 sided mounted on pole, 4' x 3'                                                                                                  |
| 3        | 1    | Dust collector system, consisting of dust work throughout bag type collector, motor wiring control with air compressor and holding tank |
| 4        | 1    | Group of electric power to machinery with control panel, 600 amps wiring in flexible and rigid                                          |
| 5        | 1    | Office build-out consisting of flooring, ceiling, etc. approximately 2,000 sf.                                                          |
| 6        | 1    | Group of built-in showroom cabinets and counters with sink and marble tops, machinery cabinets approximately 160 linear feet            |



## Exhibit A-4

### Legal Description

#### Project Parcel E-016

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:**

APN: 2210-025-045

#### PARCEL 1:

THOSE PORTIONS OF LOTS 7 AND 8 OF TRACT NO. 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE EAST BY THE WESTERLY LINE OF THE EASTERLY 5.01 ACRES OF SAID LOT 7, SAID AREA BEING COMPUTED TO THE SOUTHERLY LINE OF RAYMER STREET, FORMERLY DATE STREET, AS SHOWN ON SAID MAP; BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF THE SOUTHERLY 340 FEET OF SAID LOTS 7 AND 8; AND BOUNDED ON THE WEST BY A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 130 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID EASTERLY 5.01 ACRES OF LOT 7.

#### PARCEL 2:

THAT PORTION OF LOT 7 OF TRACT NO. 1532 AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND THAT PORTION OF LOT 22 OF TRACT NO. 16545 AS PER MAP RECORDED IN BOOK 398, PAGE 18 AND 19 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS A WHOLE AS FOLLOWS:

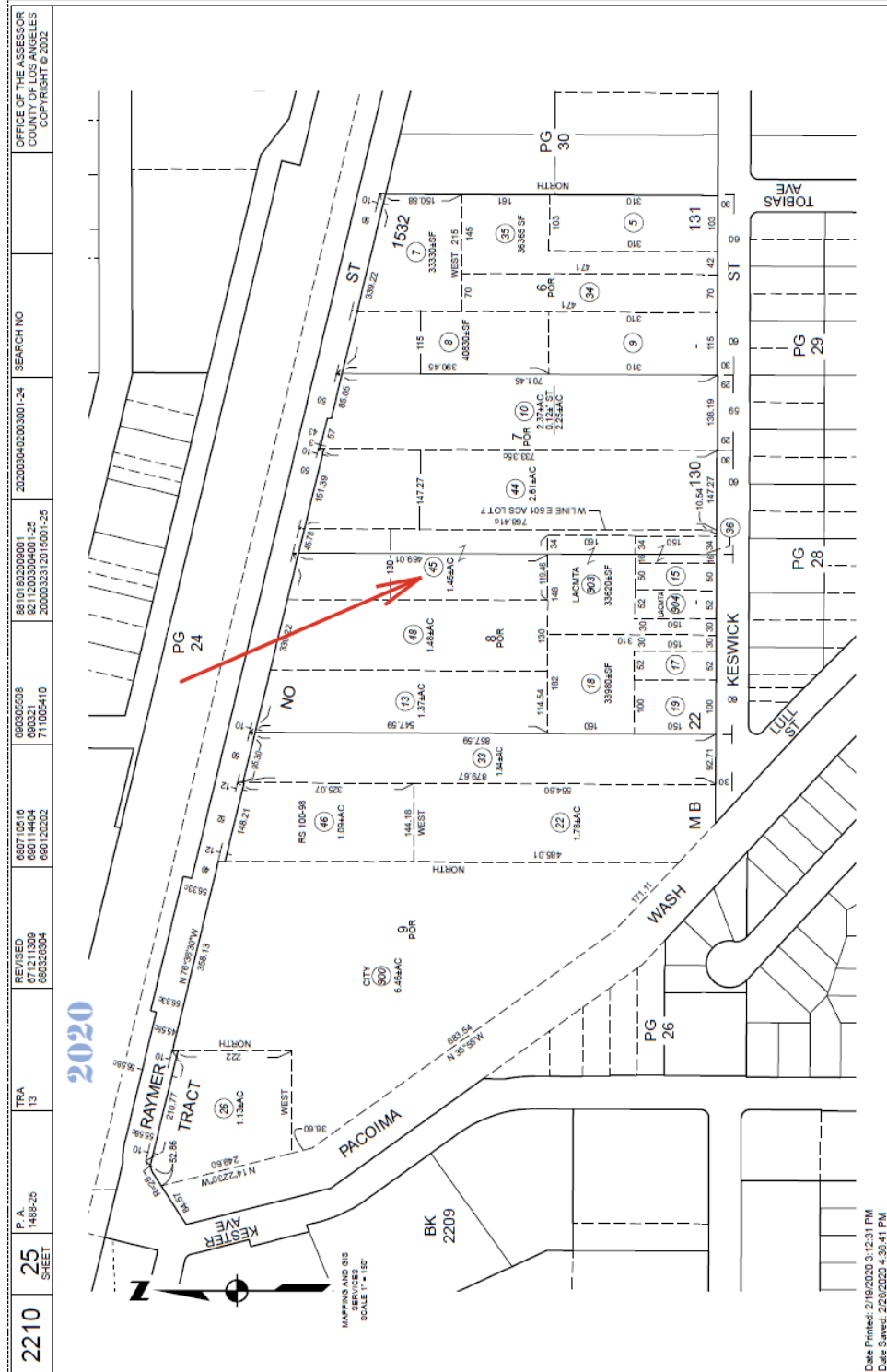
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 22, WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WEST 34 FEET OF SAID LOT 7; THENCE NORTHERLY ALONG SAID PROLONGATION AND SAID EASTERLY LINE, A DISTANCE OF 341 FEET TO THE NORTHERLY LINE OF THE SOUTH 340 FEET OF SAID LOT 7; THENCE EASTERLY ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.54 FEET, MORE OR LESS TO THE WESTERLY LINE OF THE EASTERLY 5.01 ACRES OF SAID LOT 7, SAID AREA BEING COMPUTED TO THE SOUTHERLY LINE OF RAYMER STREET (FORMERLY DATE STREET) AS SHOWN ON SAID MAP OF TRACT NO. 1532; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 341 FEET TO SAID SOUTHERLY LINE OF SAID LOT 22; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF SAID LOT 22 LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 44.54 FEET OF SAID LOT 7 OF TRACT NO. 1532.

ALSO EXCEPT ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES, AND NATURAL GAS UNDER AND IN SAID PORTION OF SAID LOT 7 OF TRACT NO. 1332, RESERVING THEREFROM A RIGHT OF WAY FOR STORM DRAIN, SEWER AND DRIVEWAY PURPOSES OVER HEREIN DESCRIBED PROPERTY.

APN: 2210-025-045

## Project Parcel E-016



### Exhibit C-4

Improvements Pertaining to Realty

Project Parcel E-016

| Item No. | Qty. | Description                                |
|----------|------|--------------------------------------------|
| 1        | 1    | Exterior sign, 8' x 3', illuminated        |
| 2        | 1    | Exterior sign, 8' x 3', on 2 20 feet poles |
| 3        | 1    | Metal gate, 6' x 8'                        |
|          |      |                                            |

## **Exhibit A-5**

### **Legal Description**

#### **Project Parcel E-019**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 8, TRACT 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

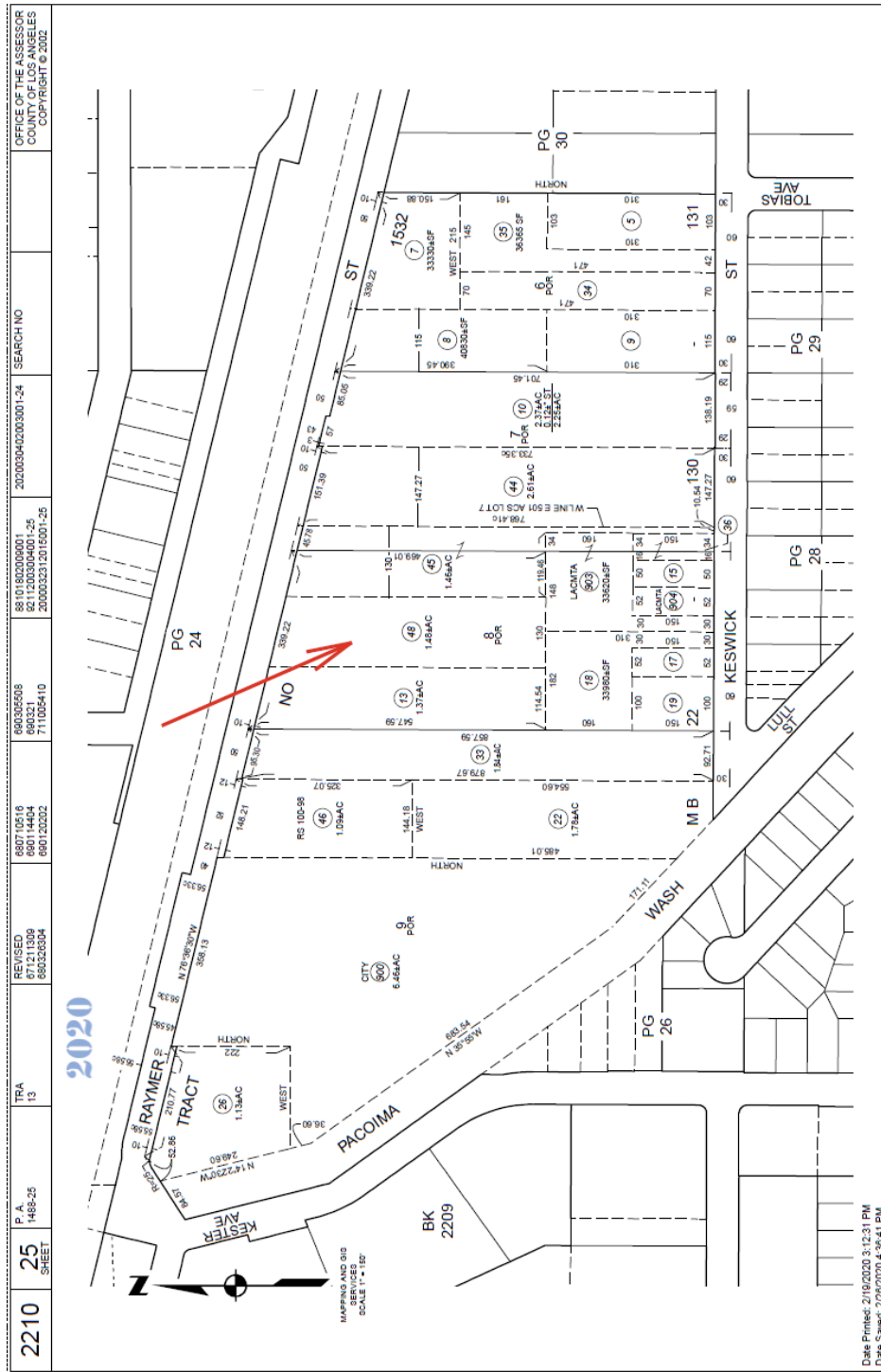
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT, WITH A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 130.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THE EASTERLY 5.01 ACRES OF LOT 7, OF SAID TRACT 1532 (SAID EASTERLY 5.01 ACRES BEING COMPUTED TO THE SOUTHERLY LINE OF RAYMER STREET, FORMERLY DATE STREET, AS SHOWN ON SAID MAP); THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO THE NORTHERLY LINE OF THE SOUTH 340.00 FEET OF SAID LOT 8; THENCE WESTERLY ALONG THE LAST MENTIONED NORTHERLY LINE 130.00 FEET; THENCE NORTHERLY PARALLEL WITH THE ABOVE MENTIONED WESTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 8; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

APN: 2210-025-048

# Exhibit B-5

## Plat Map

### Project Parcel E-019



**Exhibit C-5**

Improvements Pertaining to Realty

Project Parcel E-019

| <b>Item<br/>No.</b> | <b>Qty.</b> | <b>Description</b>    |
|---------------------|-------------|-----------------------|
| 1                   | 1           | 200' of rigid conduit |
|                     |             |                       |

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTERESTS AND IMPROVEMENTS PERTAINING TO THE REALTY  
NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN  
EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT  
APN: 2210-030-007, -008, -030, -031; ESFV-E-001-1.**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") 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 interests described hereinafter are to be taken for public use, namely, 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 interests to be acquired consist of: (i) the fee interest in the real property described in the legal description attached hereto as Exhibit "A" and depicted in the plat map attached hereto as Exhibit "B" ("Fee Interest"); and (ii) the improvements pertaining to realty that are more particularly described in Exhibit "C" attached hereto, and located on the real property identified in Exhibits "A" and "B" ("Improvements") (hereinafter the Fee Interest and Improvements are collectively referred to as the "Property Interests"). Exhibits "A", "B", and "C" are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development,

construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

The Board hereby declares that it has found and determined each of the following:

- (a.) The public interest and necessity require the Project;
- (b.) 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 Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are 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 Interests are already devoted.

## Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests 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 and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

## 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 Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests 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 Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

## Section 9.

If, after adoption of this Resolution, LACMTA acquires all or any of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all or any of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk 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 Los

Angeles County Metropolitan Transportation Authority at a meeting held on the 22<sup>nd</sup> day of May, 2025.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

Exhibit - A – Fee Interest Legal Description  
Exhibit - B – Fee Interest Plat Map  
Exhibit - C – Improvements Pertaining to Realty

**EXHIBIT "A"**  
**PARCEL ESFV-E-001-1**

**LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:**

Parcel 1:

Lots 19 and 20, of Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded February 29, 1924, in Book 88, Page(s) 94 and 95 of Maps, in the office of the County Recorder of said County.

Except from said Lot 20, all minerals, coal, oils, petroleum and kindred substance and natural gas under and in said land.

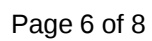
Parcel 2:

Lots 31 and 32, of Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded February 29, 1924, in Book 88, Page(s) 94 and 95 of Maps, in the office of the County Recorder of said County.

APN: 2210-030-007, 2210-030-008, 2210-030-030, 2210-030-031

APN: 2210-030-007, 2210-030-008, 2210-030-030, and 2210-030-031  
(End of Legal Description)

## PLAT MAP



**IMPROVEMENTS PERTAINING REALTY**

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                          |
|-----------------|-------------|---------------------------------------------|
| 1               | 1           | Sign "Stone Shoppe" 30 Letters              |
| 2               | 6           | Light Florescent 6 Tubes                    |
| 3               | 1           | Tile Flooring                               |
| 4               | 1           | Display Rack Wall Mounted 10'x4 Linear Feet |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                |
|-----------------|-------------|---------------------------------------------------|
| 1               | 1           | Tile Flooring, Marble, 2,400 Sq. Ft.              |
| 2               | 1           | Wall Mounted Wood with Hanging Slots 2800 Sq. Ft. |
| 3               | 2           | Sample Wood Rack 120 Ft.                          |
| 4               | 1           | Global Stone exterior sign, 11 letters            |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>               |
|-----------------|-------------|----------------------------------|
| 1               | 1           | Flooring, 200 Sq. Ft.            |
| 2               | 1           | Sign: Velagui Stone Inc. 2'X11'  |
| 3               | 1           | Samsung Security System 6C AMIRA |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>            |
|-----------------|-------------|-------------------------------|
| 1               | 1           | Sign "Bella Stone" 10 Letters |
| 2               | 1           | Flooring 1280 Sq. Ft.         |
| 3               | 1           | Water Reclaiming System 24'   |

**EXHIBIT "C"**  
**PARCEL ESFV-E-001-1**  
 (page 2 of 2)

**IMPROVEMENTS PERTAINING REALTY**

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                          |
|-----------------|-------------|---------------------------------------------|
| 1               | 1           | Sign "AVM Auto Body" 19 Letters and Mi,bers |
| 2               | 1           | Flooring 200 Sq. Ft.                        |
| 3               | 1           | Paint Booth 20' x 15'                       |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                                             |
|-----------------|-------------|--------------------------------------------------------------------------------|
| 1               | 1           | Sign "Olympia Marble & Granite" 21 4' Letters                                  |
| 2               | 1           | Flooring 850 Sq. Ft.                                                           |
| 3               | 1           | Office Built out 600 Sq. Ft.                                                   |
| 4               | 1           | In-Ground Drain Pit 50LF 20 M 4'x4' Pit                                        |
| 5               | 1           | Electric c/o Substation Control Panel, consisting of Trans Wiring in FlexRidge |
| 6               | 1           | Air Line Throughout Walls Approximately 1100 feet                              |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                       |
|-----------------|-------------|----------------------------------------------------------|
| 1               | 1           | Pacific Hoist Inward Hoist 5 Horsepower                  |
| 2               | 1           | Dwyer Spray Booth with 5 Horsepower Compressor 20'x11.5' |
| 3               | 1           | Brinks Alarm System                                      |
| 4               | 1           | Sign, Universal 1 Auto Body                              |
| 5               | 1           | Tile Flooring                                            |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                   |
|-----------------|-------------|--------------------------------------|
| 1               | 1           | Sign "Marble Place Inc." 3'          |
| 2               | 1           | Tile Flooring 250 Sq. Ft.            |
| 3               | 1           | Trench, Water Reclaimer 60 Cubic Ft. |

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b> |
|-----------------|-------------|--------------------|
| 1               | 1           | Tile Flooring      |

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTERESTS AND IMPROVEMENTS PERTAINING TO THE REALTY  
NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN  
EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT  
APN: 2210-030-009, -010, -014, -016; ESFV-E-003-1**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") 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 interests described hereinafter are to be taken for public use, namely, 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 interests to be acquired consist of the improvements pertaining to realty that are more particularly described in Exhibit "C" attached hereto, and located on the real property identified in Exhibits "A" and "B" ("Improvements") ("Property Interests"). Exhibits "A", "B", and "C" are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development,

construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

The Board hereby declares that it has found and determined each of the following:

- (a.) The public interest and necessity require the Project;
- (b.) 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 Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are 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 Interests are already devoted.

## Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests 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 and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

## 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 Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests 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 Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

## Section 9.

If, after adoption of this Resolution, LACMTA acquires all or any of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all or any of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk 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 Los

Angeles County Metropolitan Transportation Authority at a meeting held on the 22<sup>nd</sup> day of May, 2025.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

Exhibit - A – Fee Interest Legal Description  
Exhibit - B – Fee Interest Plat Map  
Exhibit - C – Improvements Pertaining to Realty

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

Lot 23, and the Easterly 32.5 feet of Lot 24, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 88, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County.

APN: 2210-030-016

APN: 2210-030-016  
(End of Legal Description)

**EXHIBIT "A" Cont'd  
PARCEL ESFV-E-003-1**

**LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:**

APN: 2210-030-009, 2210-030-010, and 2210-030-014

Parcel 1:

The Northerly 25 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 88, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County.

Parcel 2:

The Southerly 80 feet of the Northerly 105 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 88, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County.

Parcel 3:

The Easterly 12.50 feet of the Westerly 22 50 feet of Lot 21, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 88, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County, except therefrom the Northerly 105 feet of said Lot 21

Parcel 4:

Lot 22, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 88, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County.

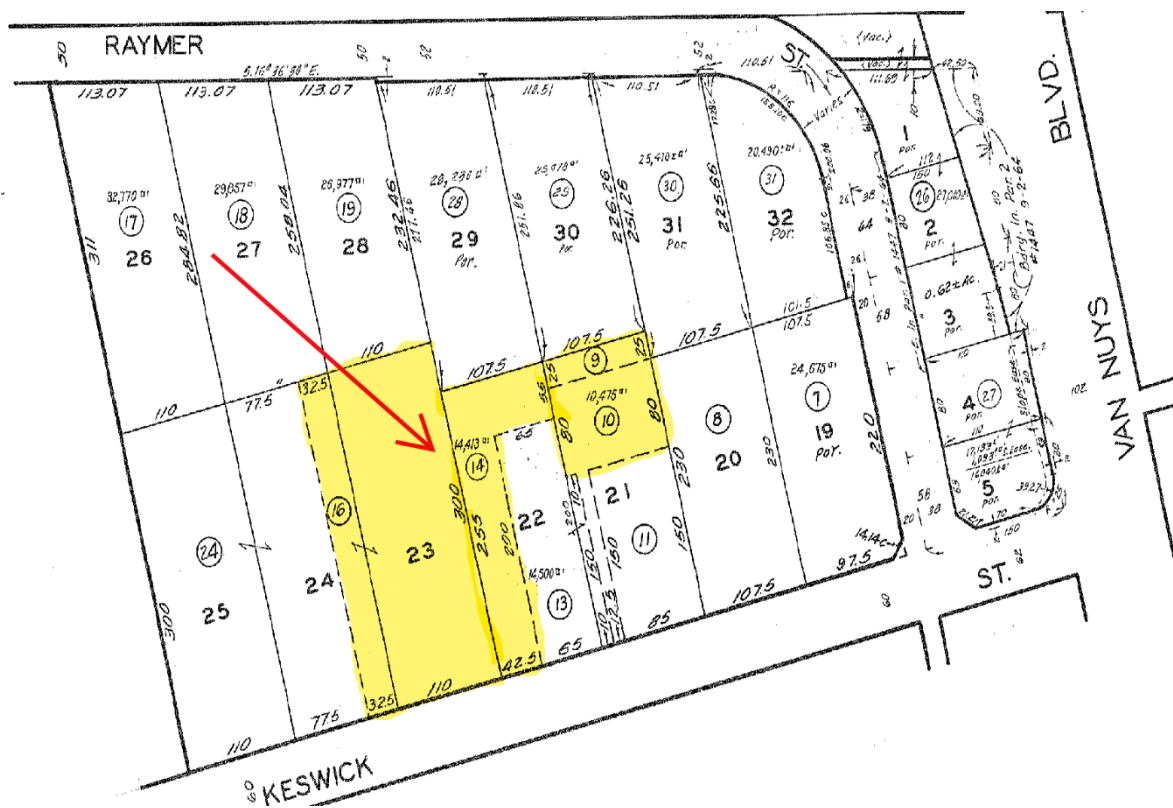
Except therefrom the Easterly 65 feet thereof.

Parcel 5:

The Northerly 55 feet of the Easterly 65 feet of Lot 22, Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 88, Pages 94 and 95 of Maps, in the Office of the County Recorder of said County.

APN: 2210-030-009, 2210-030-010, and 2210-030-014  
(End of Legal Description)

## PLAT MAP



**EXHIBIT "C"**  
**PARCEL ESFV-E-003-1**

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                                                                              |
|-----------------|-------------|-----------------------------------------------------------------------------------------------------------------|
| 1               | 1           | Power wiring to machines, consisting of wiring in box, cable & switch boxes, etc.                               |
| 2               | 1           | Group of flooring tile in showroom +/-4,000 square feet                                                         |
| 3               | 4           | Kitchen display showroom Demo                                                                                   |
| 4               | 4           | Office display showroom Demo                                                                                    |
| 5               | 1           | Sump System, consisting of 2 ton HP pumps; 4 deep concrete pits 6x6x6 and 120 linear feet in floor trench drain |
| 6               | 1           | Exterior sign, 3' x 18"                                                                                         |
| 7               | 1           | Exterior sign, painted on wall, approximately 4' x 4' BTS logo                                                  |
| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                                                                                              |
| 1               | 1           | Painted exterior sign on wall, 4' x 4'                                                                          |

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTERESTS AND IMPROVEMENTS PERTAINING TO THE REALTY  
NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN  
EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT  
APN:2210-025-008, 2210-025-009, 2210-025-034; ESFV-E-013-1**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") 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 interests described hereinafter are to be taken for public use, namely, 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 interests to be acquired consist of: (i) the fee interest in the real property described in the legal description attached hereto as Exhibit "A" and depicted in the plat map attached hereto as Exhibit "B" ("Fee Interest"); and (ii) the improvements pertaining to realty that are more particularly described in Exhibit "C" attached hereto, and located on the real property identified in Exhibits "A" and "B" ("Improvements") (hereinafter the Fee Interest and Improvements are collectively referred to as the "Property Interests"). Exhibits "A", "B", and "C" are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development,

construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

The Board hereby declares that it has found and determined each of the following:

- (a.) The public interest and necessity require the Project;
- (b.) 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 Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are 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 Interests are already devoted.

Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests 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 and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

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 Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests 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 Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

Section 9.

If, after adoption of this Resolution, LACMTA acquires all or any of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all or any of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk 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 Los

Angeles County Metropolitan Transportation Authority at a meeting held on the 22<sup>nd</sup> day of May, 2025.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

Exhibit - A – Fee Interest Legal Description  
Exhibit - B – Fee Interest Plat Map  
Exhibit - C – Improvements Pertaining to Realty

**EXHIBIT "A"**  
**PARCEL ESFV-E-013-1**

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

Parcel 1: APN: 2210-025-008

Lot 6 of Tract No. 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22, Pages 130 and 131 of Maps, in the Office of the County Recorder of said County.

Except the Easterly 215 feet thereof, measured at right angles from the East line of said lot.

Also except the Southerly 340 feet of said lot.

Parcel 2: APN: 2210-025-009

Parcel 2A:

The Southerly 340 feet of Lot 6 of Tract No. 1532, as per Map recorded in Book 22, Pages 130 and 131 of Maps, in the Office of the County Recorder of said County.

Except the East 215 feet thereof.

Parcel 2B:

That portion of Lot 22 of Tract No. 16545, as per Map recorded in Book 398, Pages 18 and 19 of Maps, in the Office of the County Recorder of said County, bounded on the West by the Southerly prolongation of the West line of Lot 6 of Tract No. 1532, as per Map recorded in Book 22, Pages 130 and 131 of Maps, records of said County and bounded on the East by the Southerly prolongation of the West line of the East 215 feet of said Lot 6.

Parcel 3: APN: 2210-025-034

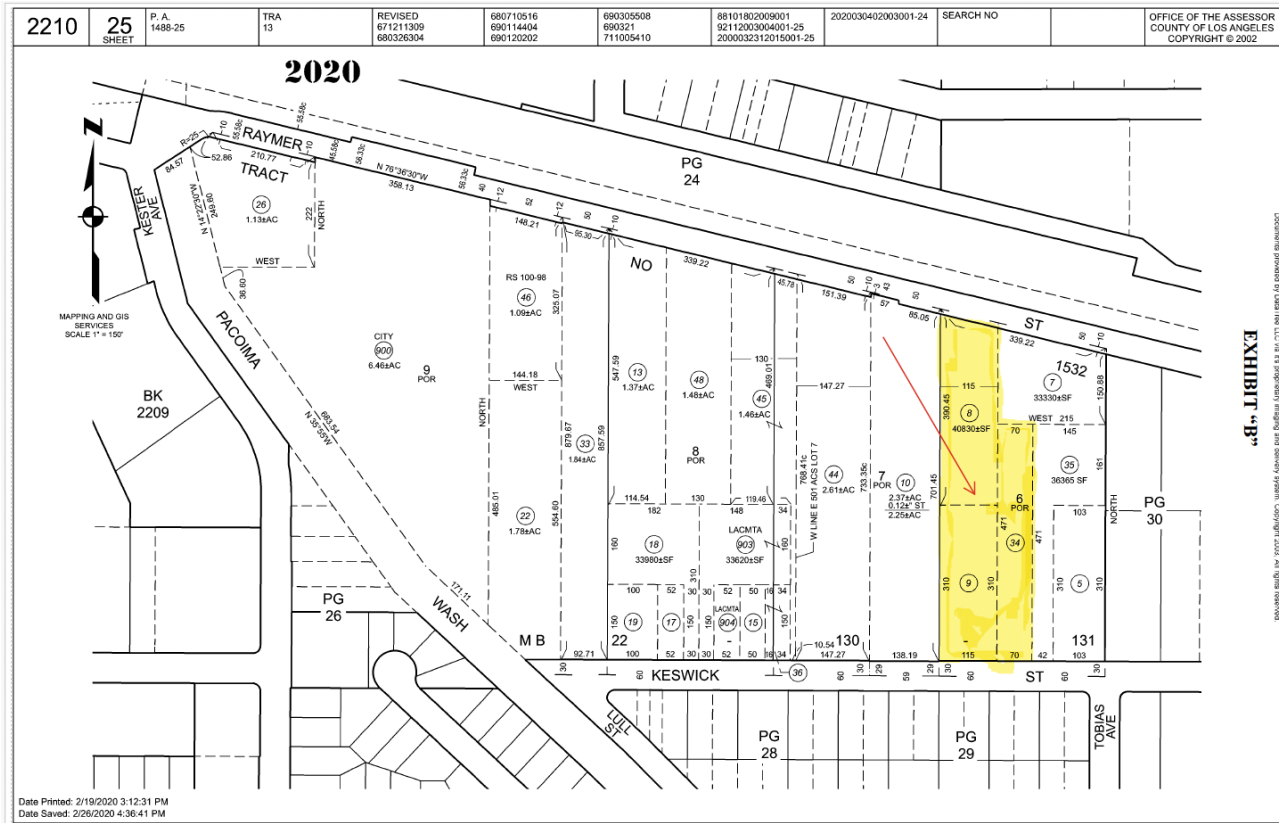
The West 70.00 feet of the East 215.00 feet of the South 501.00 feet of Lot 6 of Tract No. 1532 as per map recorded in Book 22, Pages 130 and 131 of Maps in the office of the County Recorder of Los Angeles County.

APN: 2210-025-034, 2210-025-009, 2210-025-008

# EXHIBIT "B"

## PARCEL ESFV-E-013-1

### PLAT MAP



**EXHIBIT "C"**  
**PARCEL ESFV-E-013-1**

| Item No. | Qty. | Description                                                                                                                                                                                    |  |
|----------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1        | 1    | Jensen, above ground gasoline storage tank, concrete, 10,000 gallons, with UST 2 pumps, 32' x 13' x 16" concrete dyke, 26 security stations, 3 feet high with metal awning 6' x 36 linear feet |  |
| 2        | 1    | Concrete dyke, 26' x 9.5' x 7" high                                                                                                                                                            |  |
| 3        | 6    | Ceiling suspended oil grease dispensers                                                                                                                                                        |  |
| 4        | 1    | Group of power wiring, consisting of transformer, step down, control panels wiring, AV flex cable                                                                                              |  |

**NON-MOVABLE ASSETS**

| Item No. | Qty. | Description                                                                                                                             |  |
|----------|------|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| 1        | 1    | Sign "I & E CABINETS" painted on building                                                                                               |  |
| 2        | 1    | Sign, 2 sided mounted on pole, 4' x 3'                                                                                                  |  |
| 3        | 1    | Dust collector system, consisting of dust work throughout bag type collector, motor wiring control with air compressor and holding tank |  |
| 4        | 1    | Group of electric power to machinery with control panel, 600 amps wiring in flexible and rigid                                          |  |
| 5        | 1    | Office build-out consisting of flooring, ceiling, etc. approximately 2,000 sf.                                                          |  |
| 6        | 1    | Group of built-in showroom cabinets and counters with sink and marble tops, machinery cabinets approximately 160 linear feet            |  |
|          |      |                                                                                                                                         |  |

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL  
PROPERTY INTERESTS AND IMPROVEMENTS PERTAINING TO THE  
REALTY NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN  
EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT  
APN: 2210-025-045; ESFV-E-016-1**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") 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 interests described hereinafter are to be taken for public use, namely, 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 interests to be acquired consist of: (i) the fee interest in the real property described in the legal description attached hereto as Exhibit "A" and depicted in the plat map attached hereto as Exhibit "B" ("Fee Interest"); and (ii) the improvements pertaining to realty that are more particularly described in Exhibit "C" attached hereto, and located on the real property identified in Exhibits "A" and "B" ("Improvements") (hereinafter the Fee Interest and Improvements are collectively referred to as the "Property Interests"). Exhibits "A", "B", and "C" are incorporated herein by reference.

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(a.) The acquisition of the Property Interests is necessary for the development,

construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

The Board hereby declares that it has found and determined each of the following:

- (a.) The public interest and necessity require the Project;
- (b.) 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 Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are 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 Interests are already devoted.

#### Section 7.

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Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

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I, COLLETTE LANGSTON, Board Clerk 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 Los Angeles County Metropolitan Transportation Authority at a meeting held on the 22<sup>nd</sup> day of May, 2025.

Date: \_\_\_\_\_

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

**ATTACHMENTS**

Exhibit - A – Fee Interest Legal Description  
Exhibit - B – Fee Interest Plat Map  
Exhibit - C – Improvements Pertaining to Realty

**EXHIBIT "A"**  
**PARCEL ESFV-E-016-1**

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

APN: [2210-025-045](#)

**PARCEL 1:**

THOSE PORTIONS OF LOTS 7 AND 8 OF TRACT NO. 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 22, PAGES 130 AND 131](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE EAST BY THE WESTERLY LINE OF THE EASTERLY 5.01 ACRES OF SAID LOT 7, SAID AREA BEING COMPUTED TO THE SOUTHERLY LINE OF RAYMER STREET, FORMERLY DATE STREET, AS SHOWN ON SAID MAP; BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF THE SOUTHERLY 340 FEET OF SAID LOTS 7 AND 8; AND BOUNDED ON THE WEST BY A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 130 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID EASTERLY 5.01 ACRES OF LOT 7.

**PARCEL 2:**

THAT PORTION OF LOT 7 OF TRACT NO. 1532 AS PER MAP RECORDED IN [BOOK 22, PAGES 130 AND 131](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND THAT PORTION OF LOT 22 OF TRACT NO. 16545 AS PER MAP RECORDED IN [BOOK 398, PAGE 18 AND 19](#) OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 22, WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WEST 34 FEET OF SAID LOT 7; THENCE NORTHERLY ALONG SAID PROLONGATION AND SAID EASTERLY LINE, A DISTANCE OF 341 FEET TO THE NORTHERLY LINE OF THE SOUTH 340 FEET OF SAID LOT 7; THENCE EASTERLY ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.54 FEET, MORE OR LESS TO THE WESTERLY LINE OF THE EASTERLY 5.01 ACRES OF SAID LOT 7, SAID AREA BEING COMPUTED TO THE SOUTHERLY LINE OF RAYMER STREET (FORMERLY DATE STREET) AS SHOWN ON SAID MAP OF [TRACT NO. 1532](#); THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 341 FEET TO SAID SOUTHERLY LINE OF SAID LOT 22; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

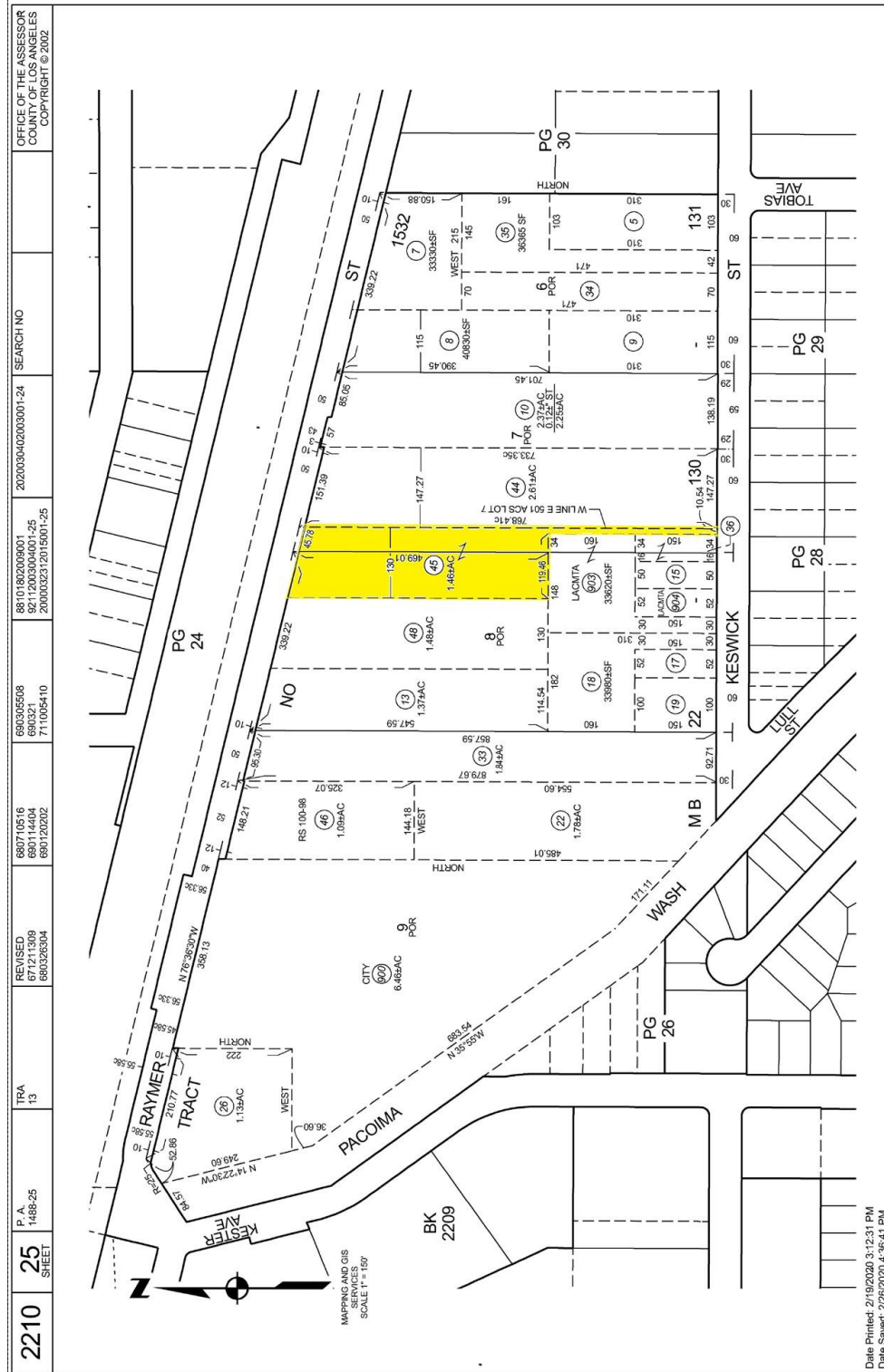
EXCEPT ANY PORTION OF SAID LOT 22 LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 44.54 FEET OF SAID LOT 7 OF [TRACT NO. 1532](#).

ALSO EXCEPT ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES, AND NATURAL GAS UNDER AND IN SAID PORTION OF SAID LOT 7 OF TRACT NO. 1332, RESERVING THEREFROM A RIGHT OF WAY FOR STORM DRAIN, SEWER AND DRIVEWAY PURPOSES OVER HEREIN DESCRIBED PROPERTY.

APN: 2210-025-045  
(End of Legal Description)

EXHIBIT "B"  
PARCEL ESFV-E-016-1

PLAT MAP



**EXHIBIT "C"**  
**PARCEL ESFV-E-016-1**

**IMPROVEMENTS PERTAINING TO REALTY**

**14742 RAYMER STREET - HEAT AND COOLING SUPPLY**

**NON-MOVABLE ASSETS**

| <b>Item No.</b> | <b>Qty.</b> | <b>Description</b>                         |  |
|-----------------|-------------|--------------------------------------------|--|
| 1               | 1           | Exterior sign, 8' x 3', illuminated        |  |
| 2               | 1           | Exterior sign, 8' x 3', on 2 20 feet poles |  |
| 3               | 1           | Metal gate, 6' x 8'                        |  |
|                 |             |                                            |  |

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL  
PROPERTY INTERESTS AND IMPROVEMENTS PERTAINING TO THE  
REALTY NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN  
EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT  
APN: 2210-025-048; ESFV-E-019-1**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") 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 interests described hereinafter are to be taken for public use, namely, 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 interests to be acquired consist of: (i) the fee interest in the real property described in the legal description attached hereto as Exhibit "A" and depicted in the plat map attached hereto as Exhibit "B" ("Fee Interest"); and (ii) the improvements pertaining to realty that are more particularly described in Exhibit "C" attached hereto, and located on the real property identified in Exhibits "A" and "B" ("Improvements") (hereinafter the Fee Interest and Improvements are collectively referred to as the "Property Interests"). Exhibits "A", "B", and "C" are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development,

construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

#### Section 5.

The Board hereby declares that it has found and determined each of the following:

- (a.) The public interest and necessity require the Project;
- (b.) 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 Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are 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 Interests are already devoted.

#### Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests 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 and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

#### 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 Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests 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 Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

#### Section 9.

If, after adoption of this Resolution, LACMTA acquires all or any of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all or any of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk 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 Los Angeles County Metropolitan Transportation Authority at a meeting held on the 22<sup>nd</sup> day of May, 2025.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

Date: \_\_\_\_\_

**ATTACHMENTS**

Exhibit - A – Fee Interest Legal Description  
Exhibit - B – Fee Interest Plat Map  
Exhibit - C – Improvements Pertaining to Realty

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 8, TRACT 1532, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 130 AND 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT, WITH A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 130.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THE EASTERLY 5.01 ACRES OF LOT 7, OF SAID TRACT 1532 (SAID EASTERLY 5.01 ACRES BEING COMPUTED TO THE SOUTHERLY LINE OF RAYMER STREET, FORMERLY DATE STREET, AS SHOWN ON SAID MAP); THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO THE NORTHERLY LINE OF THE SOUTH 340.00 FEET OF SAID LOT 8; THENCE WESTERLY ALONG THE LAST MENTIONED NORTHERLY LINE 130.00 FEET; THENCE NORTHERLY PARALLEL WITH THE ABOVE MENTIONED WESTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 8; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

**APN: 2210-025-048**

EXHIBIT "B"  
PARCEL ESFV-E-019-1

PLAT MAP



**EXHIBIT "C"**  
**PARCEL ESFV-E-019-1**

**IMPROVEMENTS PERTAINING TO REALTY**

**SUPERIOR FENCE & RAIL OF WEST LOS ANGELES, INC.**  
**14746 RAYMER STREET, VAN NUYS, CA 91405**  
**NON-MOVABLE ASSETS**  
**IPR'S**

| <b>Item<br/>No.</b> | <b>Qty.</b> | <b>Description</b>    |
|---------------------|-------------|-----------------------|
| 1                   | 1           | 200' of rigid conduit |



**Hearing to Adopt Resolutions of Necessity**  
**East San Fernando Valley Light Rail Transit Project**  
**Agenda Item # 2025-0113**

## Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

**Project:** The East San Fernando Valley Light Rail Transit Project extends north from the Van Nuys Metro G-Line station to the Sylmar/San Fernando Metrolink Station, a total of 9.2 miles of a dual track light rail transit (LRT) system with 14 at-grade stations..

The initial operating segment (IOS) is defined as the southern 6.7 miles of the Project alignment. The IOS, identified as the southern segment, is street running in the middle of Van Nuys Boulevard and includes 11 at-grade center platform stations, 10 traction power substations, and a maintenance and storage facility for the LRT vehicles.

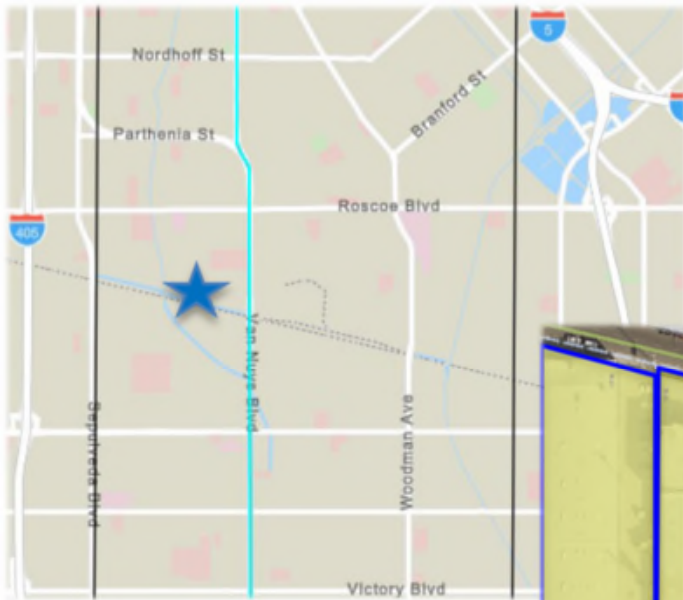
**Property Locations:** Van Nuys

**Property Impacts:** Five Parcels with four Fee Simple Interests and 19 Improvements Pertaining to Realty (14 tenants and 5 property owners)

**Relocation Impacts:** Acquisitions require the relocation of approximately 21 businesses.

# Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

## PARCELS OVERVIEW



**Parcel E-001**  
14523-14533 Keswick St.,  
Van Nuys, CA

**Parcel E-003**  
14603-14605 Keswick St.,  
Van Nuys, CA

**Parcel E-013**  
14660 Raymer St. and  
14663 Keswick St.,  
Van Nuys, CA

**Parcel E-016**  
14742 Raymer St.,  
Van Nuys, CA

**Parcel E-019**  
14746 Raymer St.,  
Van Nuys, CA



# Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project

## PARCELS OVERVIEW

| Project Parcel Number | Assessor's Parcel Number                                     | Parcel Address                                       | Purpose of Acquisition                                             | Property Interest(s) Sought                            |
|-----------------------|--------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------|
| E-001                 | 2210-030-007<br>2210-030-008<br>2210-030-030<br>2210-030-031 | 14523-14533 Keswick St.,<br>Van Nuys, CA             | Construction and operation of the Maintenance and Service Facility | Owner's Interests: Fee, IPR<br>Tenants' Interests: IPR |
| E-003                 | 2210-030-009<br>2210-030-010<br>2210-030-014<br>2210-030-016 | 14603-14605 Keswick St.,<br>Van Nuys, CA             | Construction and operation of the Maintenance and Service Facility | Owner's Interest: IPR<br>Tenant's Interest: IPR        |
| E-013                 | 2210-025-008<br>2210-025-009<br>2210-025-034                 | 14660 Raymer St. & 14663 Keswick St,<br>Van Nuys, CA | Construction and operation of the Maintenance and Service Facility | Owner's Interest: Fee, IPR<br>Tenants' Interests: IPR  |
| E- 016                | 2210-025-045                                                 | 14742 Raymer Street,<br>Van Nuys, CA                 | Construction and operation of the Maintenance and Service Facility | Owner's Interest: Fee, IPR                             |
| E- 019                | 2210-025-048                                                 | 14746 Raymer Street,<br>Van Nuys, CA                 | Construction and operation of the Maintenance and Service Facility | Owner's Interest: Fee, IPR                             |



## **Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project**

### **Relocation Benefits Provided to Displaced Businesses:**

- Movement of Personal Property and Disconnect and Reconnect Costs
- Re-Establishment Benefits
- Payment for Searching and Related Expenses for a Replacement Site
- Professional services performed before purchase or lease of a replacement site; (feasibility reports, soil testing, etc.)
- Loss of Tangible Personal Property and Substitute Personal Property
- Advisory services
- Move Planning Services

## **Hearing to Adopt Resolutions of Necessity East San Fernando Valley Light Rail Transit Project**

Staff recommends the Board make the below findings and adopt the Resolutions 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 Properties sought to be acquired, which have been described herein, are necessary for the proposed Project;
- The offers required by Section 7267.2 of the Government Code have been made to the Owners; and
- Whether the statutory requirements necessary to acquire the properties or property interests by eminent domain have been complied with by LACMTA.



Thank you



Metro®