



Board Report

File #: 2024-0088, File Type: Policy

Agenda Number: 35.

REVISED
REGULAR BOARD MEETING
JUNE 27, 2024

**SUBJECT: I-605/VALLEY BOULEVARD INTERCHANGE IMPROVEMENT PROJECT
RESOLUTIONS OF NECESSITY**

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

CONSIDER:

- A. HOLDING a public hearing on the proposed Resolutions of Necessity; and
- B. ADOPTING the Resolutions of Necessity authorizing the commencement of eminent domain actions to acquire the Property Interests (“Property Interests”) as identified in Attachment A, and described as follows:
 - 1. Project Parcel I-605-1, 12900 Valley Boulevard, Unincorporated Area of Los Angeles County, CA (APN 8110-023-024 & 025); 26-month Temporary Construction Easement (TCE)
 - 2. Project Parcels I-605-4-1 and I-605-4-2, 13009 Temple Avenue, Unincorporated Area of Los Angeles County, CA (APN 8563-012-028 & 8563-012-029); Partial fee simple Interest (Fee) and a 26-month TCE
 - 3. Project Parcels I-605-5-1 and I-605-5-2, 13001 Temple Avenue, City of Industry, CA (APN 8564-007-008); Fee and a 26-month TCE
 - 4. Project Parcels I-605-8-1 and I-605-8-2, 13000 Temple Avenue, City of Industry, CA (APN 8564-011-015); Fee and a 26-month TCE

(REQUIRES TWO-THIRDS VOTE OF THE FULL BOARD)

ISSUE

Acquisition of the Property Interests is required for the construction and operation of the I-605/Valley Boulevard Interchange Improvement Project (“Project”). While each of the properties is improved, the acquisition of the Property Interests will not result in residential or business displacements. After

testimony and evidence has been received from all interested parties at the hearing, Los Angeles County Metropolitan Transportation Authority (“LACMTA”), by a vote of two-thirds of the Board, must make a determination as to whether to adopt the proposed Resolutions of Necessity (Attachments B-1, B-2, B-3, and B-4) to acquire the Property by eminent domain. Attached is evidence submitted by staff that supports the adoption of the Resolutions and which sets forth the required findings in Attachment A.

BACKGROUND

The I-605 is a major north-south Interstate freeway that accommodates interregional travel and goods movement. The I-605/Valley Boulevard interchange provides access to the City of Industry, a major business, industrial uses, and a distribution hub. This location currently experiences significant congestion and operational deficiencies caused by heavy truck traffic, and higher than statewide average collision rates for comparable facilities as per the latest Caltrans TASAS Selective Accident Retrieval Report. Between January 1, 2016 and December 31, 2018, 1,052 collisions on the I-605 mainline segments and 74 collisions on the freeway ramps were reported. The four high collision rate ramp locations and analysis for the Project are as follows:

- I-605 Southbound On-Ramp from Eastbound Valley Boulevard - 7 collisions occurred resulting in an actual rate reported to be 545% higher than the statewide average.
- I-605 Southbound On-Ramp from Westbound Valley Boulevard - 15 collisions occurred resulting in an actual rate reported to be 197% higher than the statewide average.
- I-605 Northbound Loop On-Ramp from Eastbound Valley Boulevard - 2 collisions occurred resulting in an actual rate reported to be 69% higher than the statewide average.
- I-605 Southbound On-Ramp Segment from Westbound Valley Boulevard - 20 collisions occurred resulting in an actual rate reported to be 310% higher than the statewide average.

Over the past 10 years, three incidents resulting in two fatalities and three injuries were reported at the Temple Avenue at-grade railroad crossing in close proximity to the subject interchange. Operational deficiencies are forecasted to increase and exacerbate existing safety and traffic concerns if nothing is done.

The Project is expected to improve the freeway and local interchange/arterial operations and safety, and reduce congestion by providing additional ramp lanes, widening ramp lanes to accommodate large truck wheel paths, providing standard ramp shoulder widths, and improving horizontal stopping sight distances. Also, due to the close proximity to the interchange, 300 feet to the north, on Temple Avenue, the at-grade railroad crossing presents the potential for vehicular, train (freight and passenger), and pedestrian traffic conflicts. The at-grade crossing is a three-track shared use with Union Pacific Railroad and Southern California Regional Rail Authority (Metrolink) trains. The existing condition requires the implementation of various ADA-compliant new pedestrian safety features and facilities (barricades, gates, handrails and fencing) to restrict, channelize, and direct the safe movement of pedestrians and motorists at the crossing and interchange. The Project will require extensive design and signal coordination involving both railroads, Caltrans, Los Angeles County, the California Public Utilities Commission, and the City of Industry.

The Project is designed to enhance safety for all users by reducing the number of times pedestrians cross higher speed on- and off-ramp lanes, reduce congestion by adding an HOV lane, and improve freeway and local interchange operations by consolidating on- and off-ramps. The Project scope includes the following: reconfiguring the freeway on- and off-ramps; reconstructing, repaving, and widening local streets (Valley Boulevard and Temple Avenue); upgrading signals/devices (traffic, railroad, and pedestrian crossing indicator); constructing retaining walls and sound walls; installing new streetlights to improve visibility for safety and security; new signage to direct pedestrians and motorists; and implementing Americans with Disabilities Act (ADA) infrastructure upgrades (curb ramps, sidewalks, and pedestrian pathways); and railroad safety upgrades to improve traffic flow and operations, and reduce the potential for vehicular, train (freight cargo and passenger) and pedestrian conflicts. The Project will not result in any displacement of residents or businesses.

In 2017, LACMTA, in collaboration with Caltrans District 7, the Gateway Cities Council of Governments (GCCOG), and SGVCOG agreed to advance the development and implementation of the Project to alleviate the operational deficiencies and improve mobility and safety, consistent with the goals and recommendations for the SR-91/I-605/I-405 Hot Spots Program.

The Board designated \$590 million in Measure R funds for the “Hot Spots” congestion relief improvements along the I-605, SR-91 and I-405 corridors in the Gateway Cities subregion. In March 2013, Metro completed a feasibility study of the corridors to identify congestion “Hot Spots” and to develop preliminary improvement concepts. The Project is one of the “Hot Spot” or “Early Action” Projects that was pursued and advanced to improve mobility along the I-605 corridor.

In 2018, the Board approved the contract to complete the environmental and design phases for the Project. In 2021, the Board authorized staff to execute the necessary Third-Party funding agreements to complete the Project.

Even though this project was scoped and initiated before the adoption of Metro’s Objectives for Multimodal Highway Investment (June 2022), it is consistent with those objectives given that: 1) implementation of the project will not require any displacements; 2) the project supports traffic mobility, enhanced safety, economic vitality and access to opportunity, and; 3) the pedestrian enhancements will address local needs and create a safer transportation system.

The Project garners strong support from the following:

- San Gabriel Government Council of Governments (SGVCOG),
- Gateway Cities Council of Governments (GCCOG),
- Los Angeles County,
- City of Industry,
- California Department of Transportation (Caltrans),
- California Public Utilities Commission (CPUC),
- Union Pacific Railroad (UPRR), and
- Southern California Regional Rail Authority (Metrolink).

No other alternative locations for the Project provide greater operational safety, decrease travel time,

improve air quality, and provide access to the corridor. This public good will also support the fulfillment of Metro's LA County traffic Improvement Plan under Measure R.

Acquisition of the Property Interests is required for the construction and operation of the Project. The Property Interests consists of the following:

Project Parcel I-605-1:

Affects APN: 8110-023-024 and 8110-023-025.

Address: 12900 Valley Boulevard, Unincorporated area of Los Angeles County.

Required Property Interests: The Project will replace the existing sidewalk, curb and gutter, and driveway aprons along the property's Valley Boulevard frontage. The Project requirements include a temporary construction easement of 776 square feet extending along the frontage and location of the existing sidewalk for the duration of 26 months. The purpose of the TCE is to construct pavement transitions from the back of the sidewalk and driveways to the existing parking lot surface.

Project Parcels I-605-4-1 and I-605-4-2:

Affects APN: 8563-012-028 and 8563-012-029

Address: 13009 Valley Boulevard. Unincorporated area of Los Angeles County;

Required Property Interests: The Project requirements include a partial fee acquisition that is 444± square feet in size and a 26-month TCE that is 1,556± square feet in size. Both Property Interests are located along the Temple Avenue frontage of the parcel which is impacted by an existing encumbrance that includes an irrevocable offer of dedication and a slope and drainage easement. The TCE is located parallel to and behind the partial fee acquisition. The existing building improvement and the current use will not be impacted by the acquisition of the Property Interests.

Project Parcels I-605-5-1 (Fee) and I-605-5-2 (TCE):

Affects APN: 8564-007-008

Address: 13001 Temple Avenue, City of Industry, CA.

Location: Southwest corner of Temple Avenue.

Required Property Interests: The requirements include a partial fee acquisition of 4,098 square feet and a 26-month TCE that is 1,957 square feet. The Property Interests are located along the eastern line of the parcel along Temple Avenue frontage. The TCE extends parallel and adjacent to the rear of the fee acquisition for a width of approximately 10 feet. The existing landscaping within the TCE area will be removed but replaced in like-kind at the end of construction by the contractor. The existing building will not be affected by the acquisition of the Property Interests or construction. A portion of project Parcel 5-1 (Fee), is presently used as a permanent street easement portion.

Project Parcels I-605-8-1 and I-605-8-2:

Affects APN: 8564-011-015 (Mabek Co)

Address: 13000 Temple Avenue, City of Industry, CA 91746

Required Property Interests: The Project requirements are a fee acquisition of 1,551 square feet and a 26-month TCE that is 6,079 square feet. Both the partial fee acquisition and the TCE are along the north-western property line of the parcel along Temple Avenue frontage. The partial fee acquisition has a width of approximately 6 feet. The existing structure will not be affected by the acquisition. The TCE extends parallel and adjacent to the rear of the partial fee acquisition for a with a width of approximately 25 feet.

DISCUSSION

Written offers of Just Compensation to purchase the Property Interests were presented to the Owners of Record ("Owner") on January 29, 2024 for the Property Interests located at 12900 Valley Boulevard, La Puente, CA 91746 (APN's 8110-023-024 & 025), on February 1, 2024 for the Property Interests located at 13009 Valley Boulevard, LA Puente, CA (APN 8563-012-028 & 029), on January 30, 2024 for the Property Interests located at 13001 Temple Avenue, City of Industry, CA (APN 8564-007-008), and on December 28, 2023 for the Property Interests located at 13000 Temple Avenue, City of Industry, CA (APN 8564-011-015) as required by California Government Code Section 7267.2. The Owners have not accepted the offer of Just Compensation made by the LACMTA, and the parties have not at this time reached a negotiated settlement for the acquisition of the Property Interests. Because the Property Interests are necessary for the construction and operation of the Project, staff recommends the acquisition of the Property Interests through eminent domain to obtain possession in order to maintain the Project's schedule.

In accordance with the provision of the California Eminent Domain law and Section 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), LACMTA has prepared and mailed notice of this hearing to the Owners informing them of their right to appear at this hearing and be heard on the following issues: (1) whether the public interest and necessity require the Project; (2) whether the Project is planned or located in the manner that will be most compatible with the greatest good and the least private injury; (3) whether the Property is necessary for the Project; (4) whether either the offer required by Section 7267.2 of the Government Code has been made to the Owner, or the offer has not been made because the Owner cannot be located with reasonable diligence; (5) that 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.

After all of the testimony and evidence has been received from all interested parties at the hearing, LACMTA must make a determination as to whether to adopt the proposed Resolutions of Necessity to acquire the Property by eminent domain. To adopt the Resolutions, LACMTA must, based on the evidence before it, and by vote of two-thirds of its Board, find and determine that the conditions stated in items 1 - 6 above exist.

Attached is the Staff Report prepared by staff and legal counsel setting forth the required findings for acquiring the Property through the use of eminent domain (Attachment A).

There are no displacements of residents or local businesses as a result of the acquisition of the

Property.

DETERMINATION OF SAFETY IMPACT

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

FINANCIAL IMPACT

The funding for the acquisition of the Property is included in the Fiscal Year 2024 budget under the I-605 Valley Blvd Interchange Project Number 460348, Cost Center 6510, Acquisition of Land Account 53103. NOTE: The overall project also received State TCEP funding in June 2023 in the amount of \$33.57M.

Impact to Budget

The source of funds will be Measure R Highway Capital (20%). These funds are not eligible for bus and rail operations or capital expenditures.

EQUITY PLATFORM

Throughout project development, agency project partners were committed to implementing an engagement process that addressed community needs and worked towards equitable outcomes for all users of the transportation system. All agency project partners will continue to support outreach efforts that may include, but are not limited to, community meetings/activities; stakeholder briefings/presentations; round table discussions; multi-lingual mailers/postcards in Spanish and Chinese, notices; virtual meetings; website posts and email distribution; and social media, as needed, during the next project phase (construction).

The environmental studies for the Project began in 2019, and the Final Environmental Document was approved by Caltrans under CEQA and the National Environmental Policy Act (NEPA) in April 2021. The public engagement process conducted during the environmental review phase of the Project occurred in the summer of 2020.

Notices of the Project and availability of the environmental document were published in Spanish in La Opinion (6-16-2020); in English in the San Gabriel Valley Tribune (6-17-2020) and in Chinese in the Chinese Daily News (6-18-2020), respectively.

As part of the project development process, the project team worked with various stakeholders to address their transportation priorities and mobility needs. The project team conducted focused consultations for the Native American community and on historic preservation and hazardous waste issues. A public information/public awareness campaign will likely occur during the construction phase of the Project which will be led by the SGVCOG.

According to LA County, ped counts for the area were not available. As noted in the background section, the I-605/Valley Blvd interchange currently experiences significant congestion, heavy truck traffic, operational deficiencies, and higher than State average collision rates for comparable facilities. Also, over the past 10 years, three incidents resulting in two fatalities and three injuries were

reported at Temple Avenue at grade railroad crossing in close proximity to the I-605/Valley Blvd interchange. The proposed safety and operational improvements, as well as the railroad safety upgrades, are expected to reduce the number of incidents and the potential for vehicular, train (freight and cargo) and pedestrian traffic conflicts.

Based on the traffic and safety data reported for the interchange, all users, including the most vulnerable, will benefit from the betterments that are being proposed for the Project. Safety features for signalized intersections, including painted/delineated crosswalks, pedestrian crossing indicators (push buttons); new lighting for safety and security; ADA compliant pathways and other related infrastructure (curb ramps, sidewalks, driveways, and auto pedestrian signals for the sight and hearing impaired); roadway improvements (newly paved local roads) for wheeled-users and cyclists; and new signage (to direct pedestrians and motorists) is being proposed to support the motorists, pedestrians, cyclists, rollers and non-motorized users traversing through the project area.

Offers for the Property Interests were made, as referenced above, based on an appraisal 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 since June 2023, but agreements have not yet been reached. Approving this action will allow staff to continue negotiations while maintaining the project schedule.

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 by alleviating the current operational deficiencies and improving mobility along the freeway mainline, local interchange, and local arterials.

Goal 4: Transform LA County through regional collaboration by partnering with Caltrans, San Gabriel Council of Governments, LA County, City of Industry, Union Pacific Railroads, Metrolink and the California Public Utility Commission to identify needed improvements; and taking the lead in developing and implementing the interchange project.

ALTERNATIVES CONSIDERED

The Board could choose not to approve the recommendations. This is not recommended as it would result in significant delays and cost increases for the Project. Also, as noted in the Background section, this interchange has high average collision rates and therefore remains a safety concern until the Project can be completed.

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

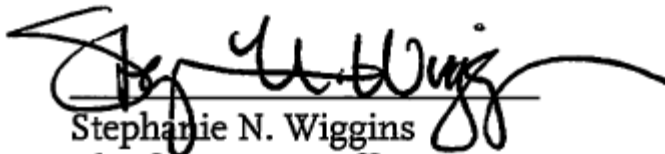
Property Interests by eminent domain and to conclude those proceedings either by settlement or jury trial. Counsel will also be directed to seek and obtain an Order of Prejudgment Possession in accordance with the provisions of the eminent domain law. Staff will continue to negotiate with the property owner with the goal of reaching a voluntary settlement while concurrently continuing the eminent domain process to preserve the project schedule.

ATTACHMENTS

- Attachment A - Staff Report
- Attachment B-1 - Resolutions of Necessity
- Attachment B-2 - Resolutions of Necessity
- ~~Attachment B-3 - Resolutions of Necessity REMOVED~~
- ~~Attachment B-4 - Resolutions of Necessity REMOVED~~

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Stephanie N. Wiggins
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REVISED
ATTACHMENT A

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE
PROPERTY INTERESTS REQUIRED FOR THE I-605/ VALLEY BOULEVARD
INTERCHANGE IMPROVEMENT PROJECT (“PROJECT”) PROJECT PARCELS I-
605-1, I-605-4-1, I-605-4-2, I-605-5-1, I-605-5-2, I-605-8-1, AND I-605-8-2**

BACKGROUND

The Property Interests referenced below are required by the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) for the construction and operation of the Project. The parcel addresses, record property owners, purpose of the acquisitions, and nature of the property interests sought to be acquired for the Project are summarized as follows:

Summary Table 1

Assessor's Parcel Number	Project Parcel Number	Parcel Address	Property Owner	Purpose of Acquisition	Property Interest(s) Sought
8110-023-024 8110-023-025	I-605-1	12900 Valley Boulevard, Unincorporated Area of the County of Los Angeles, CA	MARIA J. MONTEZ, Trustee of the 12950 Valley Phoenix Trust dated June 28, 2019	Construction of pavement transitions from the back of the new sidewalk and driveways to the existing parking lot.	26-months Temporary Construction Easement (TCE), 776 sq ft
8563-012-028 8563-012-029	I-605-4-1 I-605-4-2	13009 Temple Avenue, Unincorporated Area of the County of Los Angeles, CA	921 East 61st Street, Inc., a California Corporation	Roadway widening, sidewalk construction, entrance pathway, driveway construction, and reconstruction of landscaped drainage swale.	1) Partial Fee Interest (Fee), 444 sq ft 2) 26-month TCE, 1,556 sq ft
8564-007-008	I-605-5-1 I-605-5-2	13001 Temple Avenue, City of Industry, CA 91746	AMIC LLC, a California Limited Liability Company	Roadway widening, curb returns, sidewalk construction, streetlight relocation two power poles, and the two parking lot lights, and to install the new rolling gate and fence.	1) Fee, 4,098 sq ft 2) 26-month TCE, 1,957 sq ft
8564-011-015	I-605-8-1 I-605-8-2	13000 Temple Avenue, City of Industry, CA 91746	Mabek Co., a Limited Partnership	Roadway widening, sidewalk and fence construction, streetlight, power pole, and parking lot light relocations.	1) Fee, 1,551 sq ft 2) 26-month TCE, 6,079 sq ft

Property Requirements:

Purpose of Acquisitions: Construction and operation of the I-605/ Valley Boulevard Interchange Improvement Project.

Property Interests Sought:

Project parcel **I-605-1**: The proposed TCE of 776± square feet extending along the frontage and location of the existing sidewalk for the duration of 26 months as described and depicted in Exhibits “A-1”, “B-1”, and “C-1”.

Project Parcel **I-605-4-1** is a proposed Fee acquisition that is 444± square feet in size as described and depicted in Exhibits “A-2” and “B-2” and Project Parcel **I-605-4-2** is a proposed TCE of 1,556± square feet for 26 months as described and depicted in Exhibits “A-3”, “B-3” and “C-3”.

~~Project Parcels **I-605-5-1** is a proposed Fee acquisition of 4,098± square feet as described and depicted in Exhibits “A-4” and “B-4”; and the Project parcel **I-605-5-2** is a proposed TCE of 1,957± square feet for 26 months, as described and depicted in Exhibits “A-5”, “B-5” and “C-5”.~~

~~Project Parcels **I-605-8-1** is a proposed fee acquisition of 1,551± square feet as described and depicted in Exhibits “A-6” and “B-6”, and **I-605-8-2** is a TCE of 6,079± square feet for 26 months, as described and depicted in Exhibits “A-7”, “B-7”, and “C-7”.~~

The Fee and TCE acquisitions described above are collectively referred to as the “Property Interests”.

Written offers of Just Compensation to purchase the Property Interests were delivered to the Owners of Record (“Owner”) on January 29, 2024 for the Property Interests located at 12900 Valley Boulevard, La Puente, CA 91746 (APN’s 8110-023-024 & 025), on February 1, 2024 for the Property Interests located at 13009 Valley Boulevard, LA Puente, CA (APN 8563-012-028 & 029), ~~on January 30, 2024 for the Property Interests located at 13001 Temple Avenue, City of Industry, CA (APN 8564-007-008), and on December 28, 2023 for the Property Interests located at 13000 Temple Avenue, City of Industry, CA (APN 8564-011-015).~~ The Property Owners have not accepted the offers of Just Compensation.

A. The public interest and necessity require the Project.

The need for the Project is generated by the findings and recommendations resulting from the approved I-605/Valley Boulevard Interchange Improvements Project Report and supporting Final Environmental Document, and in accordance with Measure R.

The public interest and necessity require the Project because the Project will:

1. Improve operational safety;
2. Benefit the surrounding community by decreasing travel time, improving air quality, and enhancing access to the I-605 corridor;

3. Support value for money throughout design and construction and cost certainty throughout construction;
4. Support fulfillment of LACMTA's Vision 2028 Strategic Plan Goals and Multimodal Highway Investment Objectives, and the LA County Traffic Improvement Plan authorized under Measure R.

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 March 2013, Metro completed a feasibility study of the corridors to identify congestion "Hot Spots" and develop preliminary improvement concepts. The Project was one of the "Hot Spot" Projects advanced for implementation to improve mobility along the I-605 Corridor. The core goals of the Project are to improve mobility and safety and alleviate operational deficiencies, consistent with the goals and recommendations of the SR-91/I-605/I-405 Hot Spots Program. The Project will reconfigure the freeway on-and-off ramps to reduce congestion and improve freeway and local interchange operations and safety.

On October 25, 2018, the Metro Board authorized the Preparation of the Project Approval and Environmental Document (PA&ED) and Plans, Specifications and Estimates (PS&E) for the I-605/Valley Boulevard Interchange Improvements Project (File #2018-0511, Agenda No. 5).

The Project is included in the Board approved Measure R Multimodal Highway Subregional Program ("Program"). The Project was environmentally cleared by Caltrans in April 2021. The Property Interests are required for construction and operation of the Project.

The Project will cause private injury, however, 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 required for construction and operation of the Project.

The Project is designed to enhance safety for all users by reducing the number of times pedestrians cross higher speed on- and off-ramp lanes, reduce congestion by adding an on-ramp HOV lane, and improve freeway and local interchange operations by

consolidating on- and off-ramps. The Project scope includes the following: reconfiguring the freeway on- and off-ramps; reconstructing, repaving, and widening local streets (Valley Boulevard and Temple Avenue); upgrading signals/devices (traffic, railroad, and pedestrian crossing indicator); constructing retaining walls and sound wall; installing new streetlights to improve visibility for safety and security; new signage to direct pedestrians and motorists; and implementing Americans with Disabilities Act (ADA) infrastructure upgrades (curb ramps, sidewalks, and pedestrian pathways); and railroad safety upgrades to improve traffic flow and operations, and reduce the potential for vehicular, train (freight cargo and passenger) and pedestrian conflicts. The fee and TCE interests being acquired from each of the parcels are necessary for the construction and use of the foregoing.

In addition, construction of new, wider sidewalks is required which results in construction of pavement transitions from the back of the sidewalks and driveways to the existing parking lots with Valley or Temple frontage as identified in the Summary Table 1 listed above.

While alternatives to this design were considered, none provided less private injury with greater public good. No other alternatives provide greater operational safety, decrease travel time, improve air quality, and provide access to the corridor. This public good will also support the fulfillment of Metro's LA County traffic Improvement Plan under Measure R. 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 is necessary for the Project.

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

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

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

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

1. Obtained an independent appraisal to determine the fair market value of the Property Interests, which included consideration existing use of the Property, highest and best use of the Property, and impact to the remainder;

2. Reviewed and approved the appraisal, and established the amount it believes to be just compensation;
3. Determined the Owner(s) of the Property by examining the county assessor's record and a preliminary title report;
4. Made a written offer to the Owner(s) for the full amount of just compensation - which was not less than the approved appraised value; and
5. Provided the Owner(s) with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer.

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

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 Project Approval and Environmental Document (PAED) Phase of the project was approved by Caltrans in April 2021. A Negative Declaration/Finding of No Significant Impact (ND/FONSI) was prepared pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), respectively.

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

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

- 1 – Legal Description (Exhibits A-1, A-2, A-3, ~~A-4, A-5, A-6, A-7~~)
- 2 – Plat Map (Exhibits B-1, B-2, B-3, ~~B-4, B-5, B-6, B-7~~)
- 3 – TCE Terms (Exhibits C-1, C-3, ~~C-5, C-7~~)

SUMMARY OF ATTACHED EXHIBITS

Project Parcel Number	Property Interest(s) Sought	Legal Description Exhibit	Plat Map Exhibit	TCE Terms Exhibit
I-605-1	TCE	A-1	B-1	C-1
I-605-4-1	Partial Fee	A-2	B-2	C-3
I-605-4-2	TCE	A-3	B-3	
I-605-5-1	Partial Fee	A-4	B-4	C-5
I-605-5-2	TCE	A-5	B-5	
I-605-8-1	Partial Fee	A-6	B-6	C-7
I-605-8-2	TCE	A-7	B-7	

LEGAL DESCRIPTION

Project Parcel I-605-1

Temporary Construction Easement

THOSE PORTIONS OF PARCELS 1 AND 2, IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED JULY 10, 2019 AS INSTRUMENT NO. 20190664328, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID VALLEY BOULEVARD NORTH 52°57'06" WEST, 183.12 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH 37°02'54" WEST, 50.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2, THE NORTHEASTERLY LINES OF SAID PARCELS 1 AND 2 ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY BOULEVARD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHEASTERLY LINE OF PARCEL 2 AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 37°02'57" WEST, 5.99 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 53°43'30" WEST, 114.67 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 37°02'57" EAST, 7.54 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;

THENCE LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID NORTHEASTERLY LINES OF PARCELS 1 AND 2 SOUTH 52°57'06" EAST, 114.66 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 776 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

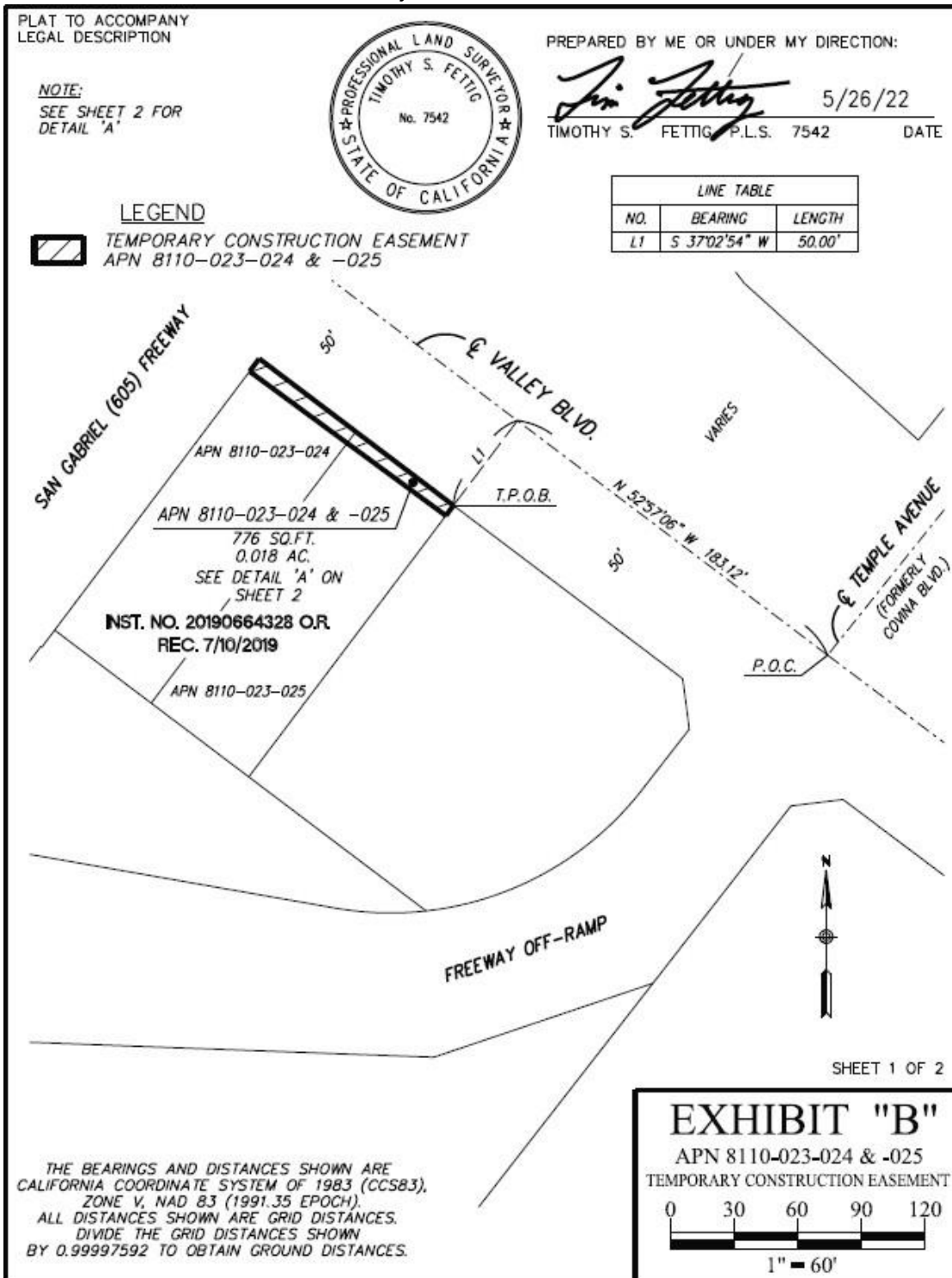
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-1", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8110-023-024 and APN 8110-023-025

PLAT MAP

Project Parcel I-605-1



Affects APN 8110-023-024, 8110-023-025

Project Parcel I-605-1

12900 Valley Boulevard

APN's 8110-023-024, -025

TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)

The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee (LACMTA) to Grantor (Owner) or (ii) January 11, 2027.

The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10:00 PM to 5:00AM ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.

No construction work shall occur in the TCE area except during the Construction Period.

During the Construction Period, the TCE will be exclusive; however, construction will occur at only one driveway at a time, and in regard to construction occurring on the southeasterly driveway opposite the main gate, at least one half of said driveway will remain open and available for access purposes at all times. Trees, planters and metal posts to remain in place.

Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.

LEGAL DESCRIPTION
Project Parcel I-605-4-1

Partial Fee

THOSE PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 8227, IN THE UNINCORPORATED AREA KNOWN AS LA PUENTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 92, PAGE 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH $38^{\circ}45'21''$ EAST, 205.26 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL NO. 20-3RE, AS DESCRIBED IN THE ROAD DEED RECORDED SEPTEMBER 6, 2018, AS INSTRUMENT NO. 20180904522, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHWESTERLY PROLONGATION SOUTH $50^{\circ}29'46''$ EAST, 40.00 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF PARCEL NO. 20-3RE.1, AS DESCRIBED IN SAID ROAD DEED, SAID SOUTHEASTERLY LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE SOUTH $50^{\circ}29'46''$ EAST, 4.82 FEET TO A LINE THAT IS PARALLEL WITH AND 4.82 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE SOUTH $38^{\circ}45'21''$ WEST, 95.40 FEET TO THE EASTERLY LINE OF SAID PARCEL NO. 20-3RE.1;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EASTERLY LINE NORTH $03^{\circ}42'45''$ EAST, 8.40 FEET TO SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE NORTH $38^{\circ}45'21''$ EAST, 88.59 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 444 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

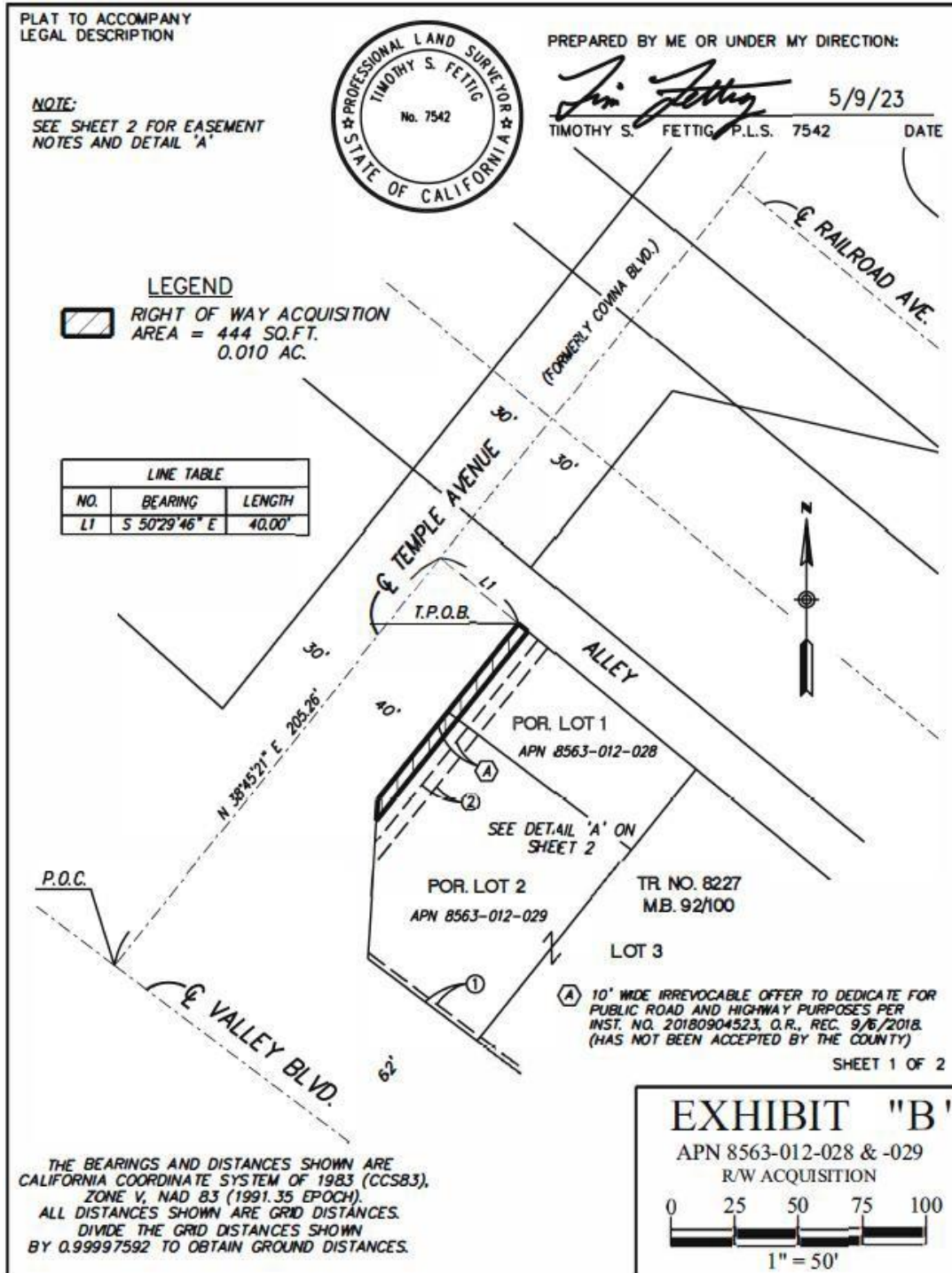
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-2", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-1 (Sheet 1 of 2)

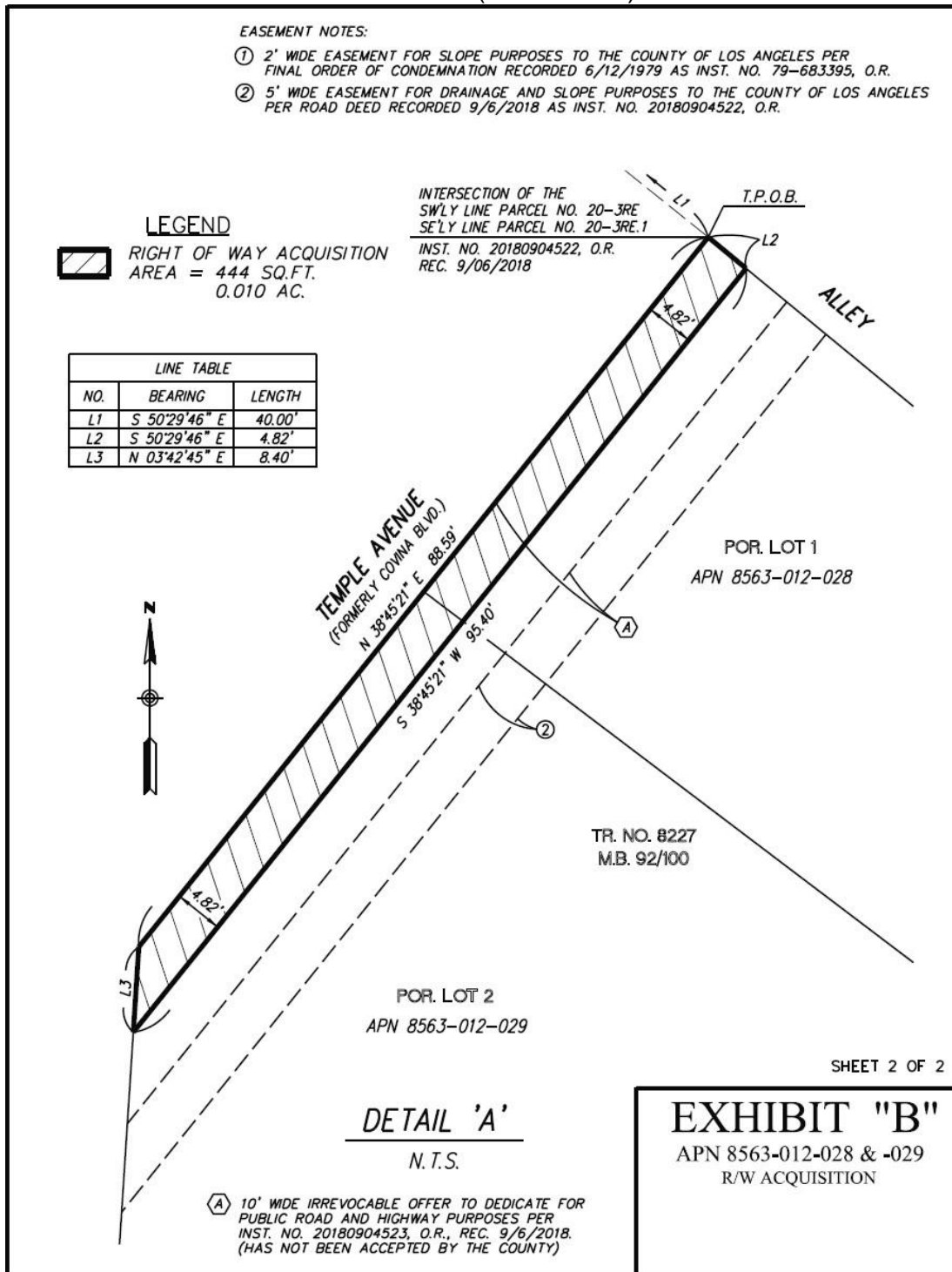
Partial Fee



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-1

Partial Fee (Sheet 2 of 2)



Affects APN 8563-012-028 & -029

LEGAL DESCRIPTION

Project Parcel I-605-4-2

Temporary Construction Easement (Sheet 1 of 2)

THOSE PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 8227, IN THE UNINCORPORATED AREA KNOWN AS LA PUENTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 92, PAGE 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 205.26 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL NO. 20-3RE, AS DESCRIBED IN THE ROAD DEED RECORDED SEPTEMBER 6, 2018, AS INSTRUMENT NO. 20180904522, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHWESTERLY PROLONGATION SOUTH 50°29'46" EAST, 40.00 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF PARCEL NO. 20-3RE.1, AS DESCRIBED IN SAID ROAD DEED, SAID SOUTHEASTERLY LINE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID NORTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE SOUTH 50°29'46" EAST, 4.82 FEET TO A LINE THAT IS PARALLEL WITH AND 4.82 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHEASTERLY LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE SOUTH 38°45'21" WEST, 95.40 FEET TO THE EASTERLY LINE OF SAID PARCEL NO. 20-3RE.1;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EASTERLY LINE SOUTH 03°42'45" WEST, 54.66 FEET TO THE NORTHEASTERLY LINE OF PARCEL NO. 40-1, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED JUNE 12, 1979, AS INSTRUMENT NO. 79-683395, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHEASTERLY LINE BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VALLEY BOULEVARD, 62.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID NORTHEASTERLY LINE SOUTH 53°07'00" EAST, 0.81 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 38°24'14" EAST, 9.24 FEET;

LEGAL DESCRIPTION

Project Parcel I-605-4-2

Temporary Construction Easement (Sheet 2 of 2)

THENCE NORTH 50°29'26" WEST, 3.01 FEET;

THENCE NORTH 05°00'38" WEST, 22.74 FEET;

THENCE NORTH 39°26'11" EAST, 114.24 FEET TO SAID SOUTHWESTERLY LINE;

THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 50°29'46" WEST, 14.76 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 1,556 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

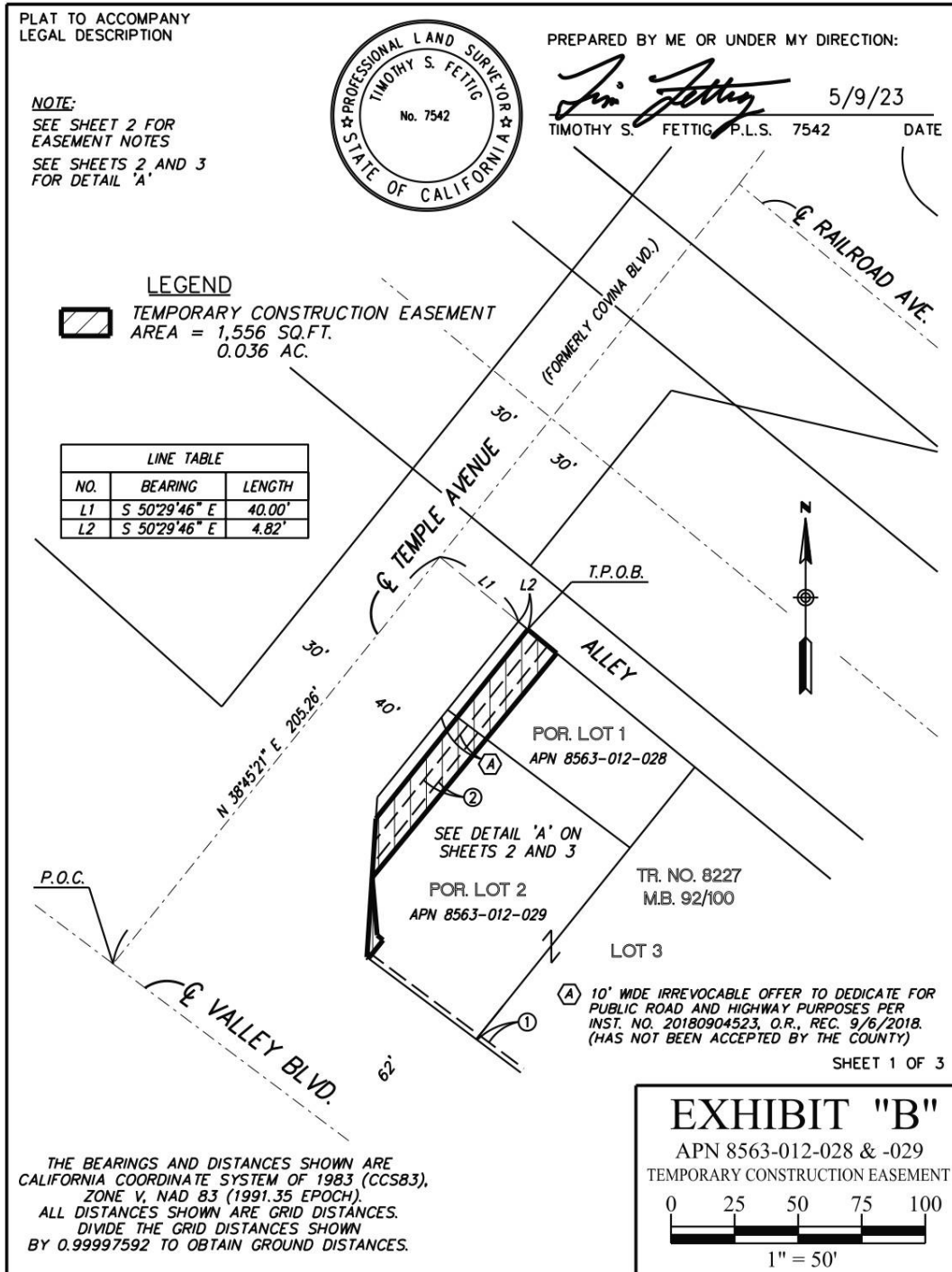
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-3", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

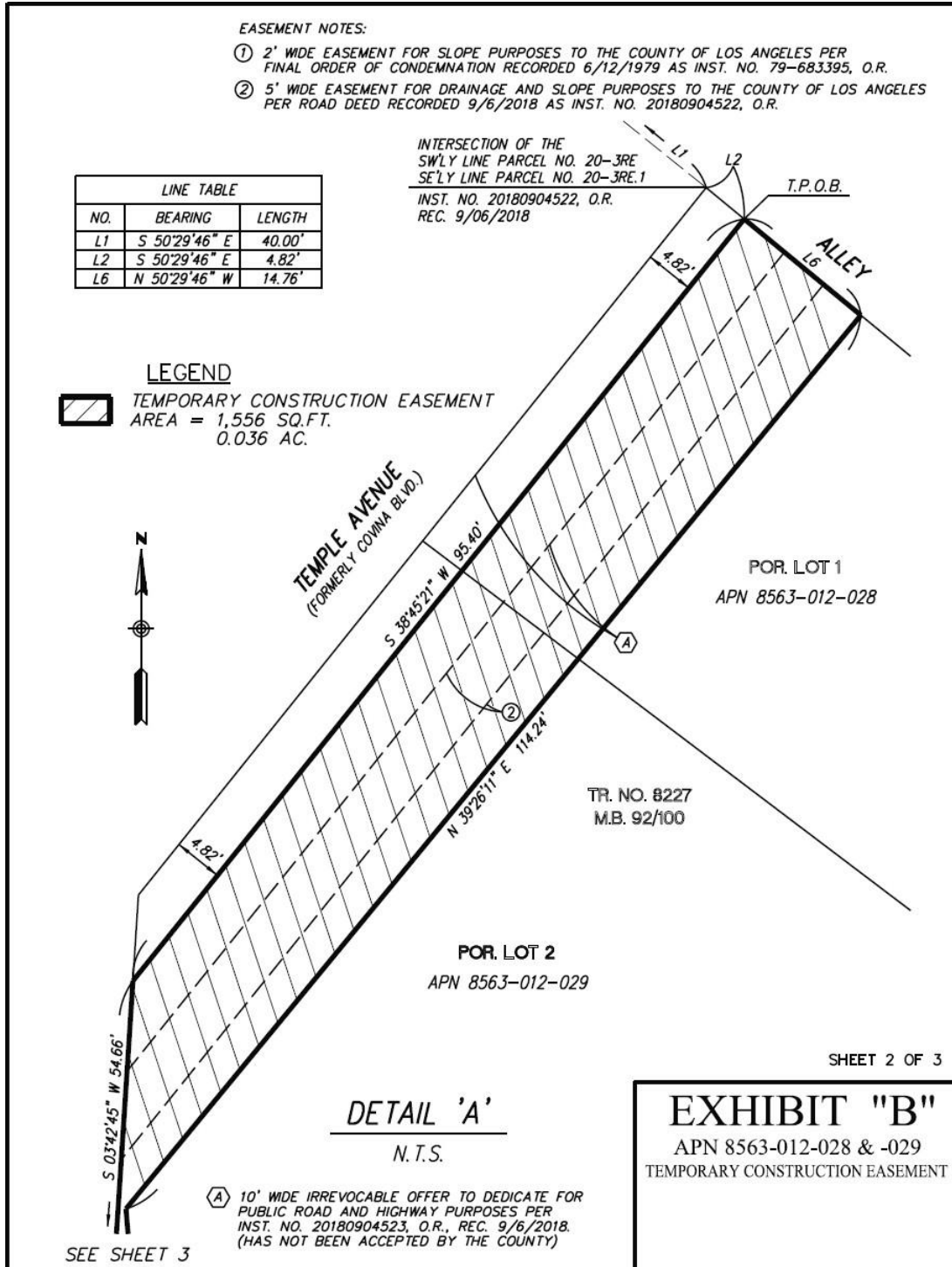
Temporary Construction Easement (Sheet 1 of 3)



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

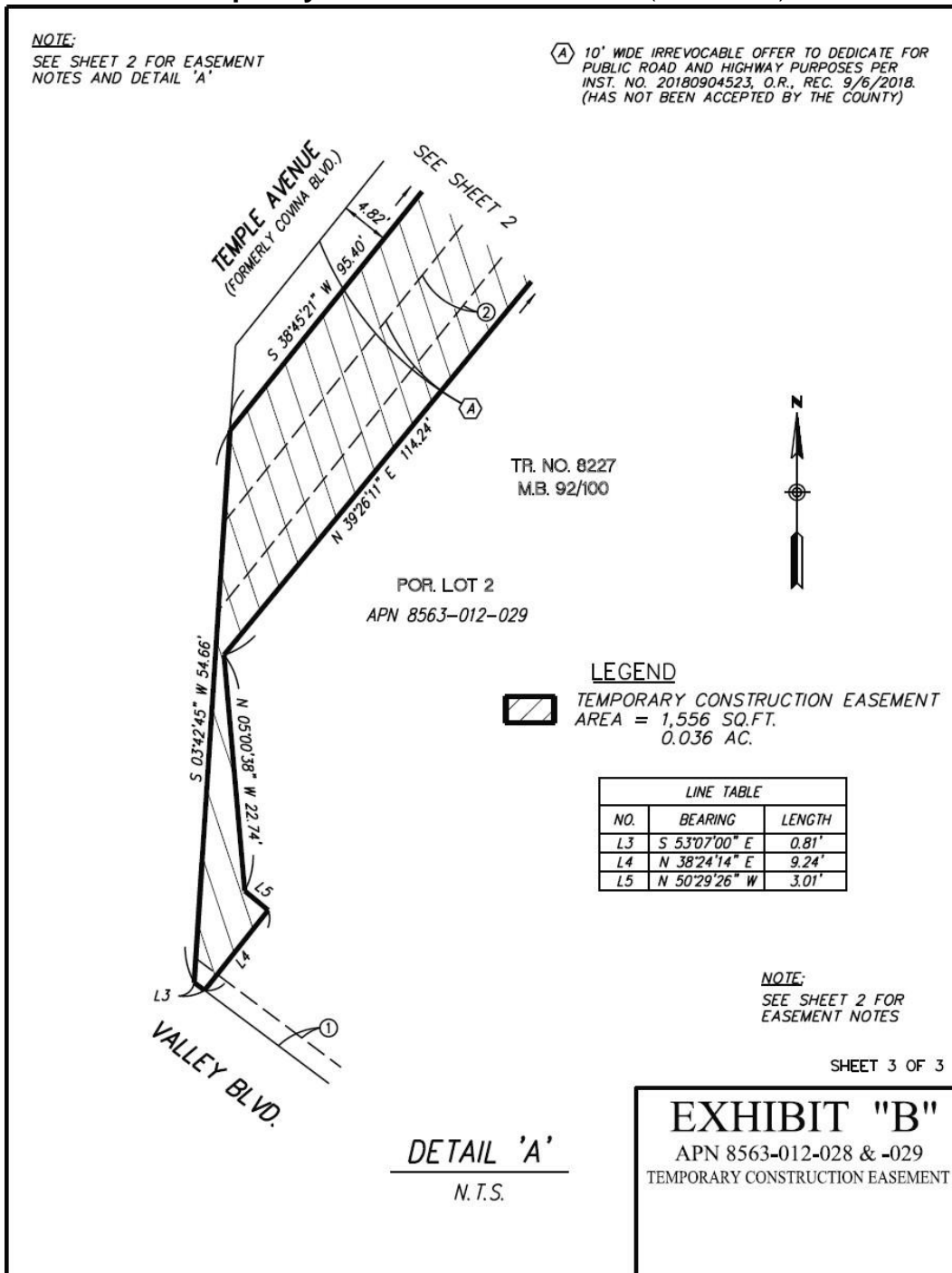
Temporary Construction Easement (Sheet 2 of 3)



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

Temporary Construction Easement (Sheet 3 of 3)



Affects APN 8563-012-028 & -029

Project Parcel Numbers I-605-4-1 & 4-2

13009 Valley Boulevard

APN's 8563-012-028, -029

TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)

The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee to Grantor or (ii) January 11, 2027.

The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10:00PM to 5:00AM ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.

No construction work shall occur in the TCE area except during the Construction Period.

During the Construction Period, the TCE will be exclusive; however, access via the Temple Avenue driveway may be available to the extent that actual construction work is not occurring on said driveway at that time. Vehicular and pedestrian access during the Construction Period will be available at all times via the Valley Boulevard driveway.

Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.

remove

EXHIBIT A-4

LEGAL DESCRIPTION

Project Parcel I-605-5-1

Partial Fee (Sheet 1 of 2)

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED APRIL 6, 2015 AS INSTRUMENT NO. 20150370535, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), 30.00 FOOT HALF-STREET WIDTH, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 363.28 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LAND;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID SOUTHEASTERLY PROLONGATION NORTH 50°29'46" WEST, 30.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THE LAND NORTH 50°29'46" WEST, 20.55 FEET TO A LINE THAT IS PARALLEL WITH AND 20.55 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF;

THENCE LEAVING SAID SOUTHWESTERLY LINE OF THE LAND AND ALONG SAID PARALLEL LINE NORTH 38°45'21" EAST, 82.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 991.38 FEET;

THENCE LEAVING SAID PARALLEL LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'33" AN ARC LENGTH OF 39.95 FEET;

THENCE NORTH 36°26'48" EAST, 53.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.35 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'05" AN ARC LENGTH OF 22.53 FEET;

THENCE NORTH 56°11'53" EAST, 20.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.76 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'00" AN ARC LENGTH OF 12.52 FEET;

remove

EXHIBIT A-4

~~LEGAL DESCRIPTION~~

~~Project Parcel I-605-5-1~~

~~Partial Fee~~ (Sheet 2 of 2)

~~THENCE NORTH 44°11'54" EAST, 8.21 FEET;~~

~~THENCE SOUTH 52°36'25" EAST, 3.84 FEET TO THE SOUTHEASTERLY LINE OF SAID LAND;~~

~~THENCE ALONG SAID SOUTHEASTERLY LINE OF THE LAND SOUTH 36°47'31" WEST,
168.14 FEET;~~

~~THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF THE LAND SOUTH 31°06'57"
WEST, 10.71 FEET;~~

~~THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF THE LAND SOUTH 38°45'21"
WEST, 60.01 FEET TO THE TRUE POINT OF BEGINNING.~~

~~THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 4,098 SQUARE FEET OR 0.094
ACRES, MORE OR LESS.~~

~~THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA
COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL
DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.~~

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-4", ATTACHED HERETO AND
MADE A PART HEREOF.~~

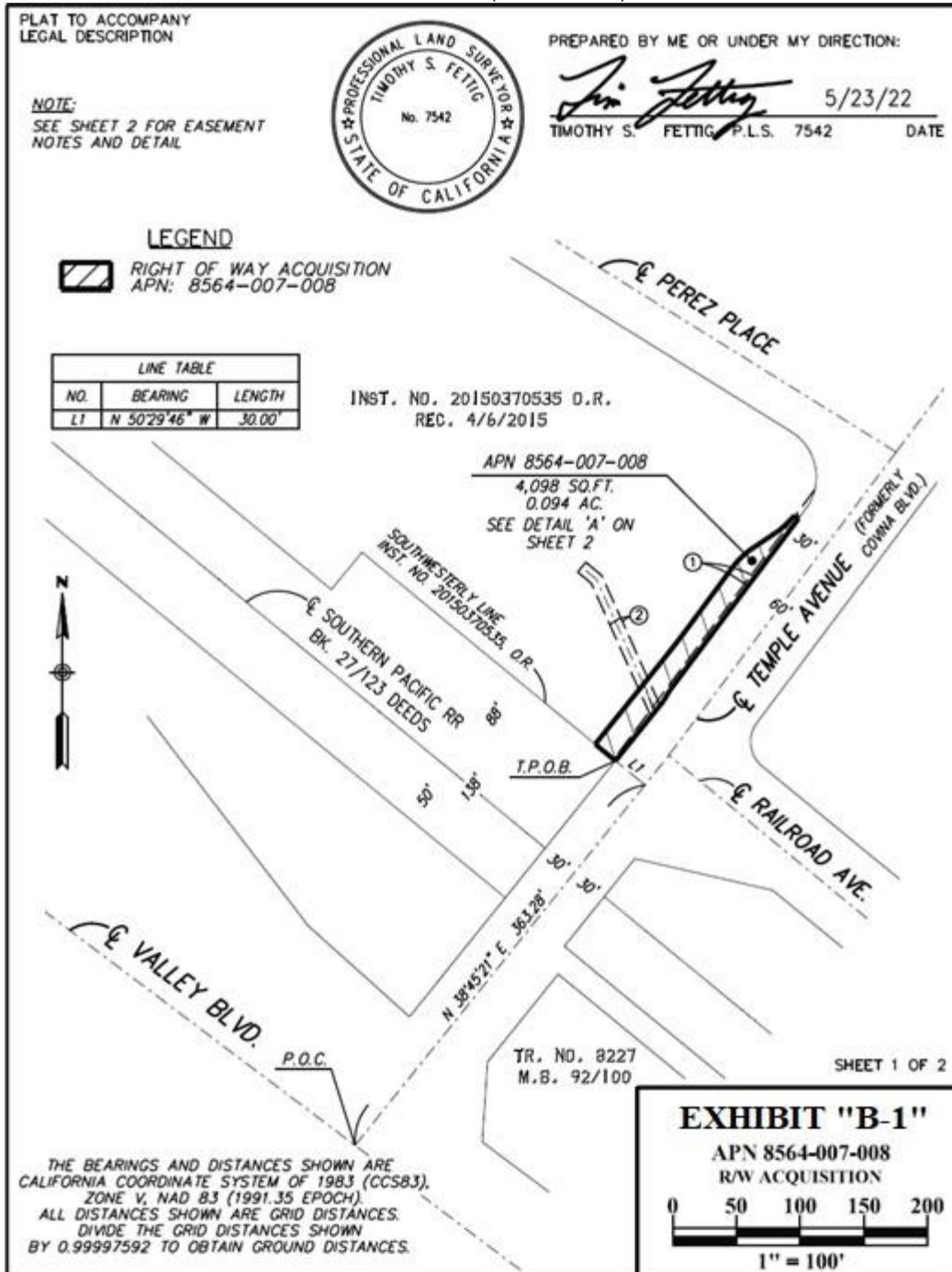
~~Affects APN 8564-007-008~~

remove

EXHIBIT B-4

PLAT MAP
Project Parcel I-605-5-1

Partial Fee (Sheet 1 of 2)



Affects APN 8564-007-008

EXHIBIT B-4

remove

PLAT MAP
Project Parcel I-605-5-1

Partial Fee (Sheet 2 of 2)

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EASEMENT NOTES:

- ① ESMT. FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER DEED REC. 11/7/1994 AS INST NO. 1994-2016677, O.R.
- ② 10.00' ESMT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED 5/27/1957 IN BOOK 54615/298, O.R.
- ③ COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY PER DOCUMENT REC. 9/27/2013 AS INST. NO. 2013-1406949, O.R. - RESTRICTION IS OVER ENTIRE PROPERTY.

LEGEND



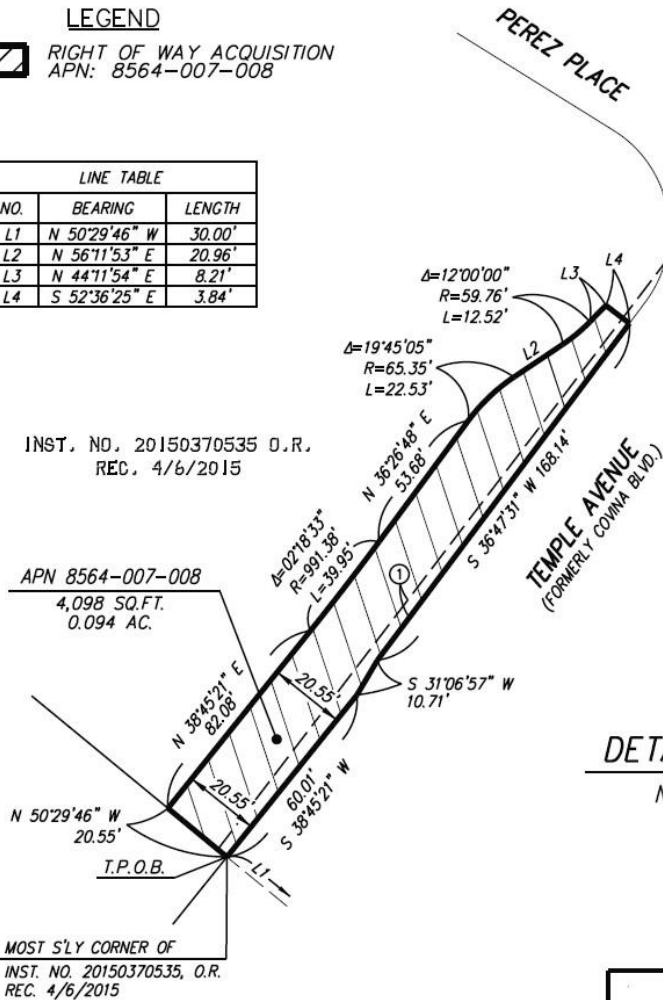
RIGHT OF WAY ACQUISITION
APN: 8564-007-008

LINE TABLE

NO.	BEARING	LENGTH
L1	N 50°29'46" W	30.00'
L2	N 56°11'53" E	20.96'
L3	N 44°11'54" E	8.21'
L4	S 52°36'25" E	3.84'

INST. NO. 20150370535 O.R.
REC. 4/6/2015

APN 8564-007-008
4,098 SQ.FT.
0.094 AC.



DETAIL 'A'

N.T.S.

SHEET 2 OF 2

EXHIBIT "B-1"

APN 8564-007-008
R/W ACQUISITION

Affects APN 8564-007-008

remove

EXHIBIT A-5

LEGAL DESCRIPTION
Project Parcel I-605-5-2

Temporary Construction Easement (Sheet 1 of 2)

remove

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED APRIL 6, 2015 AS INSTRUMENT NO. 20150370535, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), 30.00 FOOT HALF-STREET WIDTH, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 363.28 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LAND;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID SOUTHEASTERLY PROLONGATION NORTH 50°29'46" WEST, 30.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THE LAND NORTH 50°29'46" WEST, 20.55 FEET TO A LINE THAT IS PARALLEL WITH AND 20.55 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHWESTERLY LINE OF THE LAND AND ALONG SAID PARALLEL LINE NORTH 38°45'21" EAST, 82.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 991.38 FEET;

THENCE LEAVING SAID PARALLEL LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'33" AN ARC LENGTH OF 39.95 FEET;

THENCE NORTH 36°26'48" EAST, 53.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.35 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'05" AN ARC LENGTH OF 22.53 FEET;

THENCE NORTH 56°11'53" EAST, 20.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.76 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'00" AN ARC LENGTH OF 12.52 FEET;

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-5", ATTACHED HERETO AND MADE A PART HEREOF.~~

~~Affects APN 8564-007-008~~

EXHIBIT A-5

remove

LEGAL DESCRIPTION
Project Parcel L 605-5-2

Temporary Construction Easement (Sheet 2 of 2)

THENCE NORTH 44°11'54" EAST, 8.21 FEET;

THENCE NORTH 59°57'06" WEST, 10.31 FEET;

THENCE SOUTH 44°11'54" WEST, 5.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.76 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'00" AN ARC LENGTH OF 10.42 FEET;

THENCE SOUTH 56°11'53" WEST, 13.09 FEET;

THENCE SOUTH 39°34'49" WEST, 182.77 FEET;

THENCE SOUTH 37°35'06" WEST, 25.53 FEET TO SAID SOUTHWESTERLY LINE OF THE LAND;

THENCE ALONG SAID SOUTHWESTERLY LINE OF THE LAND SOUTH 50°29'46" EAST, 9.30 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 1,957 SQUARE FEET OR 0.045 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-5", ATTACHED HERETO AND MADE A PART HEREOF.~~

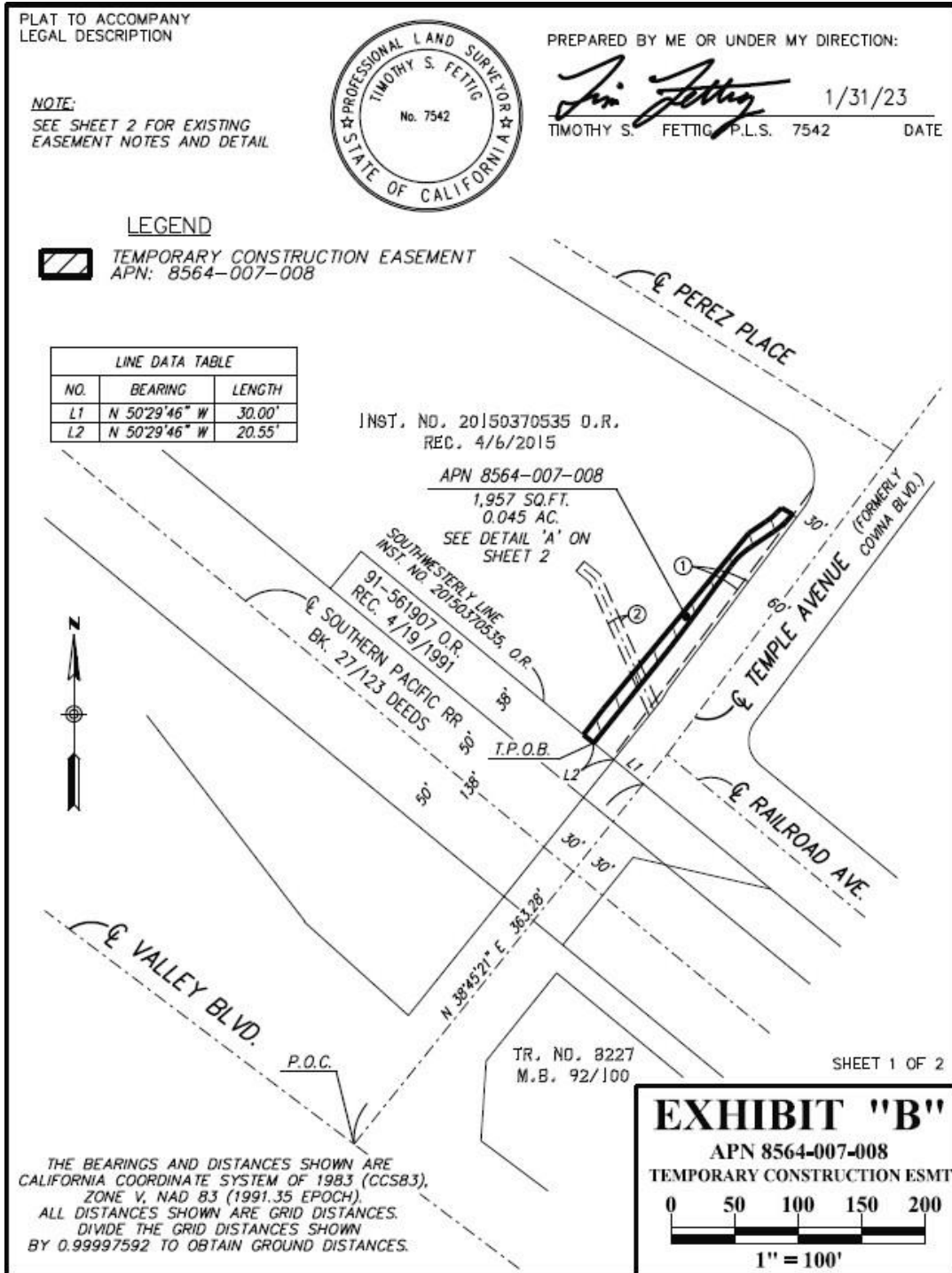
~~Affects APN 8564-007-008~~

remove

EXHIBIT B-5

PLAT MAP
Project Parcel I 605-5-2

Temporary Construction Easement (Sheet 1 of 2)



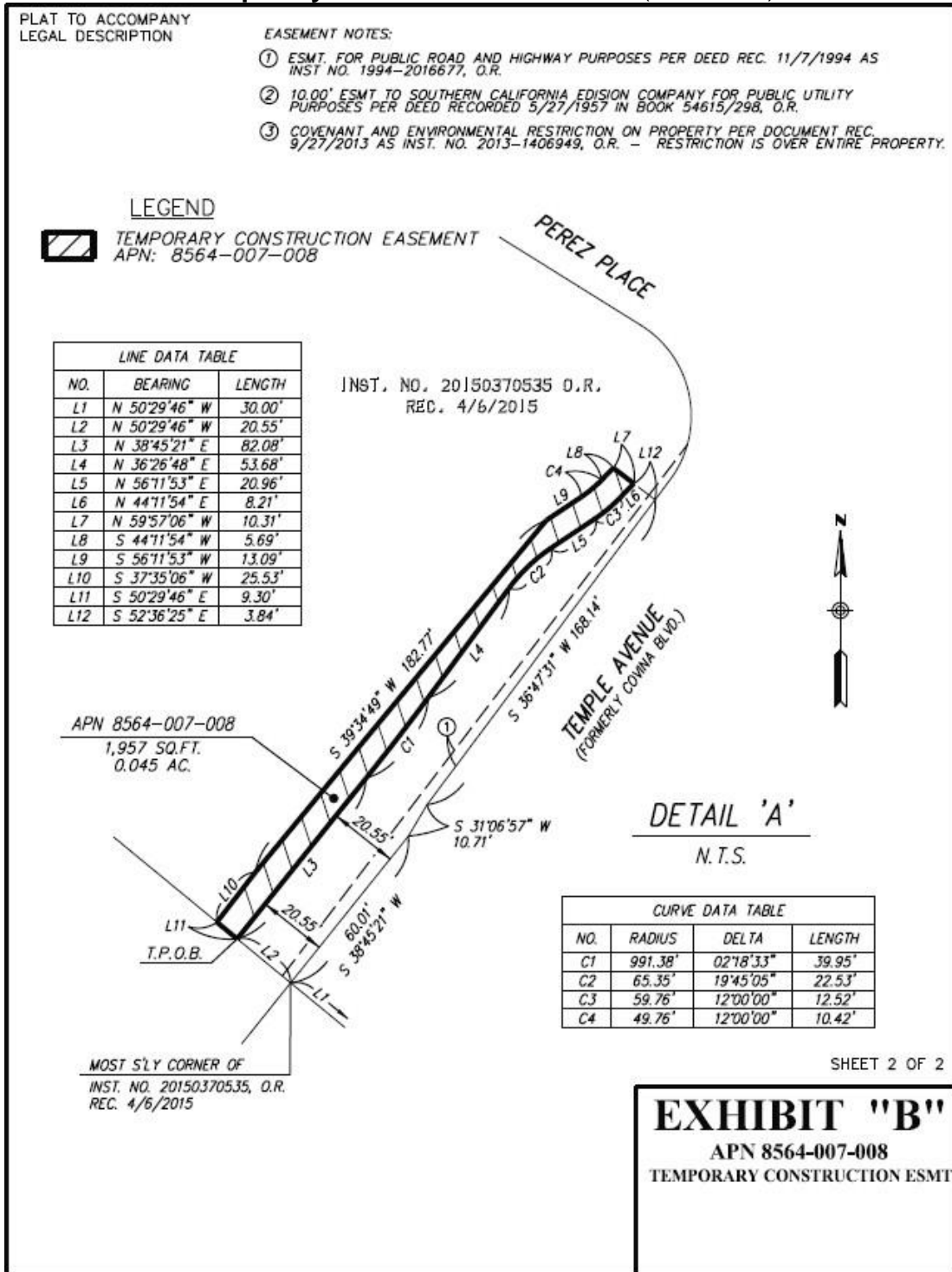
Affects APN 8564-007-008

remove

EXHIBIT B-5

PLAT MAP
Project Parcel I 605-5-2

Temporary Construction Easement (Sheet 2 of 2)



Affects APN 8564-007-008

remove

Project Parcel Numbers I-605-5-1 & 5-2

13001 Temple Avenue

APNS 8564-007-008

~~TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)~~

~~The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee to Grantor or (ii) January 11, 2027.~~

~~The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10pm to 5am ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.~~

~~No construction work shall occur in the TCE area except during the Construction Period.~~

~~During the Construction Period, the TCE will be exclusive; however, emergency pedestrian access to the three pathways along Temple Avenue will remain available at all times. Vehicular and pedestrian access during the Construction Period will remain available at all times via the Perez Place driveway.~~

~~Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.~~

remove

EXHIBIT A-6

LEGAL DESCRIPTION
Project Parcel I-605-8-1

Partial Fee (Sheet 1 of 2)

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 29, 1972 AS INSTRUMENT NO. 3823, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF TEMPLE AVENUE (FORMERLY COVINA BOULEVARD) AND RAILROAD AVENUE;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH $36^{\circ}47'31''$ EAST, 279.90 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH $53^{\circ}12'29''$ EAST, 40.00 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS DESCRIBED IN THE EASEMENT DEED RECORDED AUGUST 20, 1987, AS INSTRUMENT NO. 87-1327511, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHEASTERLY LINE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHEASTERLY LINE AND CONTINUING SOUTH $53^{\circ}12'29''$ EAST, 18.40 FEET;

THENCE SOUTH $19^{\circ}12'24''$ WEST, 9.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 22.61 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH $19^{\circ}12'24''$ EAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $72^{\circ}35'30''$ AN ARC LENGTH OF 28.65 FEET;

THENCE SOUTH $36^{\circ}36'54''$ WEST, 186.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 37.61 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}22'59''$ AN ARC LENGTH OF 25.20 FEET TO THE EASTERLY LINE OF SAID PARCEL A, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS SOUTH $62^{\circ}27'51''$ WEST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $64^{\circ}19'40''$ AN ARC LENGTH OF 28.07 FEET TO SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE NORTH $36^{\circ}47'31''$ EAST, 217.91 FEET TO THE **TRUE POINT OF BEGINNING**;

remove

EXHIBIT A-6

~~LEGAL DESCRIPTION~~

~~Project Parcel I 605-8-1~~

~~**Partial Fee** (Sheet 2 of 2)~~

~~THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 1,551 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.~~

~~THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.~~

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-6", ATTACHED HERETO AND MADE A PART HEREOF.~~

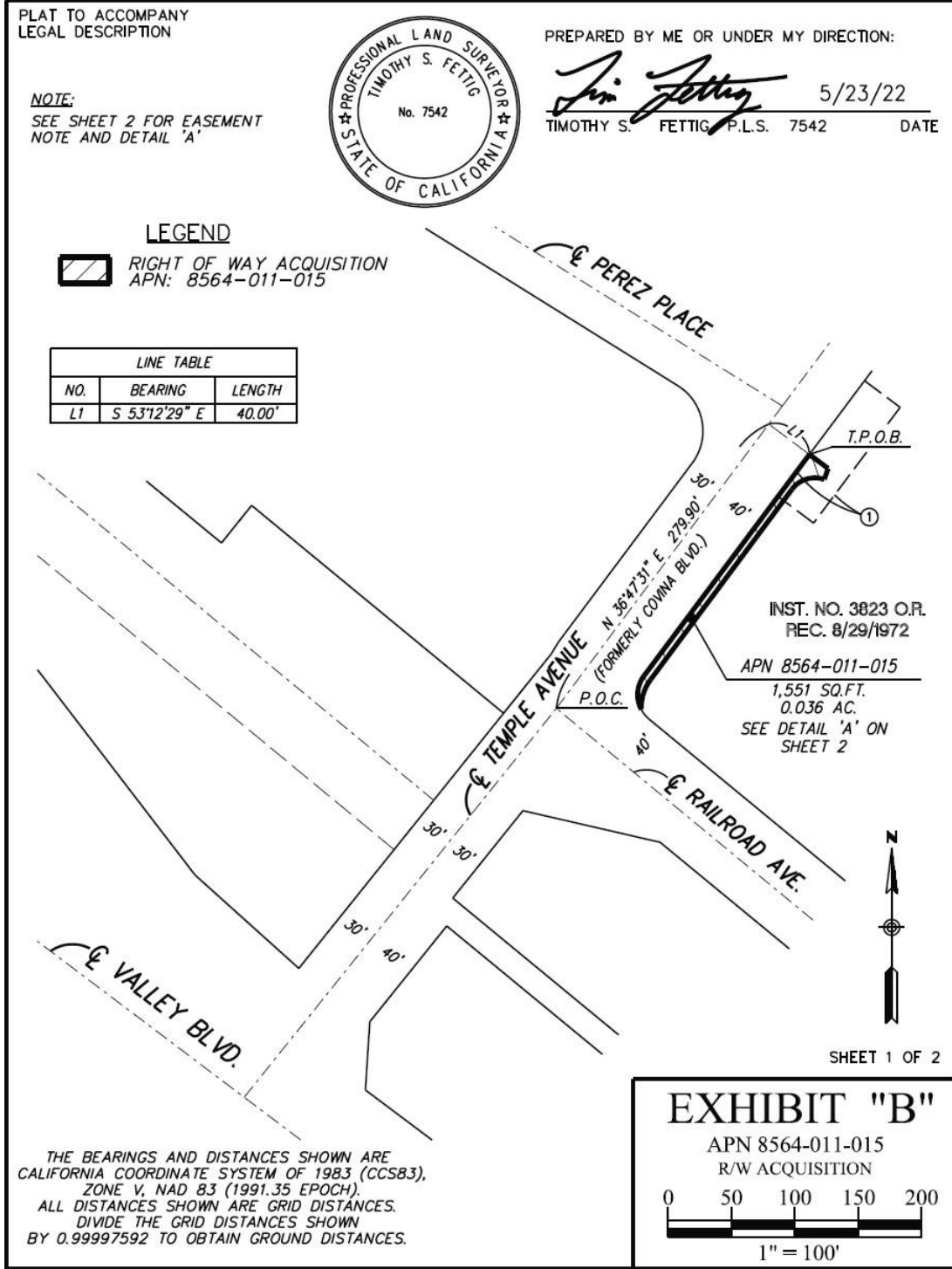
~~Affects APN 8564-011-015~~

remove

EXHIBIT B-6

PLAT MAP
Project Parcel I-605-8-1

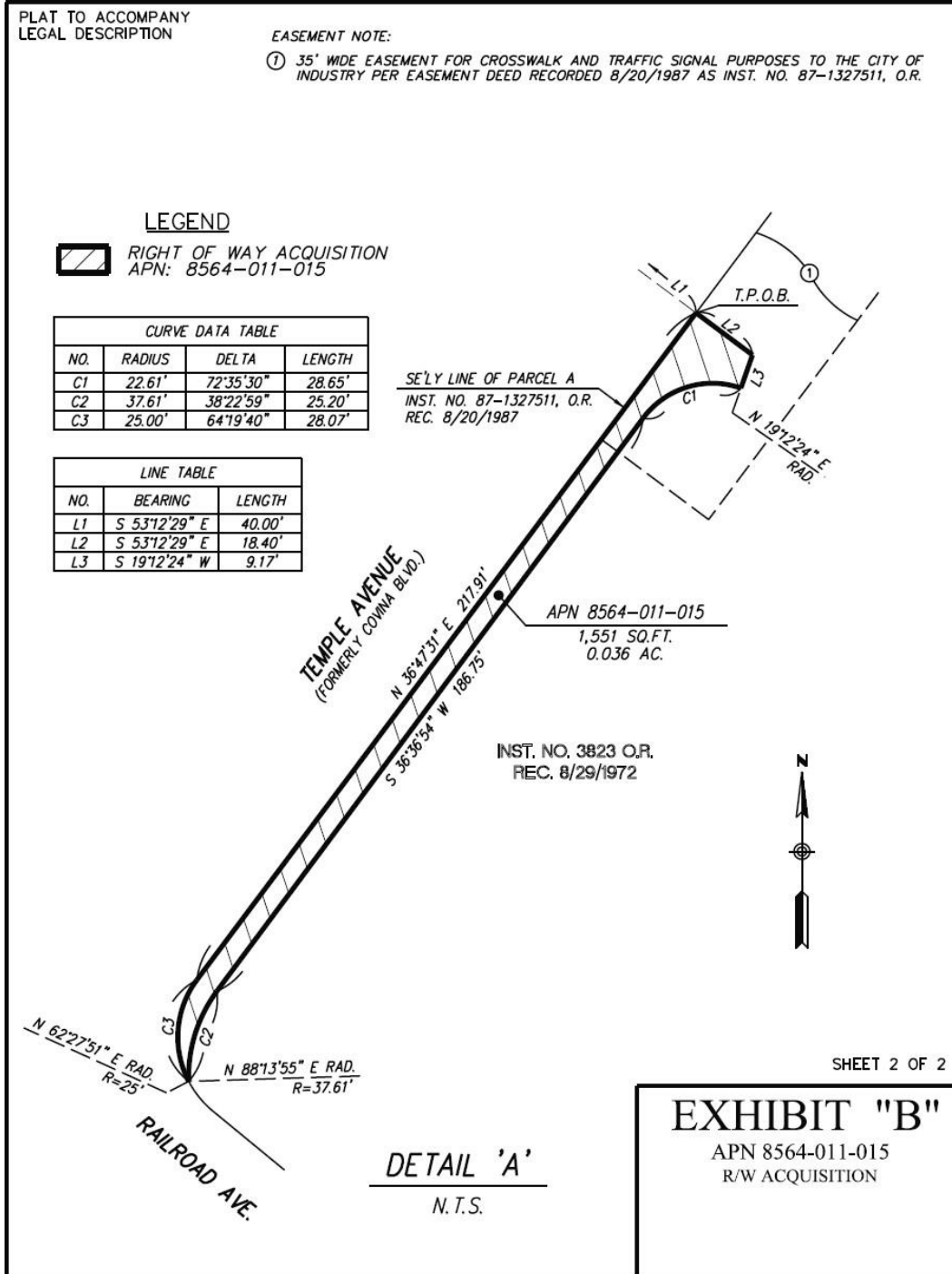
Partial Fee (Sheet 1 of 2)



remove

PLAT MAP
Project Parcel I-605-8-1

Partial Fee (Sheet 2 of 2)



Affects APN 8564-011-015

remove

EXHIBIT A-7

LEGAL DESCRIPTION

Project Parcel I-605-8-2

Temporary Construction Easement (Sheet 1 of 2)

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 29, 1972 AS INSTRUMENT NO. 3823, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF TEMPLE AVENUE (FORMERLY COVINA BOULEVARD) AND RAILROAD AVENUE;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH $36^{\circ}47'31''$ EAST, 279.90 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH $53^{\circ}12'29''$ EAST, 40.00 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS DESCRIBED IN THE EASEMENT DEED RECORDED AUGUST 20, 1987, AS INSTRUMENT NO. 87-1327511, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHEASTERLY LINE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID SOUTHEASTERLY LINE AND CONTINUING SOUTH $53^{\circ}12'29''$ EAST, 18.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $19^{\circ}12'24''$ WEST, 9.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 22.61 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH $19^{\circ}12'24''$ EAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $72^{\circ}35'30''$ AN ARC LENGTH OF 28.65 FEET;

THENCE SOUTH $36^{\circ}36'54''$ WEST, 186.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 37.61 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}22'59''$ AN ARC LENGTH OF 25.20 FEET TO THE EASTERLY LINE OF SAID PARCEL A, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS SOUTH $62^{\circ}27'51''$ WEST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}57'37''$ AN ARC LENGTH OF 10.02 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAILROAD AVENUE, 40.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE SOUTH $50^{\circ}29'46''$ EAST, 7.24 FEET;

remove

EXHIBIT A-7

LEGAL DESCRIPTION

Project Parcel I-605-8-2

Temporary Construction Easement (Sheet 2 of 2)

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 36°36'54" EAST, 211.23 FEET;

THENCE NORTH 81°42'13" EAST, 16.94 FEET;

THENCE NORTH 36°36'54" EAST, 20.00 FEET TO A LINE THAT BEARS SOUTH 53°12'29" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LINE NORTH 53°12'29" WEST, 23.90 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 6,079 SQUARE FEET OR 0.140 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

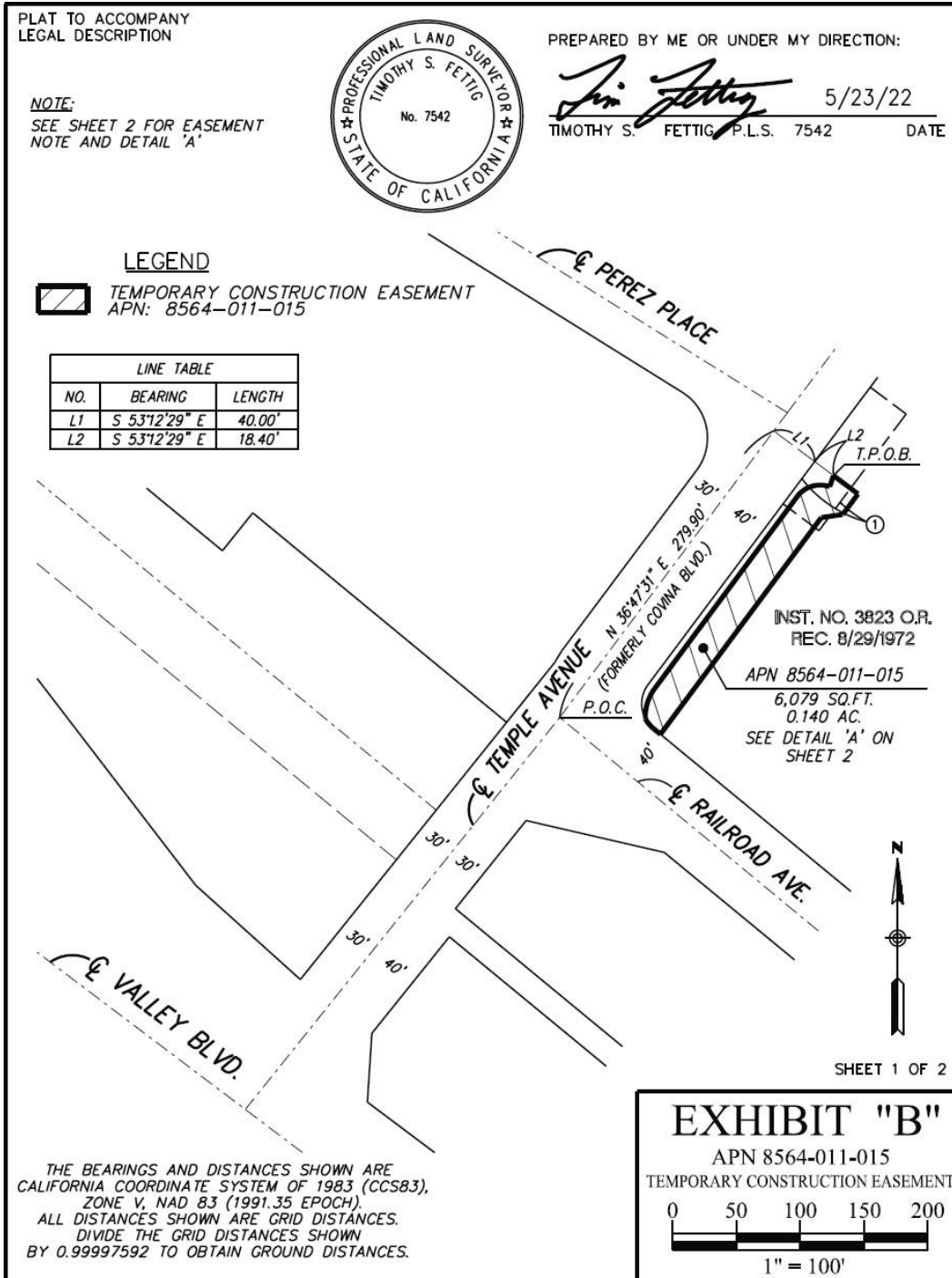
~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-7", ATTACHED HERETO AND MADE A PART HEREOF.~~

remove

EXHIBIT B-7

PLAT MAP
Project Parcel I 605-8-2

Temporary Construction Easement (Sheet 1 of 2)



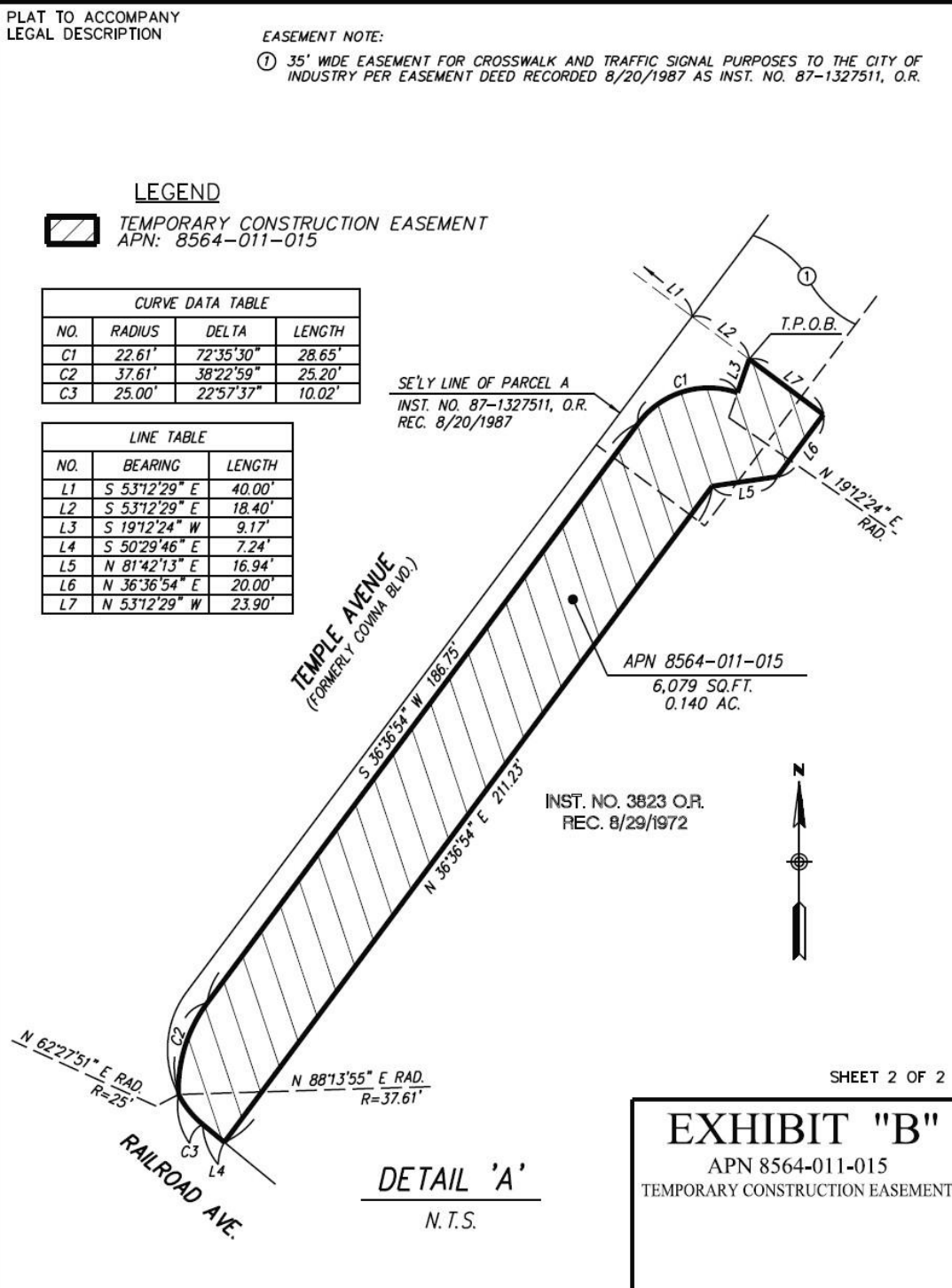
Affects APN 8564-011-015

remove

EXHIBIT B-7

PLAT MAP
Project Parcel I-605-8-2

Temporary Construction Easement (Sheet 2 of 2)



Affects APN 8564-011-015

remove

~~Project Parcel Numbers I-605-8-1 & 8-2~~

~~13000 Temple Avenue~~

~~APNS 8564-011-015~~

~~**TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)**~~

~~The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee to Grantor or (ii) **January 11, 2027**.~~

~~The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10pm to 5am ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.~~

~~No construction work shall occur in the TCE area except during the Construction Period.~~

~~During the Construction Period, the TCE will be exclusive. Vehicular and pedestrian access during the Construction Period will remain available at all times via the main driveway off the Temple Av./Perez Pl. intersection. Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.~~

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY INTEREST NECESSARY FOR PUBLIC
PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF THROUGH THE
EXERCISE OF EMINENT DOMAIN
INTERSTATE 605 (I-605) VALLEY BOULEVARD INTERCHANGE IMPROVEMENT
PROJECT, ("PROJECT")
APN: 8110-023-024 and 8110-023-025, Project Parcel I-605-1**

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 Interest described hereinafter is 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 1240.410, 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The Property Interest to be acquired is situated on APNs 8110-023-024 and 8110-023-025, and consists of a 776-square-foot, 26-month Temporary Construction Easement, more specifically described and depicted in Exhibit "A-1", Exhibit "B-1", and Exhibit "C-1" (hereinafter referred to as "TCE" or the "Property Interest"). All referenced exhibits are attached hereto and incorporated herein.

Section 4.

(a.) The acquisition of the above-described Property Interest is necessary for the development, construction, operation, and maintenance of the I-605/Valley Boulevard Interchange Improvement Project ("Project");

- (b.) The Project Approval and Environmental Document (PAED) Phase of the project was approved by Caltrans in January 2019. A Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI) was prepared pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), respectively.
- (c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property Interest 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 proposed Project;
- (b.) 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;
- (c.) The Property Interest sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and said offer was transmitted together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, which offer and accompanying statements/summaries were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Section 6.

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

Section 7.

That notice of intention to adopt this resolution was given by first class mail to each person whose Property Interest is to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein and each person whose Property Interest is 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 Interest described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interest 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 scope and descriptions of easements or other Property Interest 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.

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 Metropolitan Transportation Authority at a meeting held on the 27th day of June 2024.

Date: _____

COLLETTE LANGSTON
LACMTA Board Clerk

ATTACHMENTS

Exhibit A – TCE Legal Description

Exhibit B – TCE Plat Map

Exhibit C – TCE Terms

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

THOSE PORTIONS OF PARCELS 1 AND 2, IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED JULY 10, 2019 AS INSTRUMENT NO. 20190664328, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID VALLEY BOULEVARD NORTH 52°57'06" WEST, 183.12 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH 37°02'54" WEST, 50.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2, THE NORTHEASTERLY LINES OF SAID PARCELS 1 AND 2 ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHEASTERLY LINE OF PARCEL 2 AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 37°02'57" WEST, 5.99 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 53°43'30" WEST, 114.67 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 37°02'57" EAST, 7.54 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;

THENCE LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID NORTHEASTERLY LINES OF PARCELS 1 AND 2 SOUTH 52°57'06" EAST, 114.66 FEET TO THE TRUE POINT OF BEGINNING.

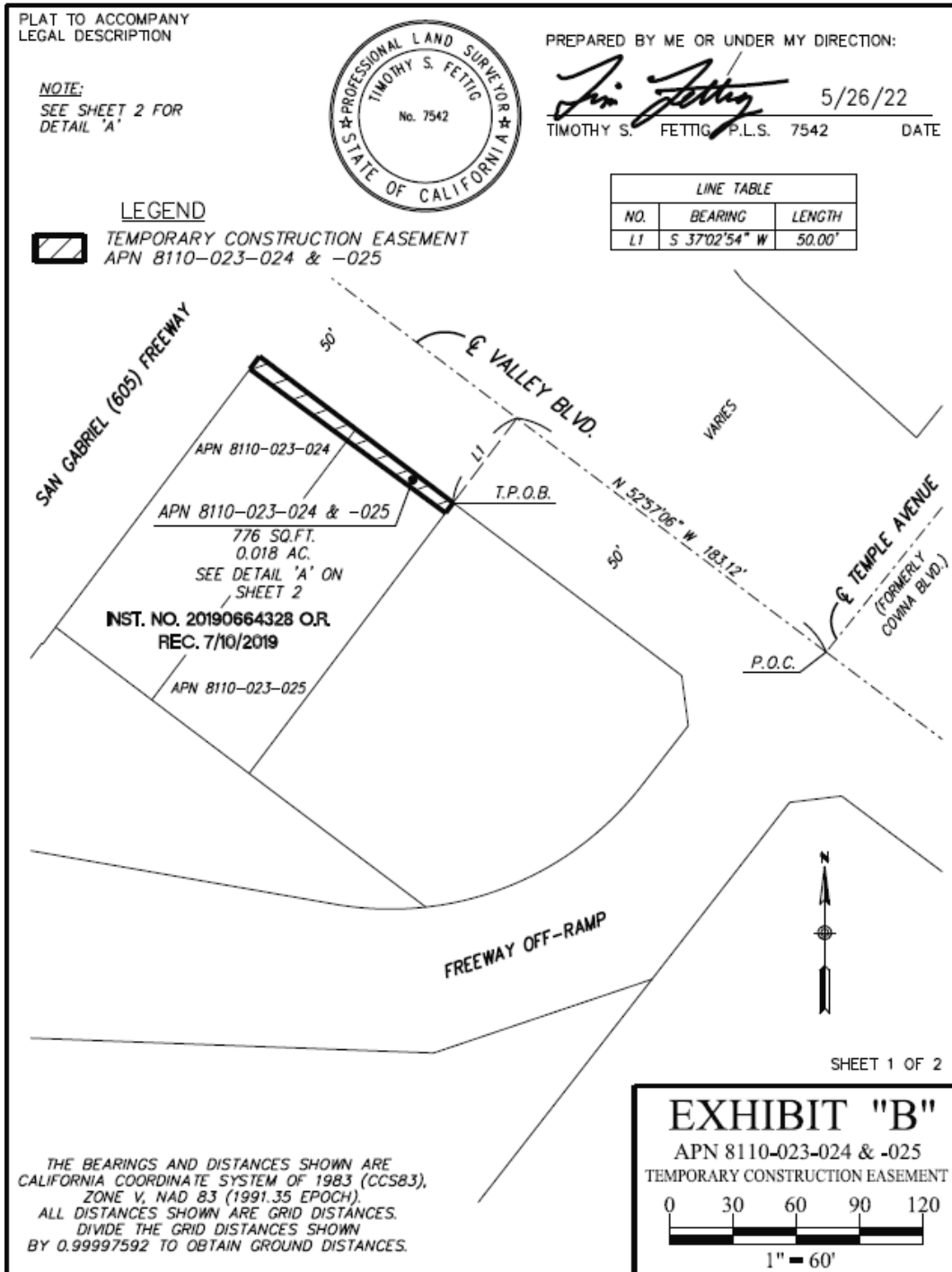
THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 776 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

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

Affects APN: 8110-023-024 and APN 8110-023-025

PLAT MAP
 TEMPORARY CONSTRUCTION EASEMENT



Affects APN: 8110-023-024 and APN 8110-023-025

EXHIBIT "C"

Project Parcel I-605-1

12900 Valley Boulevard

APN's 8110-023-024, -025

TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)

The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee (LACMTA) to Grantor (Owner) or (ii) January 11, 2027.

The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10:00 PM to 5:00AM ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.

No construction work shall occur in the TCE area except during the Construction Period.

During the Construction Period, the TCE will be exclusive; however, construction will occur at only one driveway at a time, and in regard to construction occurring on the southeasterly driveway opposite the main gate, at least one half of said driveway will remain open and available for access purposes at all times. Trees, planters and metal posts to remain in place.

Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY INTEREST NECESSARY FOR PUBLIC
PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF THROUGH THE
EXERCISE OF EMINENT DOMAIN
INTERSTATE 605 (I-605) VALLEY BOULEVARD INTERCHANGE IMPROVEMENT
PROJECT, (“PROJECT”)
APN: 8563-012-028 and 8563-012-029; Project Parcels I-605-4-1 and I-605-4-2**

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 Interests 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 1240.410, 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The Property Interests to be acquired are situated on APNs 8563-012-028 and 8563-012-029 and consist of: (1) a 444± square foot fee simple interest, more specifically described and depicted in Exhibits “A-2” and “B-2” (“Fee Interest”); and (2) a 1,556± square foot, 26-month Temporary Construction Easement, more specifically described and depicted in Exhibits “A-3”, “B-3”, and C (“TCE”) (hereinafter the TCE and Fee Interest are referred to as the “Property Interests”). All referenced exhibits are attached hereto and incorporated herein.

Section 4.

(a.) The acquisition of the above-described Property Interests is necessary for the development, construction, operation, and maintenance of the I-605/Valley Boulevard Interchange Improvement Project (“Project”);

- (b.) The Project Approval and Environmental Document (PAED) Phase of the project was approved by Caltrans in January 2019. A Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI) was prepared pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), respectively.
- (c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property Interests 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 proposed Project;
- (b.) 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;
- (c.) The Property Interests sought to be acquired, which has been described herein, are necessary for the proposed Project;
- (d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and said offer was transmitted together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, which offers and accompanying statements/summaries were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

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 each person whose Property Interests are 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 Interests that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property Interests, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scope and descriptions of easements or other 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.

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 Metropolitan Transportation Authority at a meeting held on the 27th day of June 2024.

COLLETTE LANGSTON
LACMTA Board Clerk

Date: _____

ATTACHMENTS

- Exhibit A-2 – Fee Interest Legal Description
- Exhibit B-2 – Fee Interest Plat Map
- Exhibit A-3 – TCE Legal Description
- Exhibit B-3 – TCE Plat Map
- Exhibit C-3 – TCE Terms

LEGAL DESCRIPTION

Project Parcel I-605-4-1

Fee Interest

THOSE PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 8227, IN THE UNINCORPORATED AREA KNOWN AS LA PUENTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 92, PAGE 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 205.26 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL NO. 20-3RE, AS DESCRIBED IN THE ROAD DEED RECORDED SEPTEMBER 6, 2018, AS INSTRUMENT NO. 20180904522, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHWESTERLY PROLONGATION SOUTH 50°29'46" EAST, 40.00 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF PARCEL NO. 20-3RE.1, AS DESCRIBED IN SAID ROAD DEED, SAID SOUTHEASTERLY LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE SOUTH 50°29'46" EAST, 4.82 FEET TO A LINE THAT IS PARALLEL WITH AND 4.82 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE SOUTH 38°45'21" WEST, 95.40 FEET TO THE EASTERLY LINE OF SAID PARCEL NO. 20-3RE.1;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EASTERLY LINE NORTH 03°42'45" EAST, 8.40 FEET TO SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE NORTH 38°45'21" EAST, 88.59 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 444 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

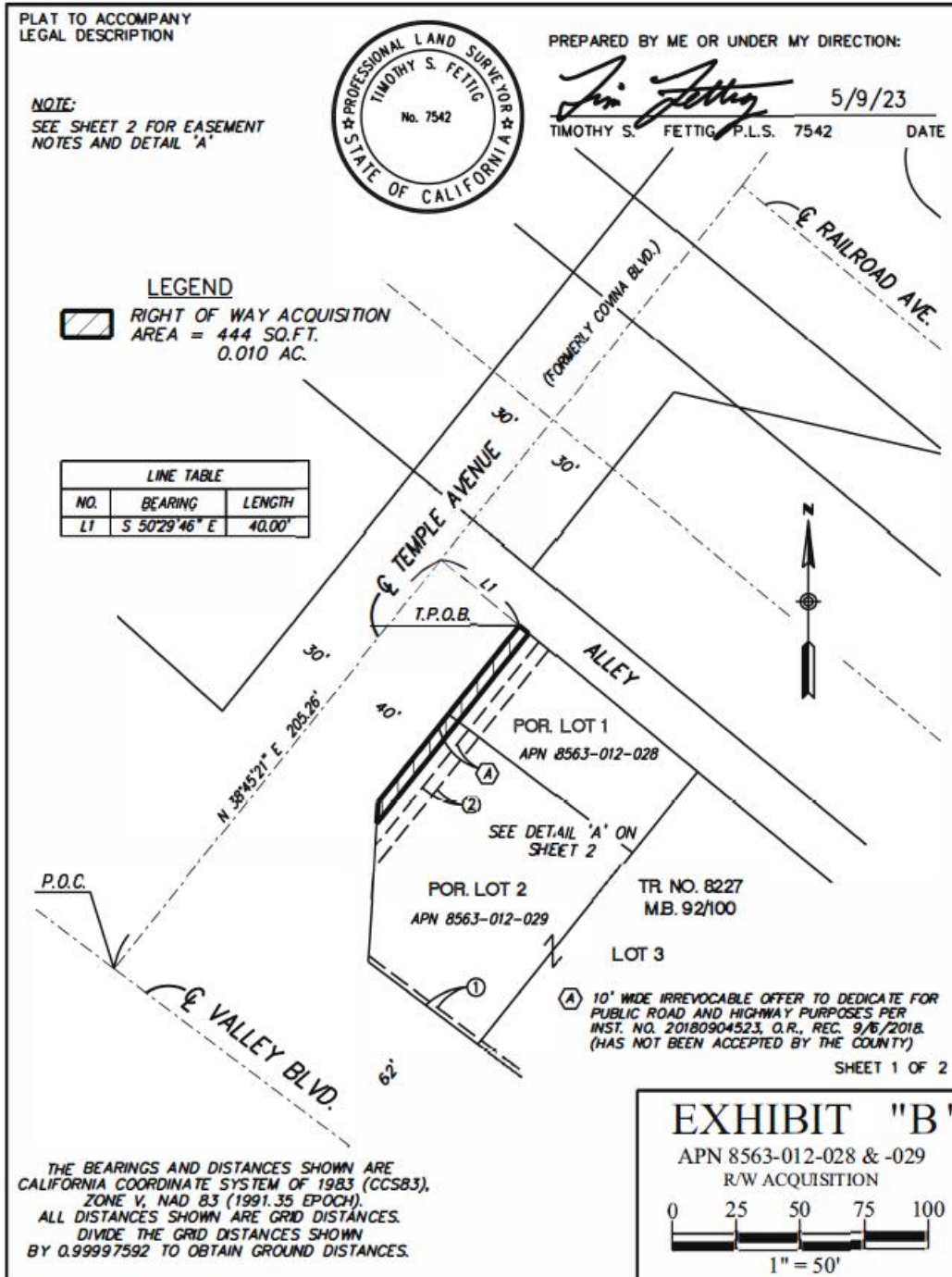
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-2", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel-605-4-1

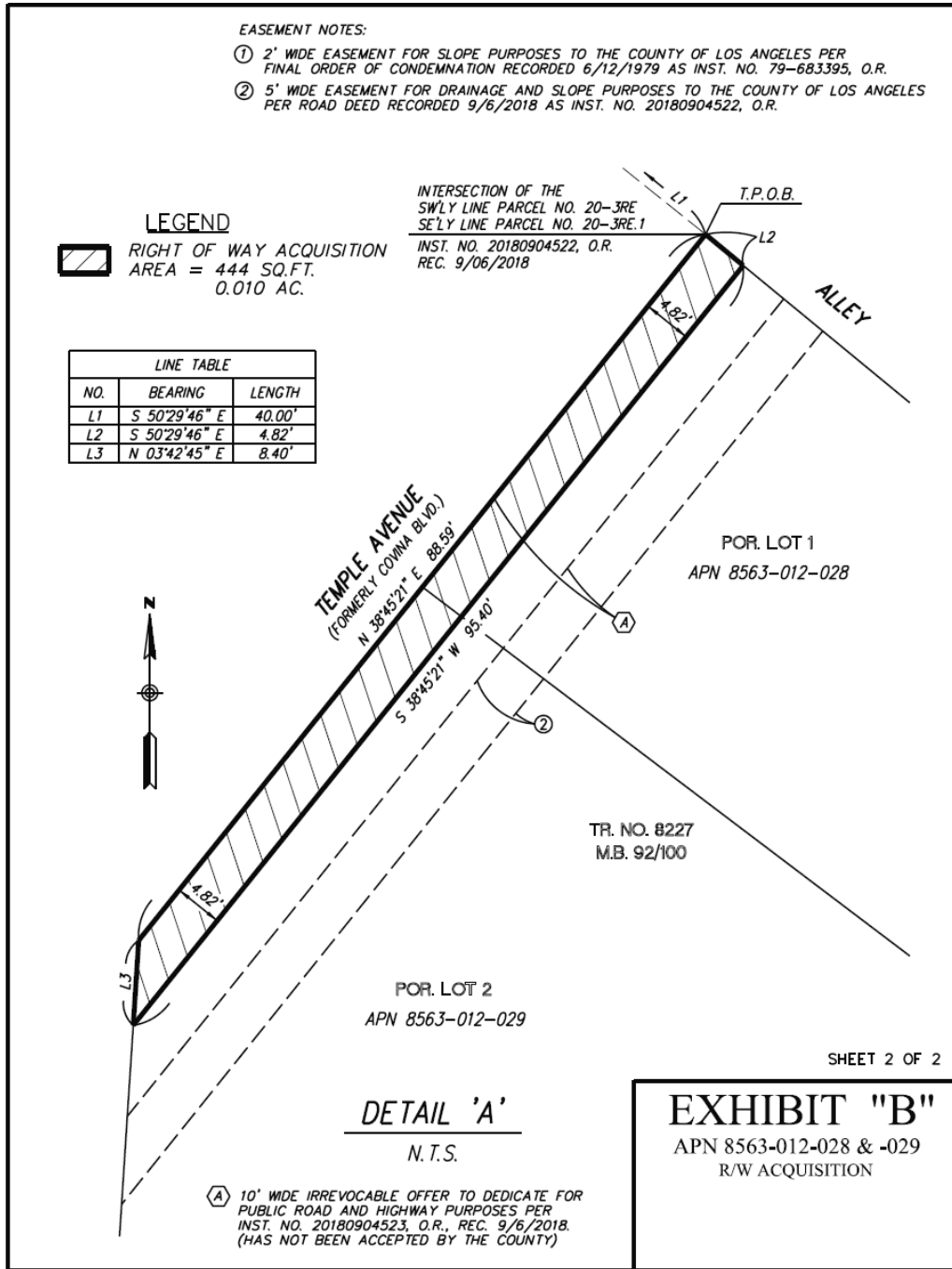
Fee Interest



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-1

Fee Interest



Affects APN 8563-012-028 & -029

LEGAL DESCRIPTION

Project Parcel I-605-4-2

Temporary Construction Easement

THOSE PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 8227, IN THE UNINCORPORATED AREA KNOWN AS LA PUENTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 92, PAGE 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 205.26 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL NO. 20-3RE, AS DESCRIBED IN THE ROAD DEED RECORDED SEPTEMBER 6, 2018, AS INSTRUMENT NO. 20180904522, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHWESTERLY PROLONGATION SOUTH 50°29'46" EAST, 40.00 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF PARCEL NO. 20-3RE.1, AS DESCRIBED IN SAID ROAD DEED, SAID SOUTHEASTERLY LINE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID NORTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE SOUTH 50°29'46" EAST, 4.82 FEET TO A LINE THAT IS PARALLEL WITH AND 4.82 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHEASTERLY LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE SOUTH 38°45'21" WEST, 95.40 FEET TO THE EASTERLY LINE OF SAID PARCEL NO. 20-3RE.1;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EASTERLY LINE SOUTH 03°42'45" WEST, 54.66 FEET TO THE NORTHEASTERLY LINE OF PARCEL NO. 40-1, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED JUNE 12, 1979, AS INSTRUMENT NO. 79-683395, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHEASTERLY LINE BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VALLEY BOULEVARD, 62.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID NORTHEASTERLY LINE SOUTH 53°07'00" EAST, 0.81 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 38°24'14" EAST, 9.24 FEET;

LEGAL DESCRIPTION

Project Parcel I-605-4-2

Temporary Construction Easement

THENCE NORTH 50°29'26" WEST, 3.01 FEET;

THENCE NORTH 05°00'38" WEST, 22.74 FEET;

THENCE NORTH 39°26'11" EAST, 114.24 FEET TO SAID SOUTHWESTERLY LINE;

THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 50°29'46" WEST, 14.76 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 1,556 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

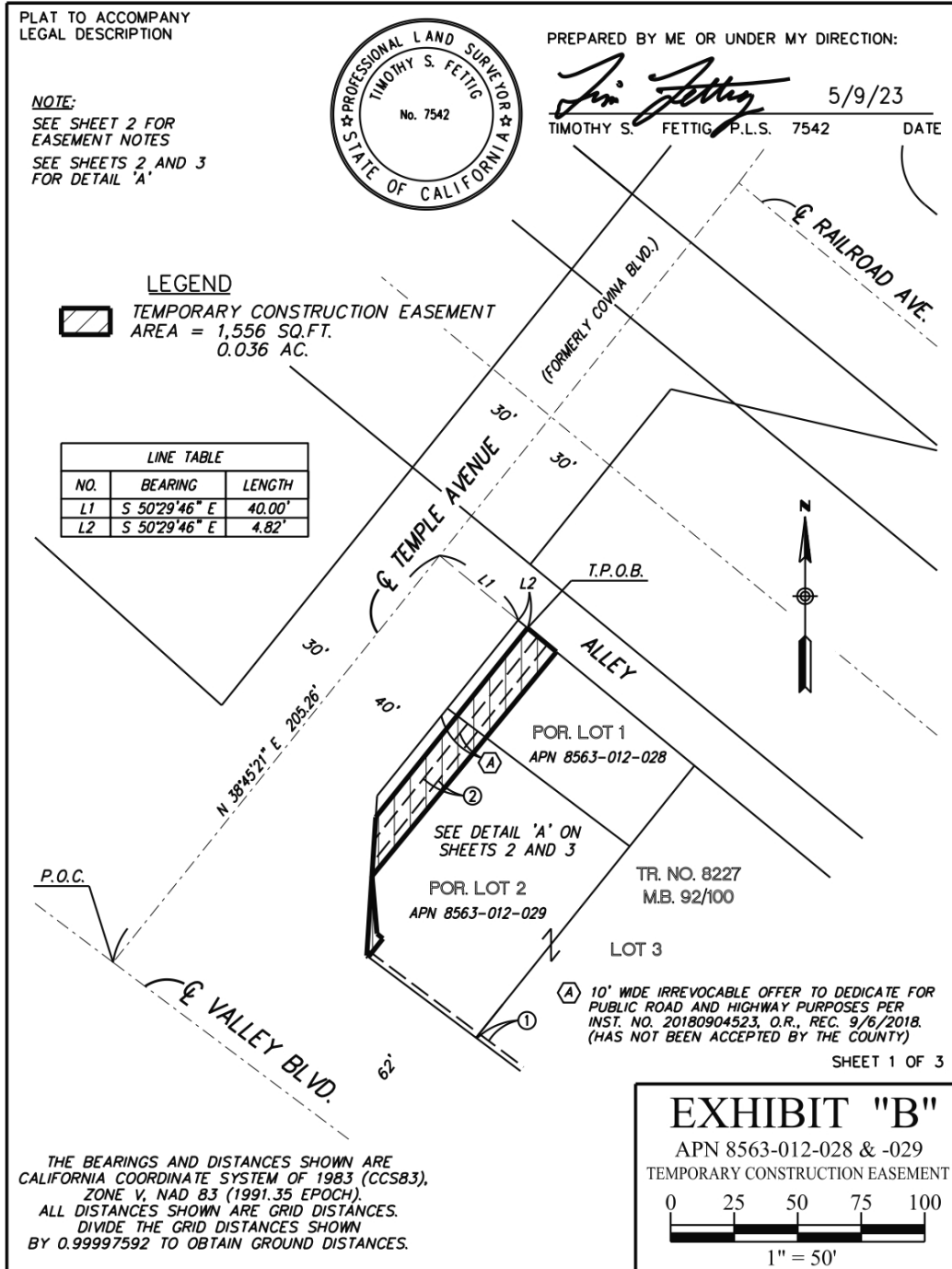
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-3", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

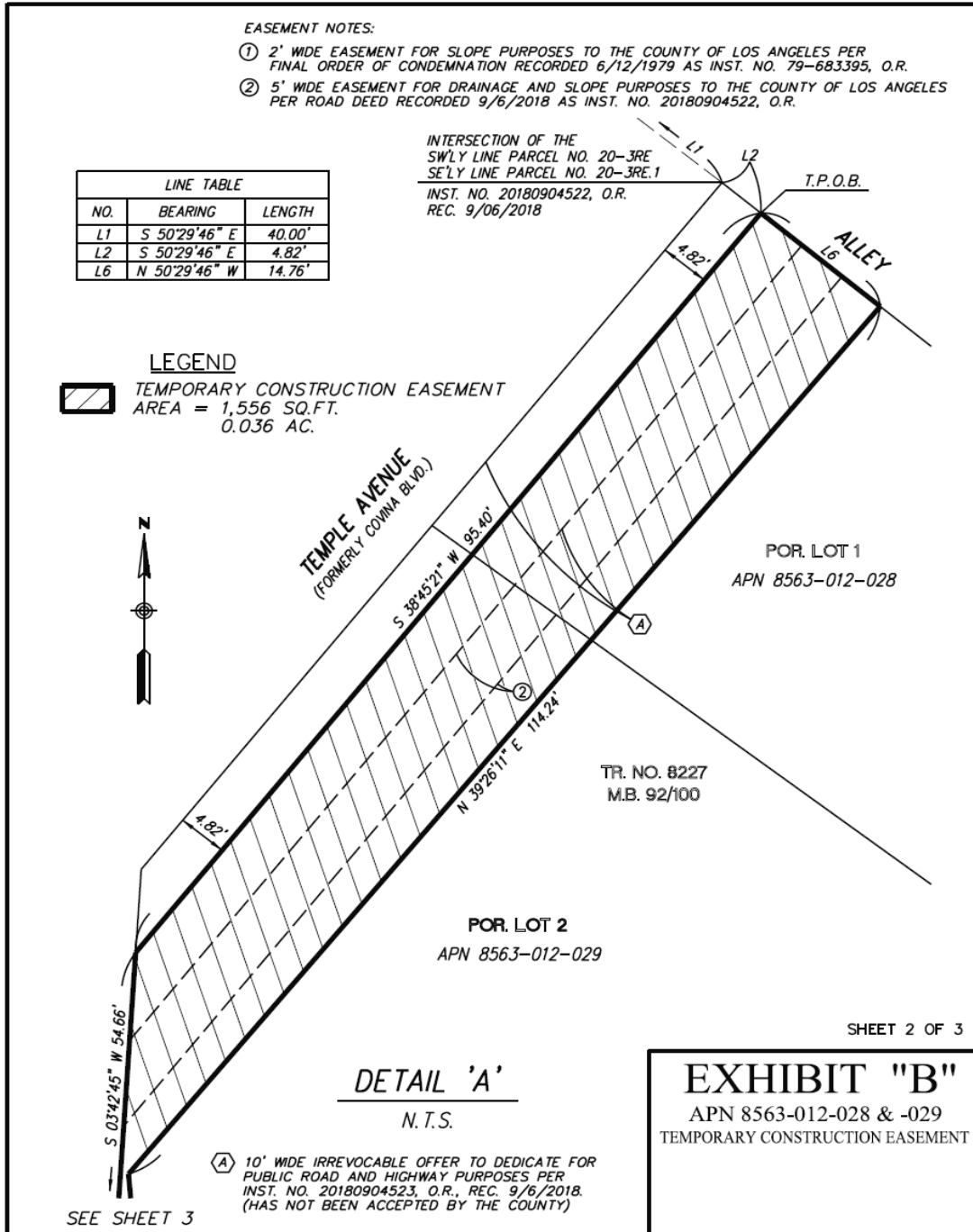
Temporary Construction Easement



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

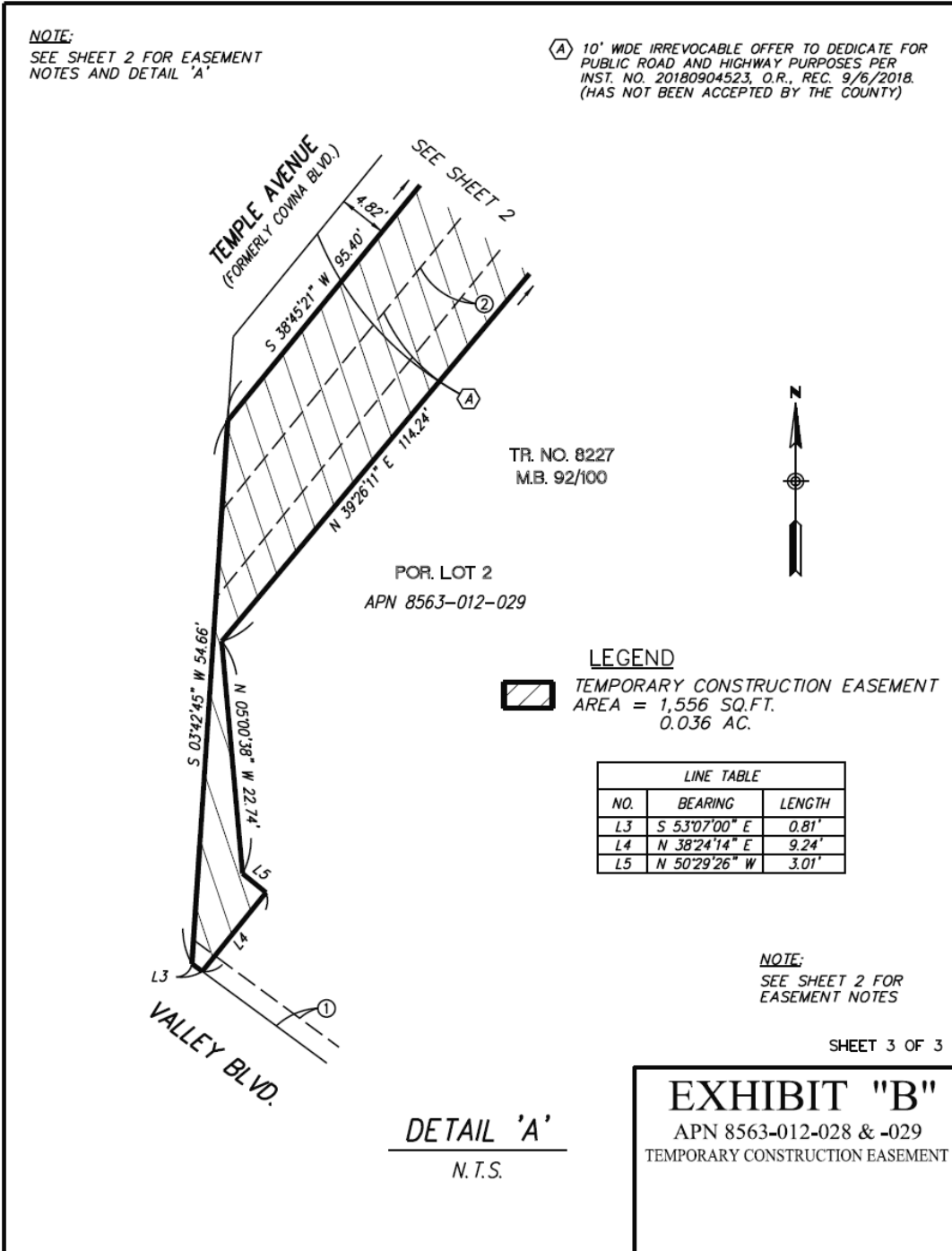
Temporary Construction Easement



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

Temporary Construction Easement



Affects APN 8563-012-028 & -029

Project Parcel Numbers I-605-4-1 & 4-2

13009 Valley Boulevard

APN's 8563-012-028, -029

TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)

The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee to Grantor or (ii) January 11, 2027.

The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10:00PM to 5:00AM ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.

No construction work shall occur in the TCE area except during the Construction Period.

During the Construction Period, the TCE will be exclusive; however, access via the Temple Avenue driveway may be available to the extent that actual construction work is not occurring on said driveway at that time. Vehicular and pedestrian access during the Construction Period will be available at all times via the Valley Boulevard driveway.

Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.

The background features large, stylized, 3D-effect letters 'M' and 'A' in a light cream color, set against a dark green circular backdrop. This is further framed by a large, curved orange shape that sweeps across the middle of the slide.

Hearing to Adopt Resolutions of Necessity

I-605/ Valley Boulevard Interchange Improvements

Agenda Item #2024-0088

Hearing to Adopt Resolutions of Necessity I-605/ Valley Boulevard Interchange Improvement Project

Project:

The Project intends to ramp queueing, capacity, and enhance motorist, bicyclist, and pedestrian safety at the Interstate 605 (I-605) and Valley Boulevard interchange.

Property Impacts:

Partial Fee Simple (Fee), 26-month Temporary Construction Easements (TCE)

Property Locations:

See next slide for Property Interest location and description.

Relocation Impacts:

Project impacts will not create a displacement.

Safety Impacts:

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

Hearing to Adopt Resolutions of Necessity I-605/ Valley Boulevard Interchange Improvement Project



Project Parcel Number	Assessor's Parcel Number	Parcel Address	Purpose of Acquisition	Property Interests Sought
I-605-1	8110-023-024 8110-023-025	12900 Valley Boulevard, Unincorporated Area of the County of Los Angeles, CA	Construction of pavement transitions from the back of the new sidewalk and driveways to the existing parking lot.	TCE, 776 sq ft 26-month
I-605-4-1 I-605-4-2	8563-012-028 8563-012-029	13009 Temple Avenue, Unincorporated Area of the County of Los Angeles, CA	Roadway widening, sidewalk construction, entrance pathway, driveway construction, and reconstruction of landscaped drainage swale.	1) Fee, 444 sq ft 1) TCE, 1,556 sq ft 26 months

Temple Avenue will be widened along the west (southbound) and a new sidewalk will be constructed that will comply with the Americans with Disabilities Act (ADA) standards. The safety measure is intended to keep pedestrians away from the railroad tracks and switches, and the high-volume free-flowing right turn from southbound Temple Avenue to the I-605 northbound on-ramp.

Hearing to Adopt Resolutions of Necessity I-605/ Valley Boulevard Interchange Improvement Project

PARCELS OVERVIEW

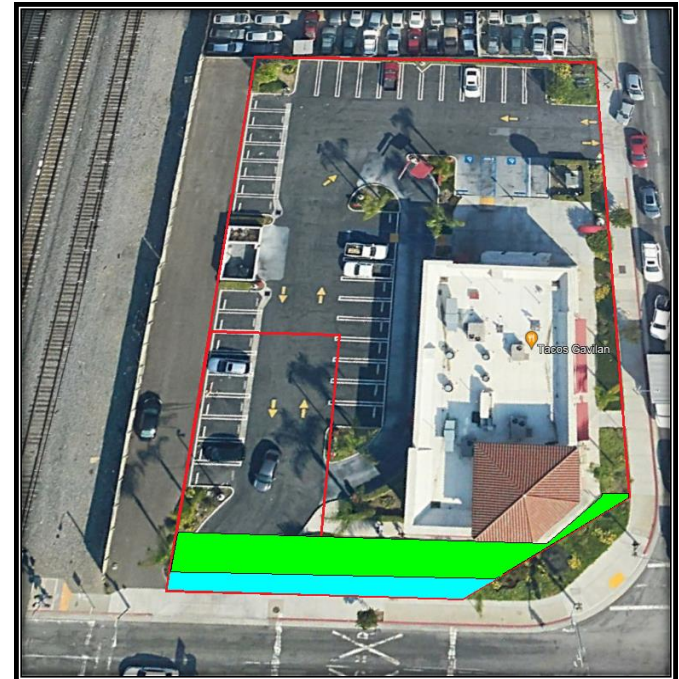
LEGEND:

	Temporary Construction Easement (TCE)
	Fee Acquisition

Parcel I-605-1



Parcels: I-605-4-1, I-605-4-2



Hearing to Adopt Resolutions of Necessity I-605/ Valley Boulevard Interchange Improvement 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 Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- Whether the statutory requirements necessary to acquire the property or property interest by eminent domain have been complied with by LACMTA.



Thank you



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