



Board Report

File #: 2025-0135, File Type: Resolution

Agenda Number: 45.

REGULAR BOARD MEETING JUNE 26, 2025

**SUBJECT: PUBLIC HEARING ON RESOLUTIONS OF NECESSITY FOR METROLINK
CHATSWORTH STATION IMPROVEMENT PROJECT**

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

ADOPT the proposed Resolutions of Necessity ("Resolutions") authorizing the commencement of eminent domain actions to acquire the Property Interests ("Property Interests") as identified in Attachment A and summarized below:

- 1) 10060 Remmet Avenue, Chatsworth, CA 91311 (APN: 2747-025-030) - a 36-month Non-Exclusive Temporary Access Easement ("TAE" or "EST") - Project Parcel CH-EST-003
- 2) Eastside of Remmet Avenue, Chatsworth, CA 91311 (APN: 2747-025-031); a Partial Fee ("Fee" or "PART") - Project Parcel CH-PART-001, a 36-month Temporary Construction Easement ("TCE") - Project Parcel CH-TCE-001, and a 36-month TAE - Project Parcel CH-EST-001
- 3) Eastside of Remmet Avenue, Chatsworth, CA 91311 (APN: 2747-025-032) - a Partial Fee - Project Parcel CH-PART-002, a 36-month TCE - Project Parcel CH-TCE-002, and a 36-month TAE - Project Parcel CH-EST-006

(REQUIRES TWO-THIRDS VOTE OF THE FULL BOARD)

ISSUE

Acquisition of the Property Interests is required for the construction and operation of the Southern California Regional Rail Authority ("SCRRA" or "Metrolink")'s Southern California Optimized Rail Expansion (SCORE) Chatsworth Station Improvement Project ("Project"), specifically to construct and operate a new pedestrian underpass, along with its associated staircase and ramp, at Chatsworth Station. After testimony and evidence has been received from all interested parties at the hearings, Los Angeles County Metropolitan Transportation Authority ("LACMTA"), by a vote of two-thirds of its Board of Directors ("Board"), must make a determination as to whether to adopt the proposed Resolutions of Necessity (Attachments B1-B3) to acquire the Property Interests by eminent

domain. Attached is evidence submitted by staff that supports the adoption of the resolutions which sets forth the required findings.

BACKGROUND

LACMTA is a member of the SCRRA Joint Powers Authority, which operates Metrolink commuter rail service in and through LA County. SCORE is SCRRA's \$10 Billion capital program which invests in track, signal, grade crossing, station, and other capacity and safety improvements to meet the region's future passenger rail needs. When SCORE is implemented, most Metrolink lines will have the capacity to operate 30-minute bi-directional service, a significant increase compared to current service levels. Additional SCORE benefits will include cleaner air and greenhouse gas reductions, more access to jobs, economic development and affordable housing, and seamless connections to other transportation services. Los Angeles County would see reduced traffic congestion and emissions on adjacent freeways, as Metrolink removes the equivalent of one lane of parallel freeway traffic during the peak hour in peak direction in some locations, with similar improvements in other counties served. Fewer vehicles on the road results in fewer traffic collisions, reduced air pollution and emissions, and decreased energy consumption for the residents in Los Angeles County. The envisioned SCORE program is expected to reduce 7.4 million pounds of reactive organic gas emissions, 103.6 million pounds of oxides of nitrogen, 3.6 million pounds of atmospheric particulate matter that have a diameter less than 2.5 micrometers, and 4.0 million pounds of diesel particulate matter (black soot) between 2023 and 2078, and well beyond.

The proposed Chatworth Station and Signal Improvements Project will improve passenger safety and enable more frequent and reliable services. The project will remove an existing at-grade crossing, construct a new pedestrian underpass, improve train operations and reduce commute times by decreasing station hold times, reducing idling and emissions, and extending the existing platforms to a standard length of 680 feet. The project benefits are as follows:

- Pedestrian Safety: The Project will eliminate an at-grade crossing and improve pedestrian access.
- Reliability: This project will enable more frequent service.
- Air quality: Less idling will reduce emissions.

In September 2019, the Board approved Motion # 5.1 by Directors Garcetti, Barger, Kerkorian, Najarian, Solis, and Hahn to "adopt as policy SUPPORT for the build-out of Metrolink's SCORE master plan to improve regional mobility, increase transit ridership, and reduce greenhouse gas emissions." (Attachment C) Additionally, on December 1, 2022, the Board approved proceeding with property acquisition and related activities and to enter into funding agreements for four SCORE projects. In February 2023 LACMTA and Metrolink entered into a Funding Agreement specific to the Chatsworth Project.

DISCUSSION

As required by California Government Code Section 7267.2., on July 24, 2024, LACMTA and Metrolink, acting jointly as METRO, presented a written offer of Just Compensation to the Owners of Record ("Owner") to purchase the Property Interests. The Owner has not accepted the offer 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 construction and operation of the Project, staff recommend the acquisition of the Property Interests through eminent domain in order to maintain the Project's schedule.

In accordance with provisions of the California Eminent Domain Law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code, (which authorizes the public acquisition of private property by eminent domain), LACMTA has prepared and mailed notice of this hearing to the Owner informing them of their right to appear at this hearing and be heard on the following issues: (1) whether the public interest and necessity require the Project; (2) whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; (3) whether the Property Interests are necessary for the Project; (4) whether either the offer required by Section 7267.2 of the Government Code has been made to the owner(s) of the Property Interests, or the offer has not been made because the owner(s) cannot be located with reasonable diligence; (5) whether any environmental review of the Project, as may be necessary, pursuant to the California Environmental Quality Act (CEQA), has occurred and (6) whether LACMTA has given the notice(s) and followed the procedures that are a prerequisite to the exercise of the power of eminent domain. In order to adopt the Resolutions, LACMTA must, based on the evidence before it, and by a vote of two-thirds of its Board, find and determine that the conditions stated in items 1 - 6 above exist.

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

The Property Interests impact vacant land. There are no displacements of residents or local businesses as a result of the acquisition of the Property Interests.

DETERMINATION OF SAFETY IMPACT

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

FINANCIAL IMPACT

The funds required to support the acquisition, relocation activities, and the recommended right of way action for the properties referenced in this report are included in the adopted Project's Preconstruction budget under Cost Center 2415 Project number 405534, SCORE Chatsworth Station Improvement Project. Per the funding agreement, SCRRA will reimburse LACMTA for all property acquisition and legal costs.

Impact to Budget

Sources of funds for the recommended action are a State Grant through the 2018 Transit and Intercity Rail Capital Program. This fund source is not eligible for bus or rail operations.

EQUITY PLATFORM

The Property Interests are required for the completion of the Project. The project will provide greater

operational safety, decrease travel time, improve air quality, and access to the corridor, especially for workers and residents of Equity Focus Communities who commute to work along the corridor.

There are no displacements of residents or local businesses resulting from the acquisition of the Property Interests. An offer for the Property Interests was delivered to the Property Owners by letter dated July 24, 2024, based on appraisals of fair market value. Fair market value is defined as “the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.” LACMTA staff has been negotiating with the Owner, but an agreement has not yet been reached. Approving this action will allow staff to continue negotiations while maintaining the project schedule.

VEHICLE MILES TRAVELED OUTCOME

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

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. This item supports Metro’s systemwide strategy to reduce VMT through operational activities that will improve and further encourage transit ridership, ridesharing, and active transportation. Metro’s Board-adopted VMT reduction targets were designed to build on the success of existing investments, and this item aligns with those objectives.

* Based on population estimates from the United States Census and VMT estimates from Caltrans’ Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

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

Goal 1: Provide high-quality mobility options that enable people to spend less time traveling. Goal 2: Deliver outstanding trip experiences for all users of the transportation system.

Goal 3: Enhance communities and lives through mobility and access to opportunity.

Goal 4: Transform LA County through regional collaboration and national leadership.

ALTERNATIVES CONSIDERED

The Board may choose not to approve the recommendation. This is not recommended as it would result in significant delays and cost increases for the Project.

NEXT STEPS

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

ATTACHMENTS

Attachment A - Staff Report

Attachment B-1 - Resolution of Necessity APN 2747-025-030

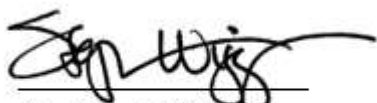
Attachment B-2 - Resolution of Necessity APN 2747-025-031

Attachment B-3 - Resolution of Necessity APN 2747-025-032

Attachment C - Motion # 5.1

Prepared by: Craig Justesen, Executive Officer, Real Estate, (213) 922-7051
Holly Rockwell, Senior Executive Officer, Countywide Planning & Development,
(213) 547-4325
Nicole Ferrara, Deputy Chief Planning Officer, (213) 547-4322

Reviewed by: Ray Sosa, Chief Planning Officer, (213) 922-2920



Stephanie Wiggins
Chief Executive Officer

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE
PROPERTY INTERESTS REQUIRED FOR METROLINK'S SOUTHERN CALIFORNIA
OPTIMIZED RAIL EXPANSION (SCORE) PROGRAM, CHATSWORTH STATION
IMPROVEMENTS PROJECT ("PROJECT") PROJECT PARCELS: CH-PART-001, CH-
TCE-001, CH-EST-001, CH-PART-002, CH-TCE-002, CH-EST-006, and CH: EST-003**

BACKGROUND

The Los Angeles County Metropolitan Transportation Authority ("LACMTA") is partnering with the Southern California Regional Rail Authority ("SCRRA" or "Metrolink"), hereafter jointly referred to as METRO, to construct the Project to support Metrolink's SCORE (Southern California Optimized Rail Expansion) Program. The property interests sought to be acquired are required by METRO 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:

Assessor's Parcel Number	Project Parcel Number	Parcel Address	Property Owner	Purpose of Acquisition	Property Interests Sought
2747-025-30	CH-ST-003	10060 Remmet Avenue, Chatsworth, CA 91311	Lainer Brothers, a General Partnership	Construct a new pedestrian underpass, and its associated staircase and ramp	36-month Temporary Access Easement, 3,334.50 sq ft
2747-025-031	CH-PART-001 CH-EST-001 CH-TCE-001	East Side of Remmet Avenue, Chatsworth, CA 91311	Lainer Brothers, a General Partnership	Construct and operate the new pedestrian underpass, and its associated staircase and ramp	Partial Fee, 7,262 sq ft 36-month Temporary Access Easement, 10,027.50 sq ft 36-month Temporary Construction Easement, 37,152 sq ft
2747-025-032	CH-PART-002 CH-TCE-002 CH-TCE-006	East Side of Remmet Avenue, Chatsworth, CA 91311	Chatsworth Depot LLC, a California limited liability company (Lainer Brothers d.b.a. Chatsworth Depot, LLC)	Construct and operate the new pedestrian underpass, and its associated staircase and ramp	Partial Fee of 1,976.80 sq ft 36-month Temporary Access Easement, 5,196.50 sq ft 36-month Temporary Construction Easement, 1,196 sq ft

Project documents that are not privileged are maintained in agency files and are available to the public. They can be accessed by the Board in preparation for the Resolutions through the following electronic link: <https://bit.ly/LACMTA2025-0135>

Property Requirements:

Purpose of Acquisitions: Construction and operation of the SCORE Chatsworth Station Improvement Project, specifically to construct and operate the new pedestrian underpass, and its associated staircase and ramp, at Chatsworth Station.

Property Interests Sought:

Project Parcel CH-EST-003, 36-month Temporary Access Easement, 3,334.50 SqFt., Located at 10060 Remmet Avenue, Chatsworth, CA 91311, owned by Lainer Brothers, a General Partnership (affects APN 2747-025-030)

Project Parcel CH-PART-001, Partial Fee of 7,262 SqFt., Located at East Side of Remmet Avenue, Chatsworth, CA 91311, Owned by Lainer Brothers, a General Partnership (affects APN 2747-025-031)

Project Parcel CH-EST-001, 36-month Temporary Access Easement, 10,027.50 Sq.Ft., located at East Side of Remmet Avenue, Chatsworth, CA 91311, Owned by Lainer Brothers, a General Partnership (affects APN 2747-025-031)

Project Parcel CH-TCE-001, 36-month Temporary Construction Easement, 37,152.00 Sq.Ft., located at the east side of Remmet Avenue, Chatsworth, CA 91311, Owned by Lainer Brothers, a General Partnership (affects APN 2747-025-031)

Project Parcel CH-PART-002, Partial Fee of 1,976.80 SqFt., Located at the east side of Remmet Avenue, Chatsworth, CA 91311, Owned by Chatsworth Depot LLC, a California limited liability company (Lainer Brothers d.b.a. Chatsworth Depot, LLC) (affects APN 2747-025-032)

Project Parcel CH-TCE-002, 36-month Temporary Access Easement; 5,196.50 Sq.Ft., Located at the east side of Remmet Avenue, Chatsworth, CA 91311, Owned by Chatsworth Depot LLC, a California limited liability company (Lainer Brothers d.b.a. Chatsworth Depot, LLC) (affects APN 2747-025-032)

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Project Parcel CH-TCE-006, 36-month Temporary Construction Easement; 1,196.00 Sq.Ft., Located at the east side of Remmet Avenue, Chatsworth, CA 91311, Owned by Lainer Brothers, a General Partnership (affects APN 2747-025-032)

Written offers of Just Compensation to purchase the above Property Interests were presented to the Owners of record on July 24, 2024, as required by California Government Code Section 7267.2.

A. The public interest and necessity require the Project.

The Project is a vital public transit infrastructure investment that will provide commuters with significantly more options when navigating Los Angeles County.

The Project will construct a new pedestrian underpass, along with its associated staircase and ramp, at Chatsworth Station, which when completed will provide passengers with a grade-separated crossing between the platforms and the existing station facilities, including the connection to the Metro Orange Line. The Project also enables more reliable and enhanced train operations as a result of pedestrians not traveling across the railroad tracks.

Based on an evaluation of socioeconomic, congestion growth trends, travel conditions, and feedback from the project stakeholder meetings, it is demonstrated that in light of these conditions, the Project supports the public interest and necessity through its ability to:

- Improve mobility;
- Enhance transit accessibility/connectivity to local and regional destinations;
- Provide more reliable transit service;
- Provide additional transit options in an area with a large transit dependent population and high number of transit riders; and
- Encourage modal shift to transit, thereby improving air quality.

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

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

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

1. Avoid demolitions of any existing structures or developed land;
2. Avoid significant impacts to existing business operations;
3. Utilize land that is currently vacant or unimproved to the greatest extent possible.

Alternatives considered for the Project included positioning the pedestrian underpass, and its associated staircase and ramp, at locations further south of the proposed location. However, at all other locations considered there are either existing structures, developed land or existing business operations. Therefore, the proposed location was deemed to have best met the objectives outlined above.

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 specifically needed for the construction and operation of the Project's new pedestrian underpass, and its associated staircase and ramp, at Chatsworth Station.

Parcels CH-PART-001 and CH-PART-002 are partial fee interest acquisitions that are required at the location of the Project's pedestrian underpass, and staircase and ramp infrastructure.

Parcels CH-TCE-001, CH-EST-001, CH-TCE-002, CH-EST-006, and CH-EST-003 are all temporary 36-month acquisitions required for the access to and construction at the Project's construction site.

Property acquisitions within APN 2747-025-030 and 2747-025-031, containing Project Parcels CH-EST-003, CH-PART-001, CH-TCE-001, and CH-EST-001, are located on Remmet Avenue (private), and are largely unimproved land. A portion of the lot is asphalt paved, with curb, gutter, sidewalk, and some landscaped planter areas that will not be impacted by the Project.

Property acquisitions within APN 2747-025-032, containing Project Parcels CH-PART-002, CH-TCE-002, and CH-EST-006, are also located on Remmet Avenue and also largely unimproved land.

The planned pedestrian underpass, staircase and ramp are designed to be located on Project parcels CH-PART-001, CH-PART-002. The Project parcels CH-TCE-001, CH-EST-001, CH-EST-003, CH-EST-006 and CH-TCE-002 are necessary to facilitate and stage the construction activities.

Therefore, the Property Interests are necessary for the construction and operation of the Project. Staff recommends that the Board find that the acquisition of the Property Interests 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 of the interest being acquired, or the offer has not been made because

the owner cannot be located with reasonable diligence.

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

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

1. Obtained independent appraisals to determine the fair market value of the Property Interests, including consideration of the existing use of the parcel, the highest and best use of the parcel, and, if applicable, impact to the remainder;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation for the acquisition of the Property Interests;
3. Determined the owner of the Property Interests by examining the county assessor's record and a preliminary title report, and determined the tenant of the parcel;
4. Made written offers to the Owner(s) for the full amount of just compensation for the acquisition of the Property Interests, which was not less than the approved appraised value of the Property Interests;
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; and
6. Provided an informational pamphlet concerning eminent domain in California to the Owner(s) as required by the Eminent Domain Law.

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 each of the Owners and tenants.

E. LACMTA has fulfilled the necessary statutory prerequisites.

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

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

The environmental impacts of the Project were evaluated in 2020. The Project was deemed to satisfy the requirements of a CEQA Statutory Exemption. The CEQA Notice of Exemption (Statutory Exemption) was filed in October 2020.

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

- Exhibit A-1: Parcel CH-EST-003 TAE Legal Description
- Exhibit B-1: Parcel CH-EST-003 TAE Plat Map
- Exhibit A-2: Parcel CH-Part-001 Part Fee Legal Description
- Exhibit B-2: Parcel CH-Part-001 Part Fee Plat
- Exhibit A-3: Parcel CH-EST-001 TAE Legal Description
- Exhibit B-3: Parcel CH-EST-001 TAE Plat Map
- Exhibit A-4: Parcel CH-TCE-001 TCE Legal Description
- Exhibit B-4: Parcel CH-TCE-001 TCE Plat Map
- Exhibit A-5: Parcel CH-Part-002 Part Fee Legal Description
- Exhibit B-5: Parcel CH-Part-002 Part Fee Plat Map
- Exhibit A-6: Parcel CH-TCE-002 TCE Legal Description
- Exhibit B-6: Parcel CH-TCE-002 TCE Plat Map
- Exhibit A-7: Parcel CH-EST-006 TAE Legal Description
- Exhibit B-7: Parcel CH-EST-006 TAE Plat Map

EXHIBIT "A-1"

LEGAL DESCRIPTION

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel **CH-EST-003**; 3,334.50 SqFt; 36 months;

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 14, and lying all within that portion of Remmet Avenue (a 52.00 feet wide private street) as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Beginning at the intersection of the north line of said Lot 14 with the east line of said Remmet Avenue, thence along said east line of said Remmet Avenue, South 00° 05' 08" West, 64.12 feet to a point on the south line of said Lot 14;

Thence along the south line of said Lot 14, North 89° 54' 52" West, 52.00 feet to a point on the west line of said portion of Remmet Avenue;

Thence along the west line of said Remmet Avenue, North 00° 05' 08 East, 64.12 feet to a point on the north line of said Lot 14;

Thence along the north line of said Lot 14, South 89° 55' 08" East, 52.00 feet to the **Point of Beginning**.

Containing 3334.5 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

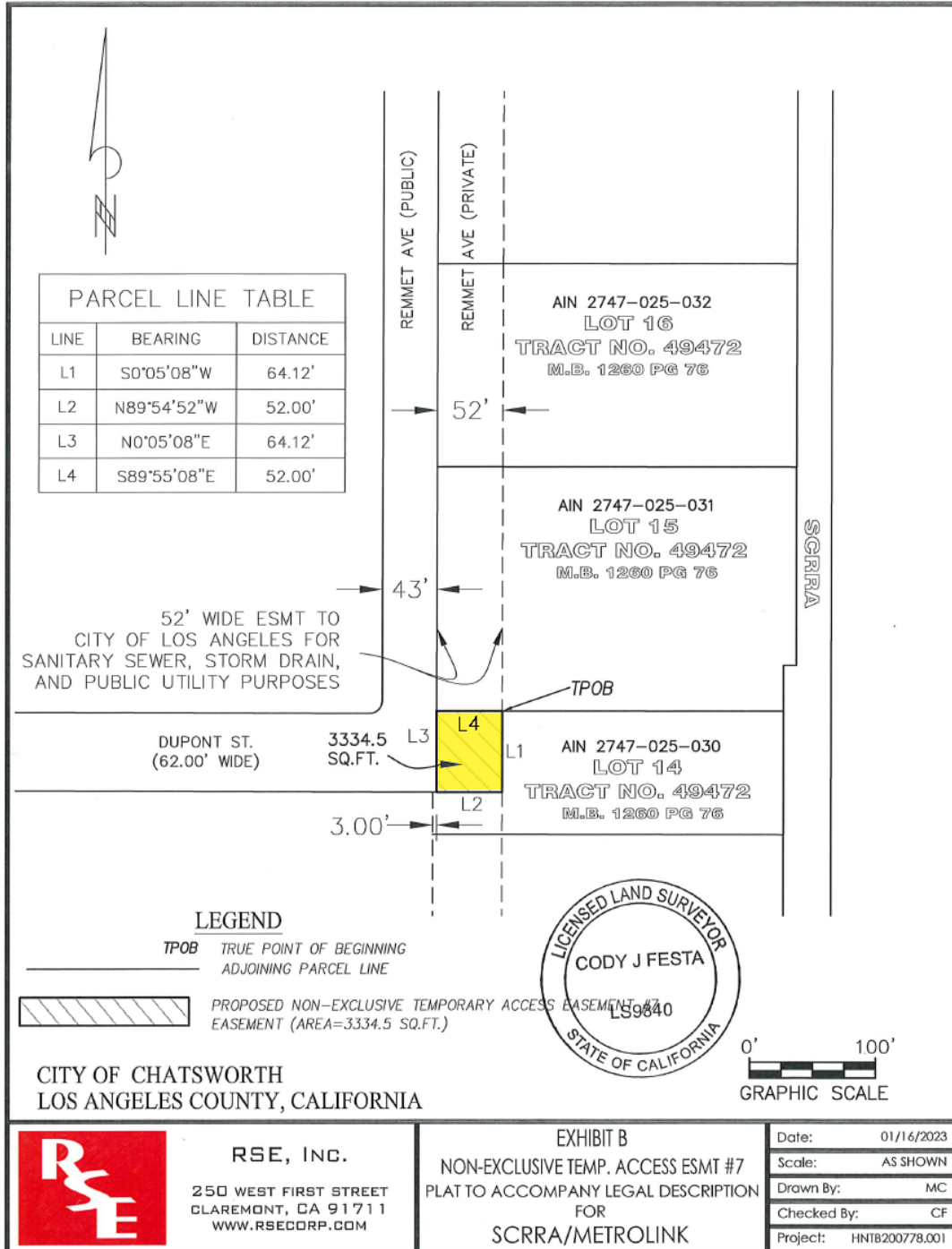
Affects 2747-025-030

EXHIBIT "B-1"

PLAT MAP

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel **CH: EST-003, 36 months; 3,334.50 SqFt**



Affects 2747-025-030:

EXHIBIT "A-2"

LEGAL DESCRIPTION

PARTIAL FEE

Project Parcel CH-PART-001; 7,262.90 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 160.17 feet to the northeasterly corner of said Lot 15, also being the **True Point of Beginning**;

Thence along the east line of said Lot 15, South 00° 05' 13" West, 156.65 feet;

Thence continuing along said east line, North 89° 54' 47 West, 10.00 feet;

Thence South 00° 05' 13" West, 36.19 feet to the southeasterly corner of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 29.54 feet;

Thence leaving the south line of said Lot 15, North 00° 05' 13" East, 192.84 feet to a point on the north line of said Lot 15;

Thence along the north line of said Lot 15, South 89° 55' 08" East, 39.54 feet to the **True Point of Beginning**.

Containing 7262.9 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

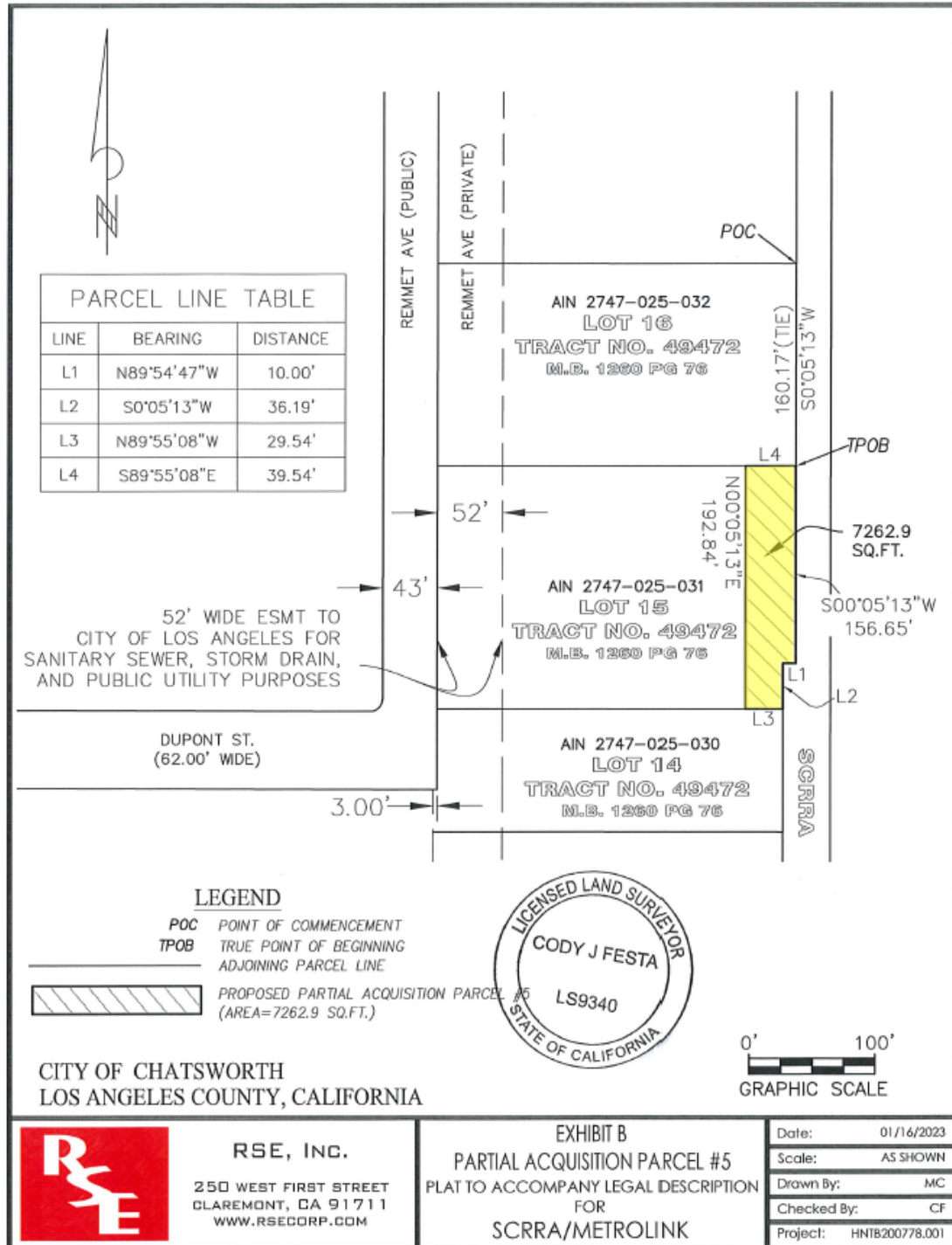
Affects 2747-025-031

EXHIBIT "B-2"

PLAT MAP

PARTIAL FEE

Project Parcel CH-PART-001; 7,262.90 Sq.Ft.



Affects APN 2747-025-031

EXHIBIT "A-3"

LEGAL DESCRIPTION

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel CH-EST-001; 36 months; 10,027.50 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15, and lying all within that portion of Remmet Avenue (a 52.00 feet wide private street) as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Beginning at the intersection of the north line of said Lot 15 with the east line of said Remmet Avenue, thence along the east line of said Remmet Avenue, South 00° 05' 08" West 192.84 feet to a point on the south line of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 52.00 feet to a point on the west line of said portion of Remmet Avenue being a 52.00-foot wide private street;

Thence along the west line of said Remmet Avenue, North 00° 05' 08 East, 192.84 feet to the northwest corner of said Lot 15;

Thence along the north line of said Lot 15, South 89° 55' 08" East, 52.00 feet to the **Point of Beginning**.

Containing 10,027.5 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

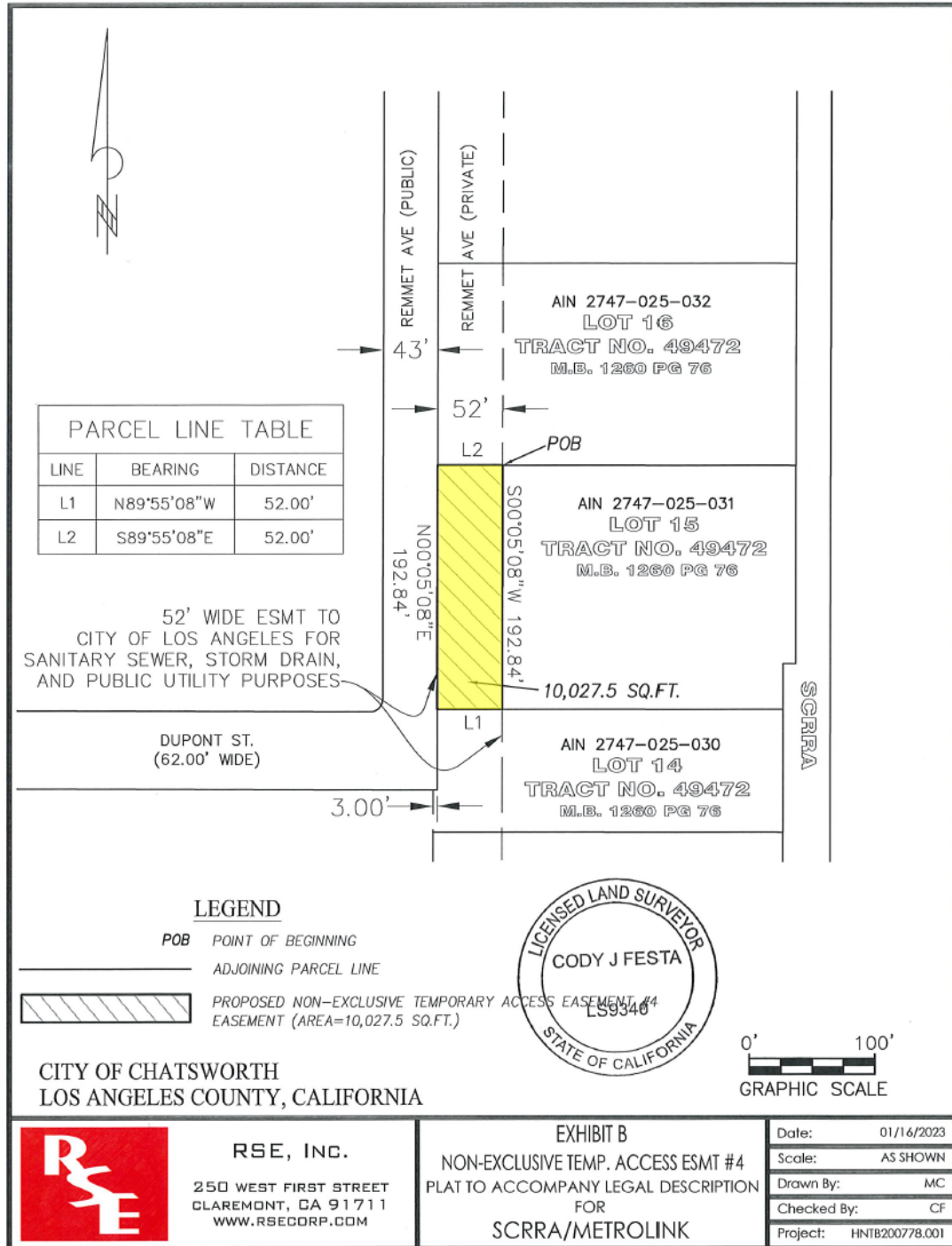
Affects 2747-025-031

EXHIBIT "B-3"

PLAT MAP

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel CH-EST-001, 36 months; 10,027.50 Sq.Ft.



Affects 2747-025-031

EXHIBIT "A-4"

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel CH-TCE-001, 36 months; 37,152.00 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 160.17 feet to the northeasterly corner of said Lot 15;

Thence along the north line of said Lot 15, North 89° 55' 08" W, 39.54 feet to **True Point of Beginning**;

Thence leaving said north line, South 00° 05' 13" West, 192.84 feet to a point on the south line of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 192.66 feet to a point on the east line of Remmet Avenue (a private 52.00 feet wide street) as shown on said Tract Map;

Thence leaving the south line of said Lot 15 and along said east line of said Remmet Avenue, North 00° 05' 08" East, 192.84 feet to a point on the north line of said Lot 15;

Thence along said south line of said Lot 15, South 89° 55' 08" East, 192.66 feet to the **True Point of Beginning**.

Containing 37,152.0 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

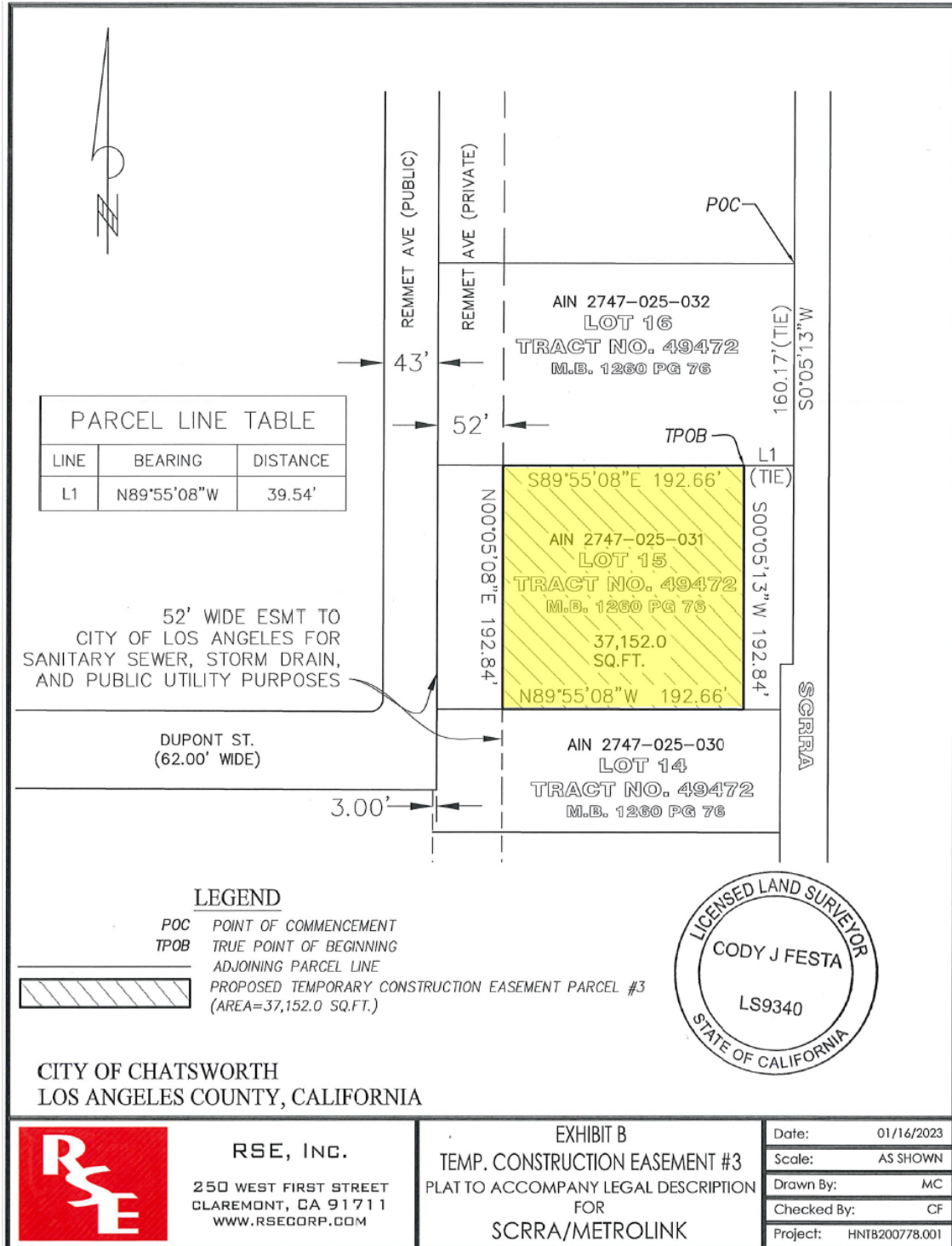
Affects 2747-025-031

EXHIBIT "B-4"

PLAT MAP

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel CH-TCE-001; 36 months; 37,152.00 Sq.Ft.



Affects 2747-025-031

EXHIBIT "A-5"

LEGAL DESCRIPTION

PARTIAL FEE

Project Parcel CH-PART-002; 1,976.80 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 16 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of said Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 110.17 feet to the **True Point of Beginning**;

Thence continuing along said east line, South 00° 05' 13" West, 50.00 feet to the southeast corner of said Lot 16;

Thence along said south line of said Lot 16, North 89° 55' 08" West, 39.54 feet;

Thence leaving said south line of said Lot 16, North 00° 05' 13" East, 50.00 feet to a point on a line being parallel, at right angles, 50 feet north of said south line;

Thence along said parallel line, South 89° 55' 08" East, 39.54 feet to the **True Point of Beginning**.

Containing 1976.8 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

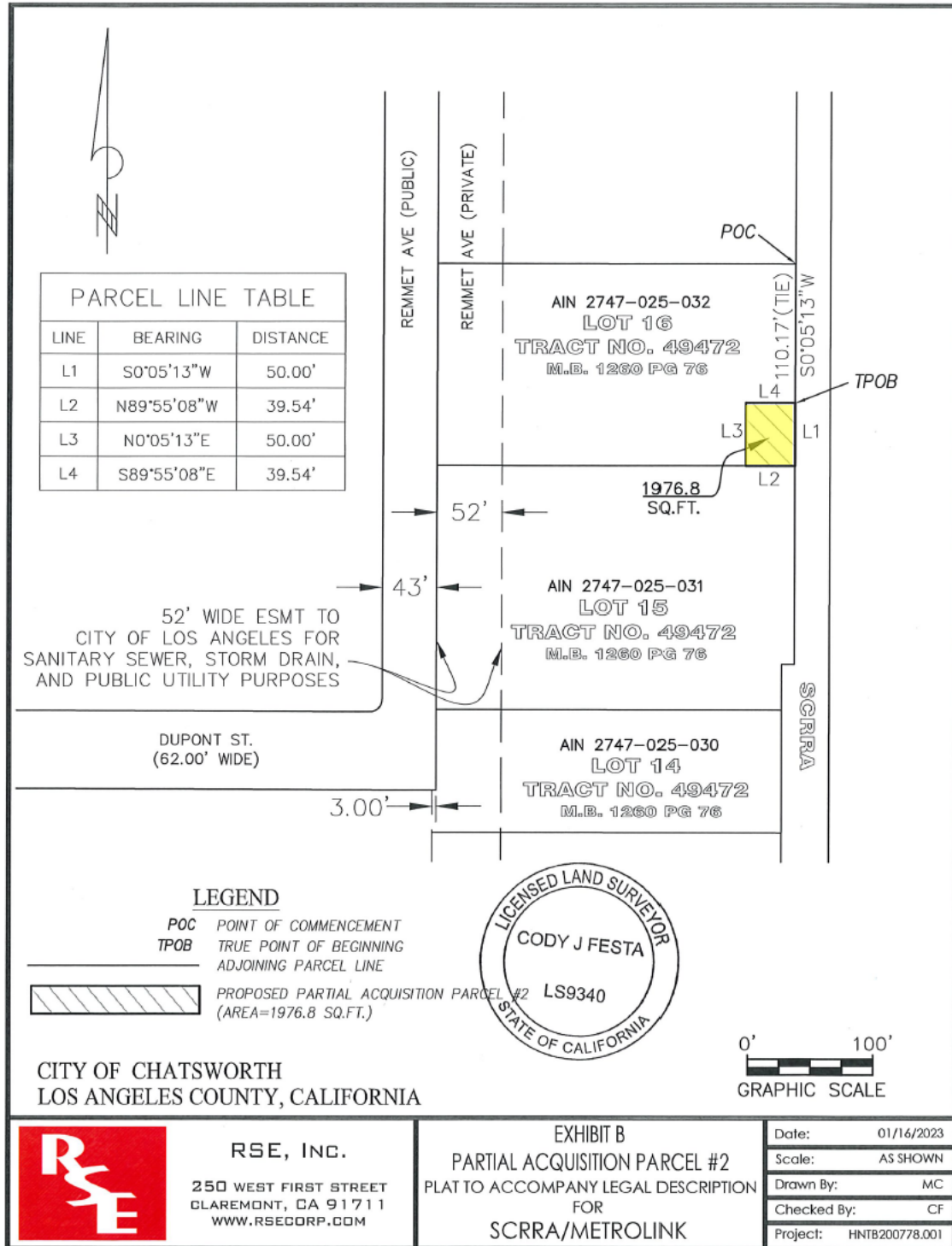
Affects **2747-025-032**

EXHIBIT "B-5"

PLAT MAP

PARTIAL FEE

Project Parcel **CH-PART-002**; 1,976.80 Sq.Ft.



Affects 2747-025-032

EXHIBIT "A-6"

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel **CH-TCE-002, 36 months**; 5,196.50 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 16 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of said Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 100.17 feet to the **True Point of Beginning**;

Thence continuing along said east line, South 00° 05' 13" West, 10.00 feet;

Thence leaving said east line of Lot 16, North 89° 55' 08" West, 39.54 feet;

Thence South 00° 05' 13" West, 50.00 feet to a point on the south line of said Lot 16;

Thence along said south line of Lot 16, North 89° 55' 08" West, 192.66 feet to a point on the east line of that portion of Remmet Avenue (52.00 feet wide) shown as a private street shown on said Tract Map;

Thence leaving said south line of Lot 16 and along said east line of Remmet Avenue, North 00° 05' 08" East, 23.00 feet to a point on a line being parallel, at right angles, 23.00 feet north of said south line of Lot 16;

Thence along said parallel line, South 89° 55' 08" East, 182.66 feet;

Thence North 00° 05' 13" East, 37.00 feet;

Thence South 89° 55' 08" East 49.54 feet to the **True Point of Beginning**.

Containing 5196.5 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

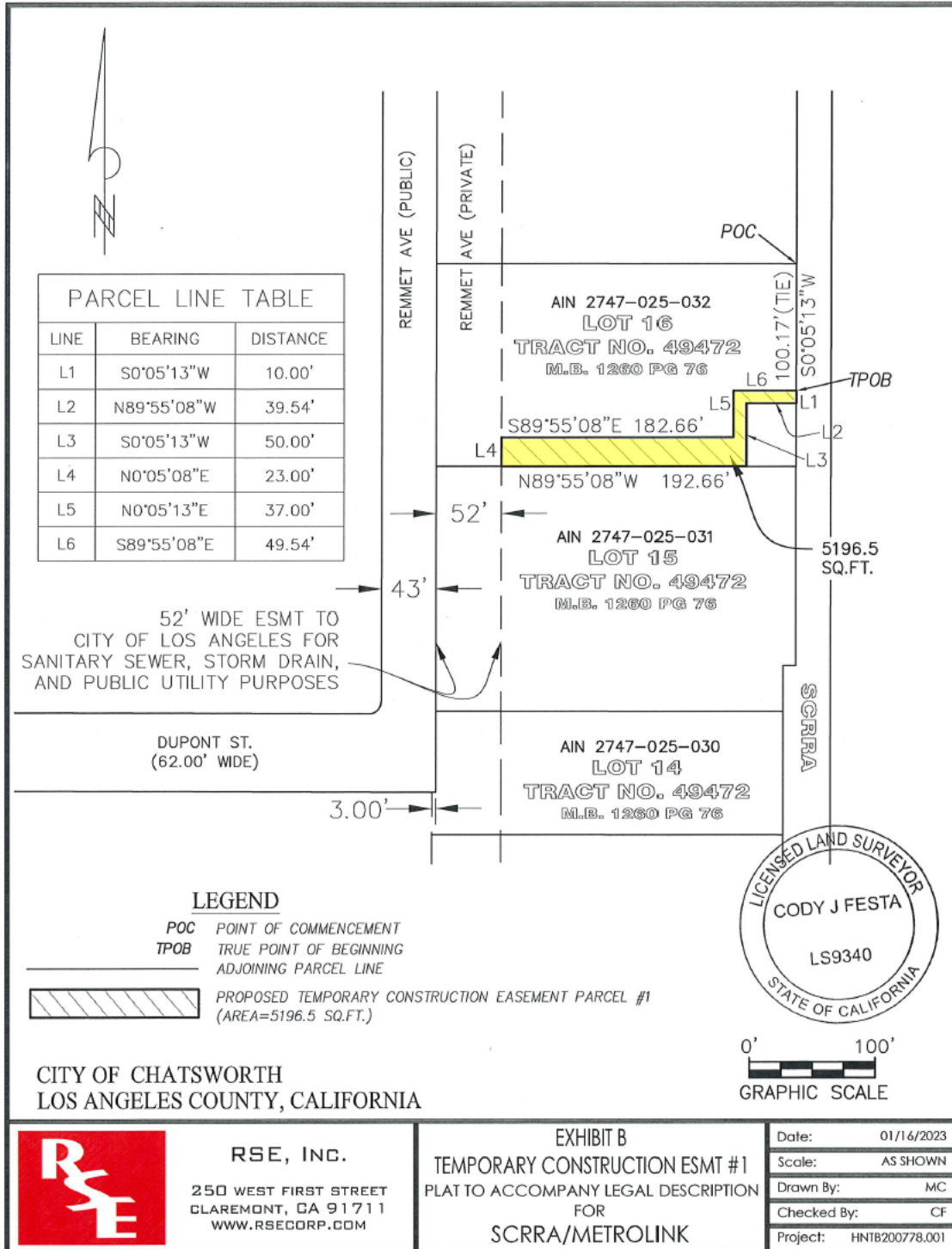
Affects **2747-025-032**

EXHIBIT "B-6"

PLAT MAP

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel **CH-TCE-002, 36 months; 5,196.50 Sq.Ft.**



Affects 2747-025-032

EXHIBIT "A-7"

LEGAL DESCRIPTION

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel CH-EST-006; 36 months; 1,196.00 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 16, and lying all within that portion of Remmet Avenue (a 52.00 feet wide private street) as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Beginning at the intersection of the south line of said Lot 16 with the east line of said Remmet Avenue, thence along the south line of said Lot 16, North 89° 55' 08" West 52.00 feet;

Thence leaving the south line of said Lot 15, North 00° 05' 08" East, 23.00 feet;

Thence South 89° 55' 08" East, 52.00 feet to a point on the east line of said Remment Avenue;

Thence along the east line of said Remment Avenue, South 00° 05' 08" West 23.00 feet to the **Point of Beginning**;

Containing 1196.0 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

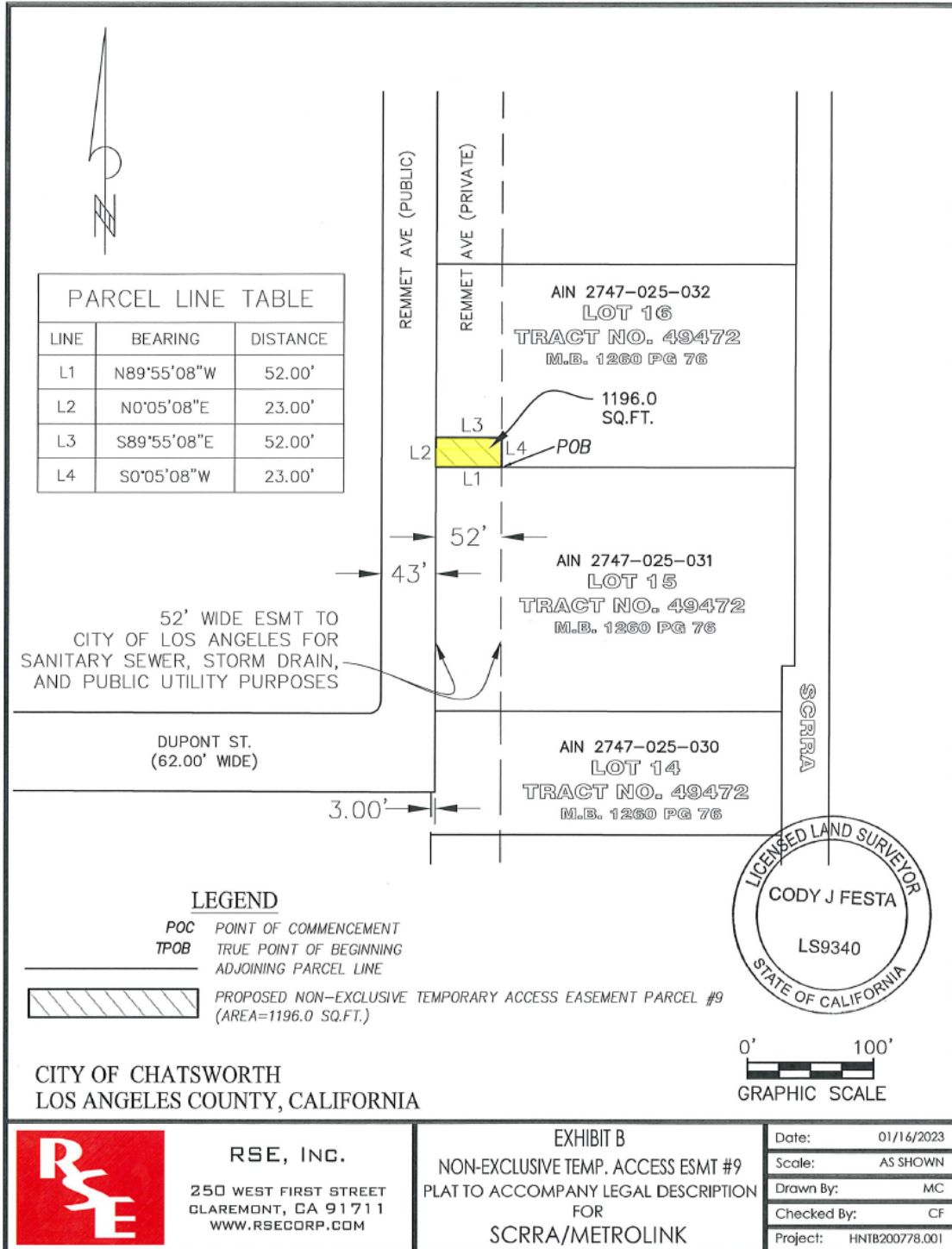
Affects 2747-025-032

EXHIBIT "B-7"

PLAT MAP

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel CH-EST-006; 36 months; 1,196.00 Sq.Ft.



Affects 2747-025-032

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF THROUGH
THE EXERCISE OF EMINENT DOMAIN**

SCORE CHATSWORTH STATION IMPROVEMENTS PROJECT (“PROJECT”)

PROJECT PARCEL: CH-EST-003; APN: 2747-025-030

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS (“BOARD”) HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interest to be acquired consists of a 36-months Temporary Access Easement (“TAE”) in the real property. The interest being acquired in this property is referred to herein as the “Property Interest”. The Property Interest is described in the legal description and plat map attached hereto as Exhibits “A-1” and Exhibit B-1” and are incorporated herein by reference.

Section 4.

- (a.) The acquisition of the Property Interests is necessary for Chatsworth Station Improvement Project, which will provide additional capacity for train operations and improve safety and reliability of the Metrolink system. Specifically, the Property Interests will be used to construct and operate a new pedestrian underpass, and its associated staircase and ramp, at Chatsworth Station.
- (b.) The environmental impacts of the Project were evaluated in 2020. The Project was deemed to satisfy the requirements of a CEQA Statutory Exemption. The

CEQA Notice of Exemption (Statutory Exemption) was filed in October 2020.

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

Section 5.

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

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

Section 6.

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

Section 7.

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

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State

Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

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

Section 9.

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

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 26th day of June, 2025.

COLLETTE LANGSTON
LACMTA Board Clerk

Date

ATTACHMENTS:

Exhibit A-1: CH-EST-003 TAE Legal Description
Exhibit B-1: CH-EST-003 TAE Plat Map

EXHIBIT "A-1"

LEGAL DESCRIPTION

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel **CH-EST-003**; 3,334.50 SqFt; 36 months;

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 14, and lying all within that portion of Remmet Avenue (a 52.00 feet wide private street) as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Beginning at the intersection of the north line of said Lot 14 with the east line of said Remmet Avenue, thence along said east line of said Remmet Avenue, South 00° 05' 08" West, 64.12 feet to a point on the south line of said Lot 14;

Thence along the south line of said Lot 14, North 89° 54' 52" West, 52.00 feet to a point on the west line of said portion of Remmet Avenue;

Thence along the west line of said Remmet Avenue, North 00° 05' 08 East, 64.12 feet to a point on the north line of said Lot 14;

Thence along the north line of said Lot 14, South 89° 55' 08" East, 52.00 feet to the **Point of Beginning**.

Containing 3334.5 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

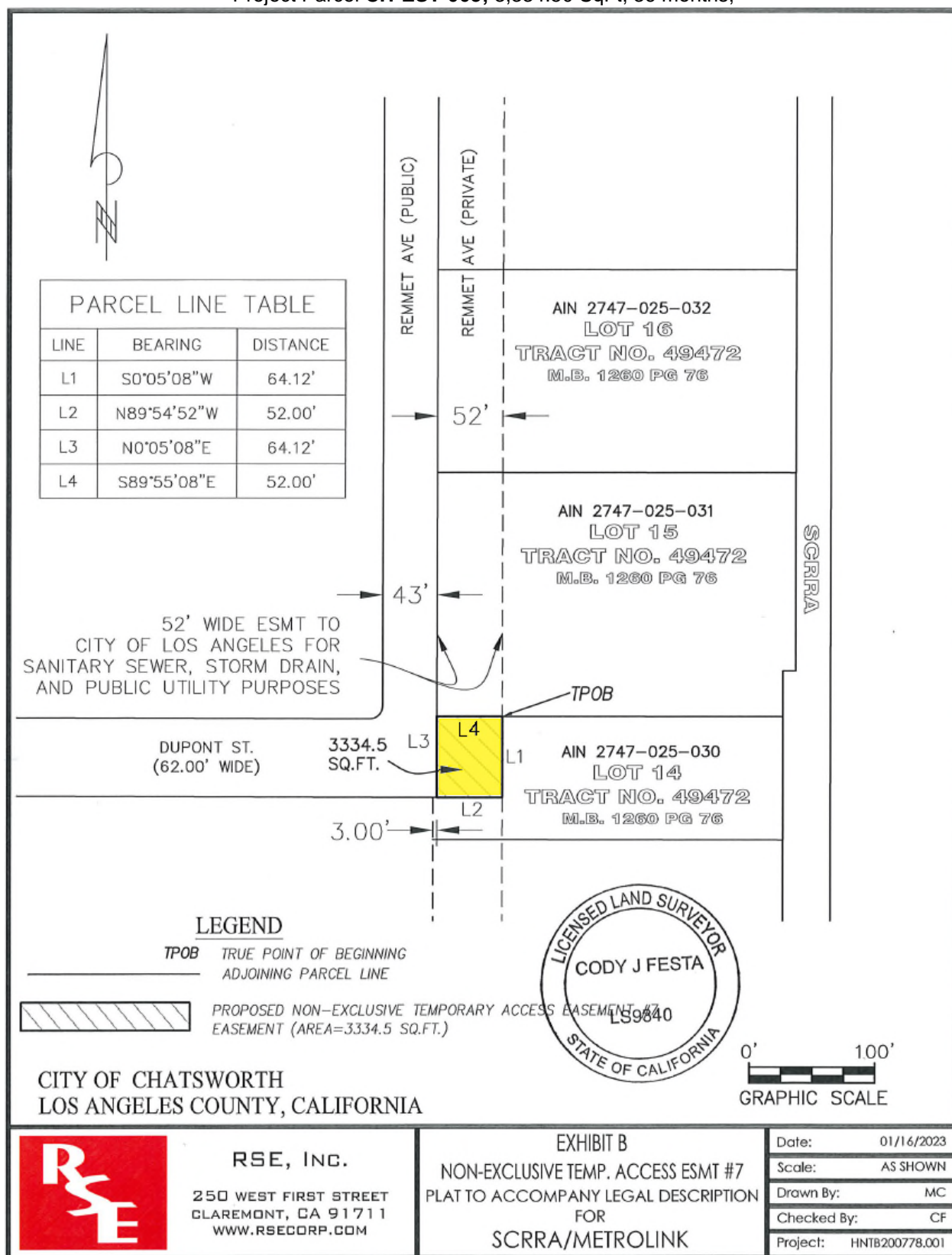
Affects 2747-025-030

EXHIBIT "B-1"

PLAT MAP

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel **CH-EST-003**; 3,334.50 SqFt; 36 months;



Affects 2747-025-030

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF THROUGH
THE EXERCISE OF EMINENT DOMAIN**

SCORE CHATSWORTH STATION IMPROVEMENTS PROJECT (“PROJECT”)

**PROJECT PARCELS: CH-PART-001, CH-EST-001, and CH-TCE-001;
APNs: 2724-025-031**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS (“BOARD”) HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interests to be acquired consist of (i) a partial Fee interest (“Fee”), (ii) 36-month Temporary Access Easements (“TAE”), and (iii) 36-month Temporary Construction Easement (“TCE”), and in the real property. The interests being acquired in these properties are referred to herein as the “Property Interests”. The Property Interests are described in the plat maps and legal descriptions attached hereto as Exhibits “A-2/B-2” through “A-4/B-4” and are incorporated herein by reference.

Section 4.

- (a.) The acquisition of the Property Interests is necessary for Chatsworth Station Improvement Project, which will provide additional capacity for train operations and improve safety and reliability of the Metrolink system. Specifically, the Property Interests will be used to construct and operate a new pedestrian underpass, and its associated staircase and ramp, at Chatsworth Station.

- (b.) The environmental impacts of the Project were evaluated in 2020. The Project was deemed to satisfy the requirements of a CEQA Statutory Exemption. The CEQA Notice of Exemption (Statutory Exemption) was filed in October 2020.
- (c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

Section 5.

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

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

Section 6.

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

Section 7.

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

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property Interests described above by eminent domain. Counsel is also authorized

and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

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

Section 9.

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

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 26th day of June, 2025.

COLLETTE LANGSTON
LACMTA Board Clerk

Date

Attachments

ATTACHMENTS:

Exhibit A-2: CH-Part-001 Part Fee Legal Description
Exhibit B-2: CH-Part-001 Part Fee Plat
Exhibit A-3: CH-EST-001 TAE Legal Description
Exhibit B-3: CH-EST-001 TAE Plat Map
Exhibit A-4: CH-TCE-001 TCE Legal Description
Exhibit B-4: CH-TCE-001 TCE Plat Map

EXHIBIT "A-2"

LEGAL DESCRIPTION

PARTIAL FEE

Project Parcel CH-PART-001; 7,262.90 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 160.17 feet to the northeasterly corner of said Lot 15, also being the **True Point of Beginning**;

Thence along the east line of said Lot 15, South 00° 05' 13" West, 156.65 feet;

Thence continuing along said east line, North 89° 54' 47 West, 10.00 feet;

Thence South 00° 05' 13" West, 36.19 feet to the southeasterly corner of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 29.54 feet;

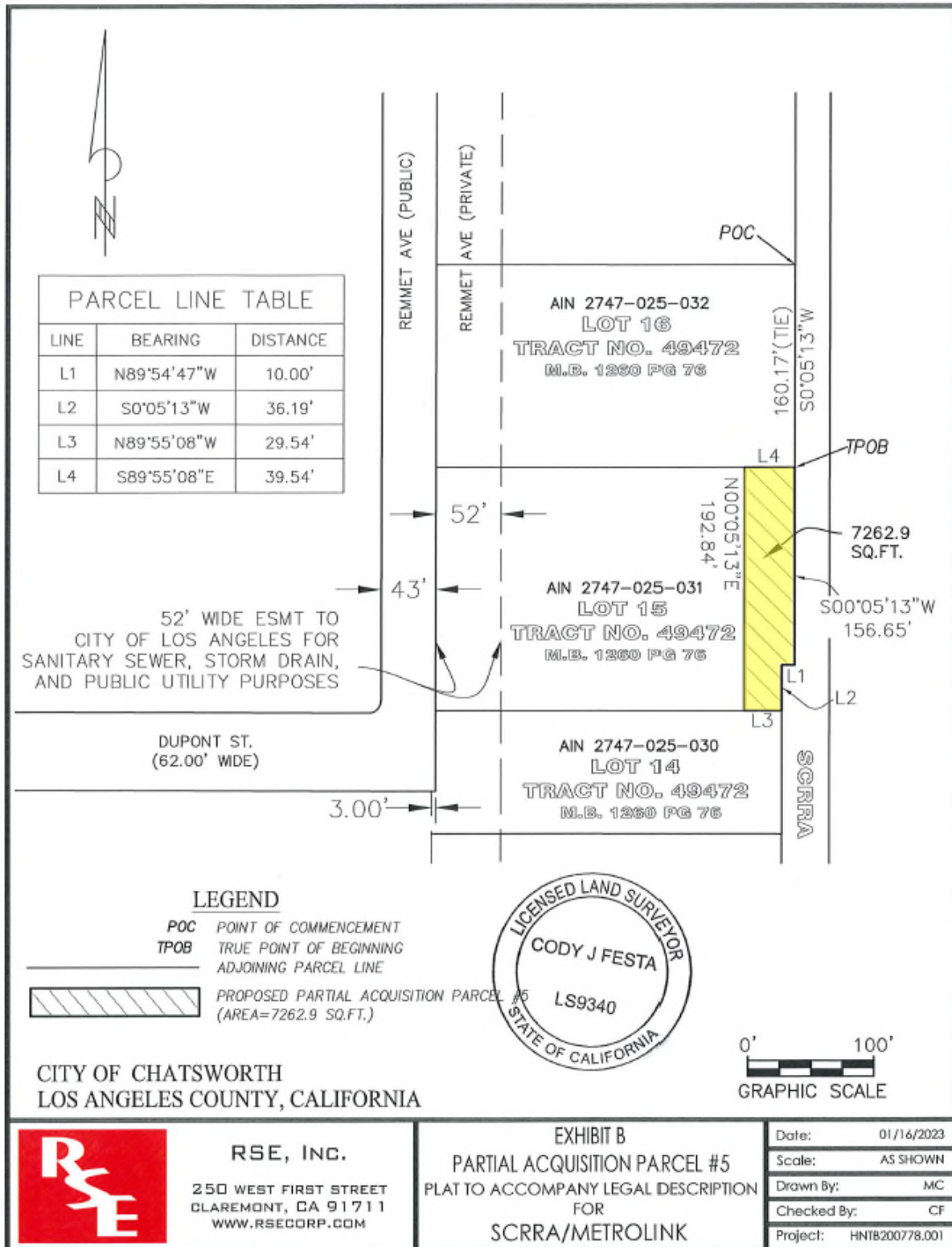
Thence leaving the south line of said Lot 15, North 00° 05' 13" East, 192.84 feet to a point on the north line of said Lot 15;

Thence along the north line of said Lot 15, South 89° 55' 08" East, 39.54 feet to the **True Point of Beginning**.

Containing 7262.9 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Affects 2747-025-031

CH-PART-001; 7,262.90 Sq.Ft.



Affects 2747-025-031

EXHIBIT "A-3"

LEGAL DESCRIPTION

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel **CH-EST-001**; **36 months**; 10,027.50 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15, and lying all within that portion of Remmet Avenue (a 52.00 feet wide private street) as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Beginning at the intersection of the north line of said Lot 15 with the east line of said Remmet Avenue, thence along the east line of said Remmet Avenue, South 00° 05' 08" West 192.84 feet to a point on the south line of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 52.00 feet to a point on the west line of said portion of Remmet Avenue being a 52.00-foot wide private street;

Thence along the west line of said Remmet Avenue, North 00° 05' 08 East, 192.84 feet to the northwest corner of said Lot 15;

Thence along the north line of said Lot 15, South 89° 55' 08" East, 52.00 feet to the **Point of Beginning**.

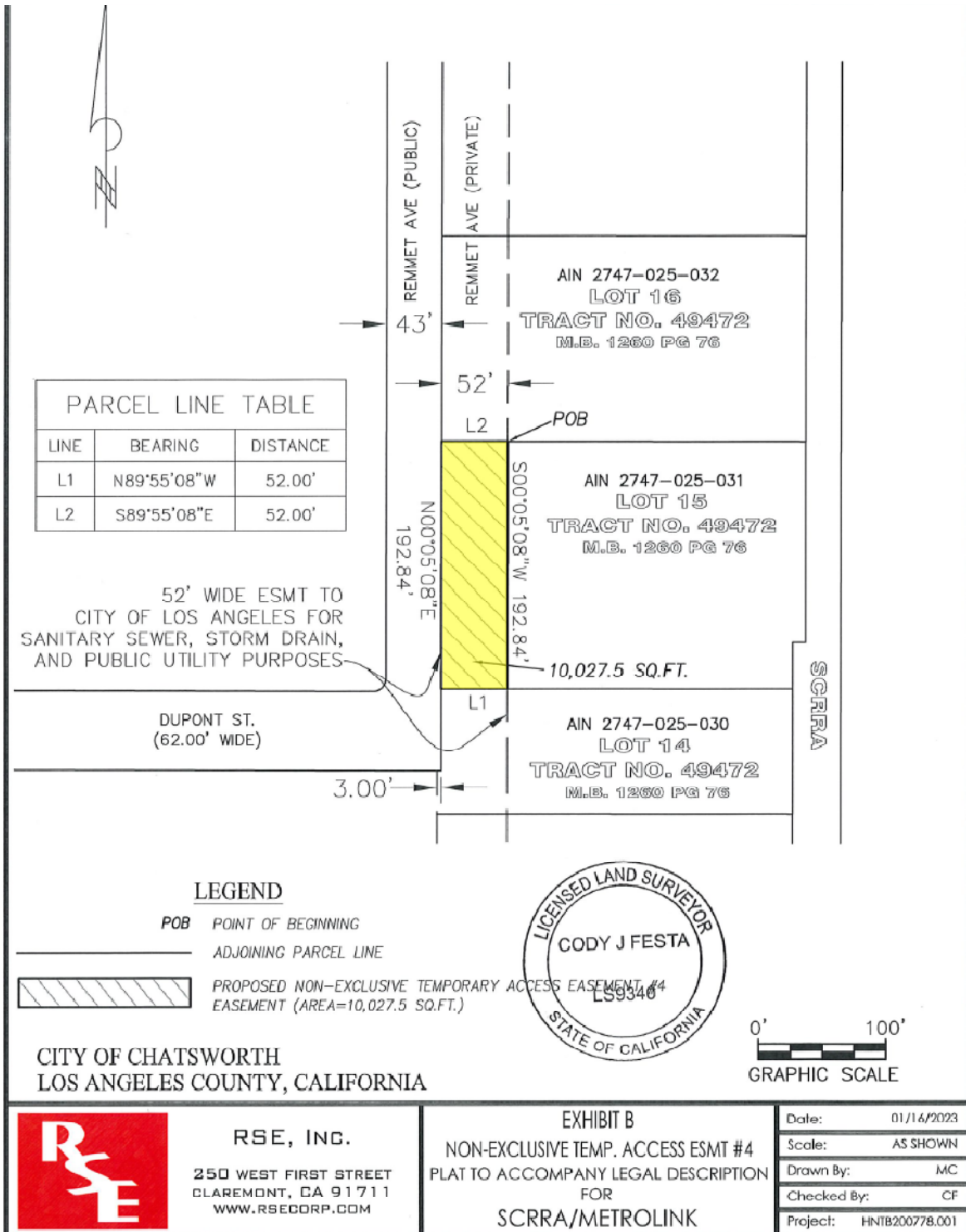
Containing 10,027.5 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Affects 2747-025-031

EXHIBIT "B-3"

PLAT MAP

CH-EST-001 Temporary Access Easement, 36-months, 10,027.50 Sq.Ft.



Affects 2747-025-031

EXHIBIT "A-4"

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel **CH-TCE-001**; **36 months**; 37,152.00 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 15 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 160.17 feet to the northeasterly corner of said Lot 15;

Thence along the north line of said Lot 15, North 89° 55' 08" W, 39.54 feet to **True Point of Beginning**;

Thence leaving said north line, South 00° 05' 13" West, 192.84 feet to a point on the south line of said Lot 15;

Thence along the south line of said Lot 15, North 89° 55' 08" West, 192.66 feet to a point on the east line of Remmet Avenue (a private 52.00 feet wide street) as shown on said Tract Map;

Thence leaving the south line of said Lot 15 and along said east line of said Remmet Avenue, North 00° 05' 08" East, 192.84 feet to a point on the north line of said Lot 15;

Thence along said south line of said Lot 15, South 89° 55' 08" East, 192.66 feet to the **True Point of Beginning**.

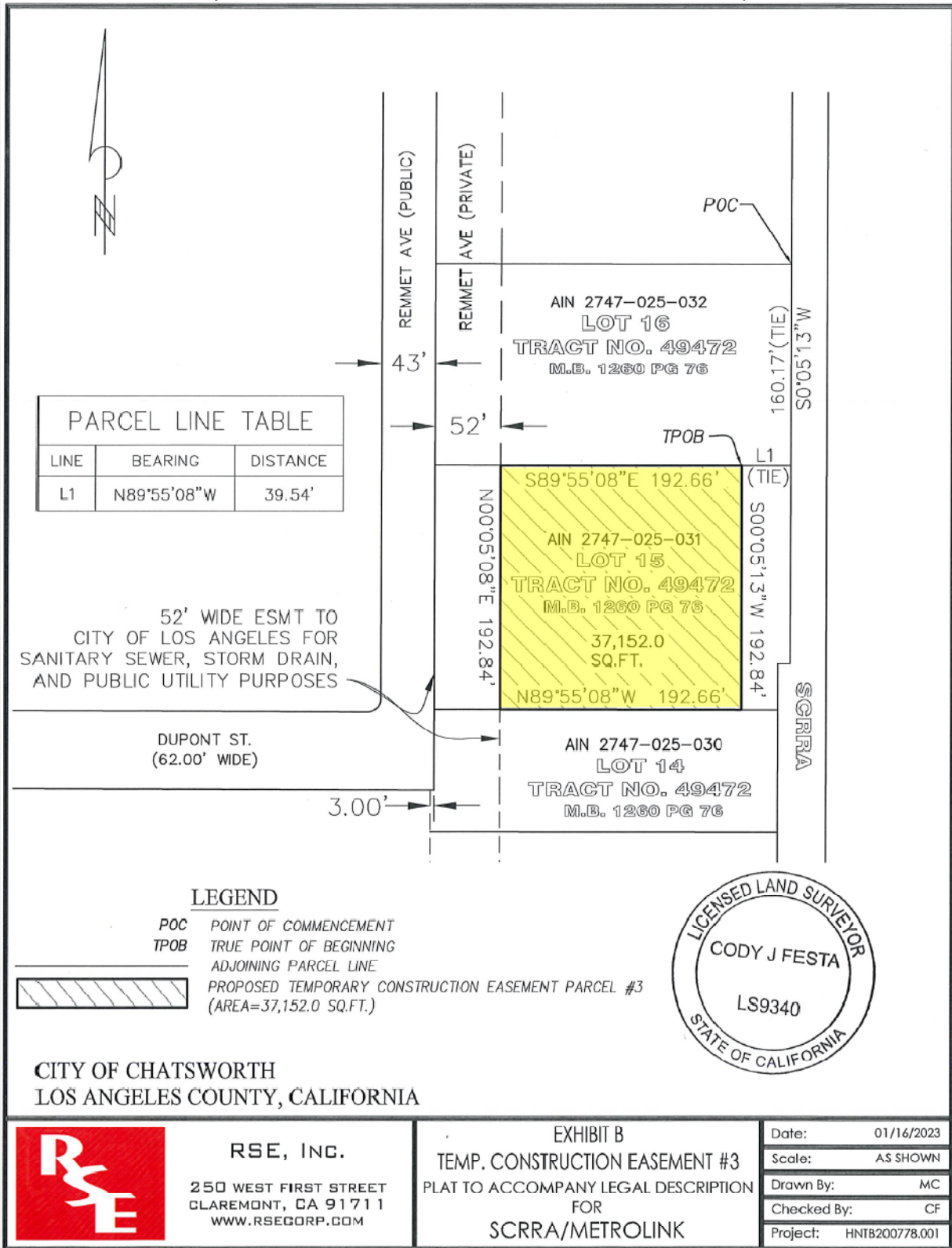
Containing 37,152.0 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Affects 2747-025-031

EXHIBIT "B-4"

PLAT MAP

Project Parcel **CH-TCE-001 TCE, 36 months; 37,152.00 Sq.Ft.**



Affects 2747-025-031

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF THROUGH
THE EXERCISE OF EMINENT DOMAIN**

SCORE CHATSWORTH STATION IMPROVEMENTS PROJECT (“PROJECT”)

PROJECT PARCELS: CH-PART-002, CH-EST-006, and CH-TCE-002;

APN: 2724-025-032

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS (“BOARD”) HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

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

Section 3.

The property interests to be acquired consist of (i) partial Fee interest (“Fee”), (ii) 36-month Temporary Access Easements (“TAE”), and (iii) 36-month Temporary Construction Easement (“TCE”) in the real property. The interests being acquired in these properties are referred to herein as the “Property Interests”. The Property Interests are described in the plat maps and legal descriptions attached hereto as Exhibits “A-5/B-5” through “A-7/B-7” and are incorporated herein by reference.

Section 4.

- (a.) The acquisition of the Property Interests is necessary for Chatsworth Station Improvement Project, which will provide additional capacity for train operations and improve safety and reliability of the Metrolink system. Specifically, the Property Interests will be used to construct and operate a

new pedestrian underpass, and its associated staircase and ramp, at Chatsworth Station.

- (b.) The environmental impacts of the Project were evaluated in 2020. The Project was deemed to satisfy the requirements of a CEQA Statutory Exemption. The CEQA Notice of Exemption (Statutory Exemption) was filed in October 2020.
- (c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

Section 5.

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

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

Section 6.

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

Section 7.

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

Section 8.

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

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

Section 9.

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

I, COLLETTE LANGSTON, Board Clerk of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Los Angeles County Metropolitan Transportation Authority at a meeting held on the 26th day of June, 2025.

COLLETTE LANGSTON
LACMTA Board Clerk

Date

ATTACHMENTS:

Exhibit A-5: CH-Part-002 Part Fee Legal Description

Exhibit B-5: CH-Part-002 Part Fee Plat Map

Exhibit A-6: CH-EST-006 TAE Legal Description

Exhibit B-6: CH-EST-006 TAE Plat Map

Exhibit A-7: CH-TCE-002 TCE Legal Description

Exhibit B-7: CH-TCE-002 TCE Plat Map

EXHIBIT "A-5"

LEGAL DESCRIPTION

PARTIAL FEE

Project Parcel **CH-PART-002**; 1,976.80 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 16 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of said Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 110.17 feet to the **True Point of Beginning**;

Thence continuing along said east line, South 00° 05' 13" West, 50.00 feet to the southeast corner of said Lot 16;

Thence along said south line of said Lot 16, North 89° 55' 08" West, 39.54 feet;

Thence leaving said south line of said Lot 16, North 00° 05' 13" East, 50.00 feet to a point on a line being parallel, at right angles, 50 feet north of said south line;

Thence along said parallel line, South 89° 55' 08" East, 39.54 feet to the **True Point of Beginning**.

Containing 1976.8 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Affects **2747-025-032**

Project Parcel **CH-PART-002**; 1,976.80 Sq.Ft.

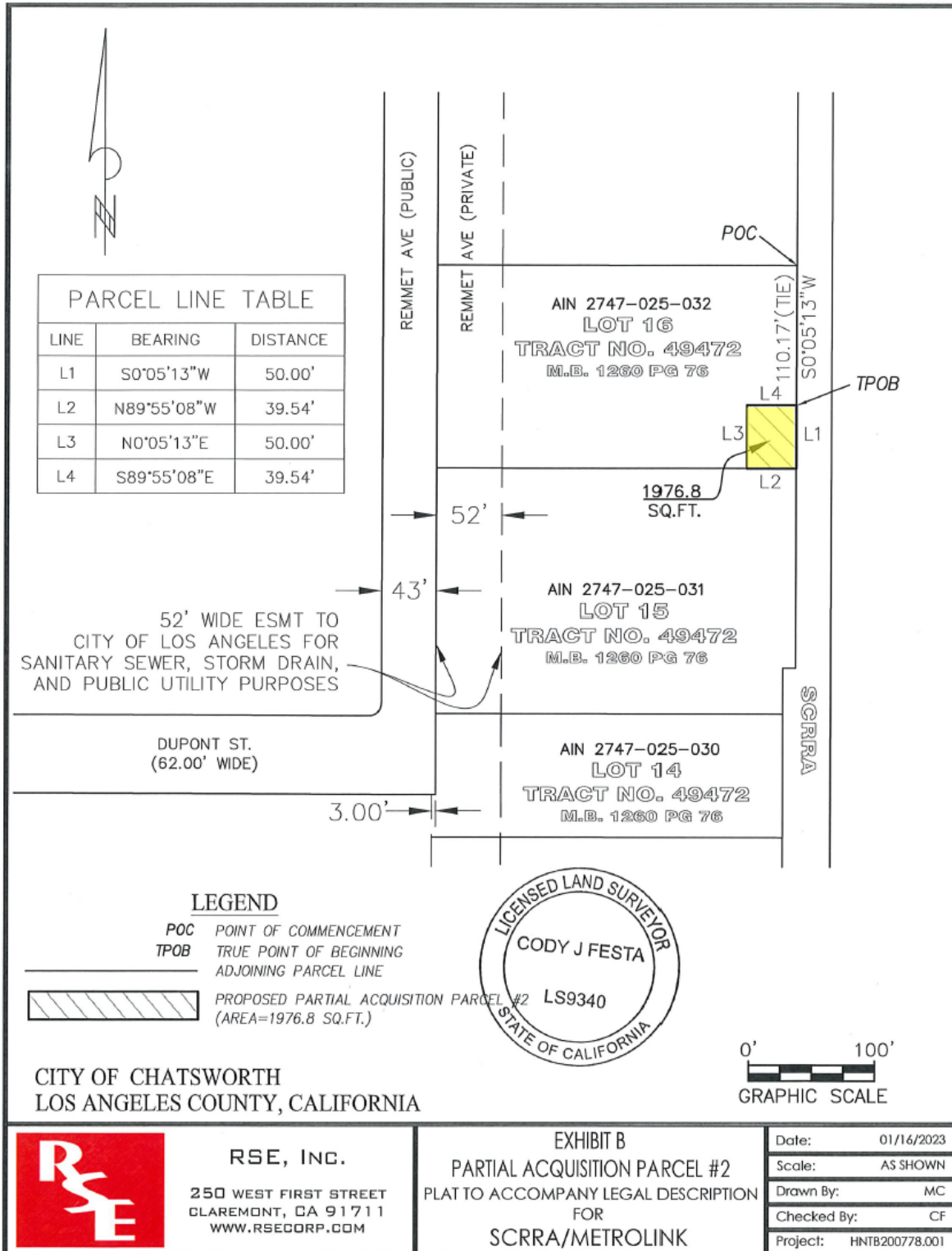
Affects **2747-025-032**

EXHIBIT "A-6"

LEGAL DESCRIPTION

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT

Project Parcel **CH-EST-006**; **36 months**; 1,196.00 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 16, and lying all within that portion of Remmet Avenue (a 52.00 feet wide private street) as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Beginning at the intersection of the south line of said Lot 16 with the east line of said Remmet Avenue, thence along the south line of said Lot 16, North 89° 55' 08" West 52.00 feet;

Thence leaving the south line of said Lot 15, North 00° 05' 08" East, 23.00 feet;

Thence South 89° 55' 08" East, 52.00 feet to a point on the east line of said Remment Avenue;

Thence along the east line of said Remment Avenue, South 00° 05' 08" West 23.00 feet to the **Point of Beginning**;

Containing 1196.0 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Affects **2747-025-032**

EXHIBIT "A-7"

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel **CH- -002 TCE, 36 months**; 5,196.50 Sq.Ft.

All that real property situated in the City of Chatsworth, County of Los Angeles, State of California, being a portion of Lot 16 as shown on that certain Tract Map No. 49472, filed in Book 1260, at Page 76 of Maps, in the Office of the County Recorder, County of Los Angeles, being more particularly described as follows:

Commencing at the northeasterly corner of said Lot 16 as shown on said Tract Map, thence along the east line of said Lot 16, South 00° 05' 13" West, 100.17 feet to the **True Point of Beginning**;

Thence continuing along said east line, South 00° 05' 13" West, 10.00 feet;

Thence leaving said east line of Lot 16, North 89° 55' 08" West, 39.54 feet;

Thence South 00° 05' 13" West, 50.00 feet to a point on the south line of said Lot 16;

Thence along said south line of Lot 16, North 89° 55' 08" West, 192.66 feet to a point on the east line of that portion of Remmet Avenue (52.00 feet wide) shown as a private street shown on said Tract Map;

Thence leaving said south line of Lot 16 and along said east line of Remmet Avenue, North 00° 05' 08" East, 23.00 feet to a point on a line being parallel, at right angles, 23.00 feet north of said south line of Lot 16;

Thence along said parallel line, South 89° 55' 08" East, 182.66 feet;

Thence North 00° 05' 13" East, 37.00 feet;

Thence South 89° 55' 08" East 49.54 feet to the **True Point of Beginning**.

Containing 5196.5 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

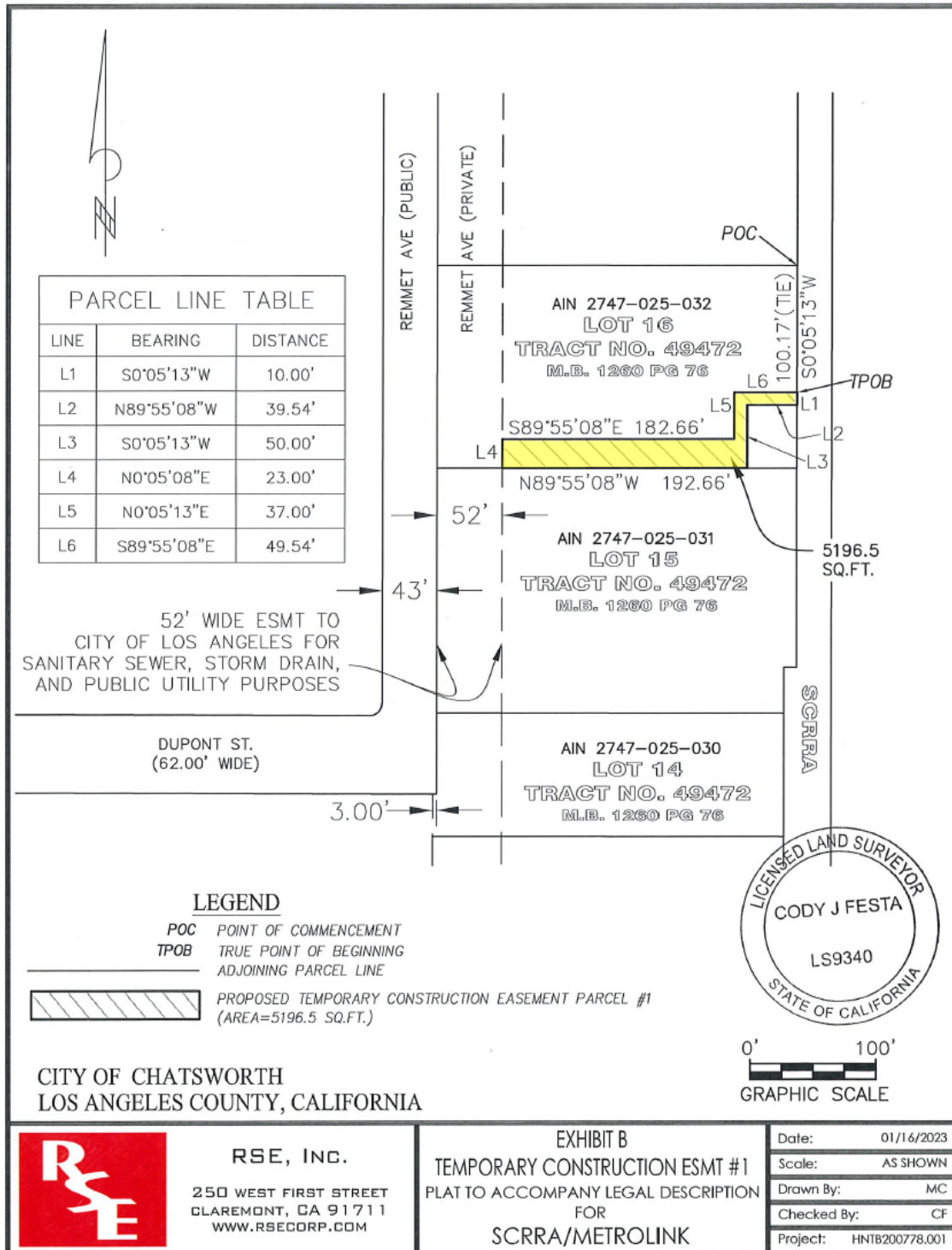
Affects **2747-025-032**

EXHIBIT "B-7"

PLAT MAP

TEMPORARY CONSTRUCTION EASEMENT

Project Parcel **CH-TCE-002**, 36 months; 5,196.50 Sq.Ft.



Affects **2747-025-032**



MINUTES

Thursday, September 26, 2019

10:00 AM

One Gateway Plaza, Los Angeles, CA 90012,
3rd Floor, Metro Board Room

Board of Directors - Regular Board Meeting

DIRECTORS PRESENT:

James Butts, Chair
Eric Garcetti, Vice Chair
Hilda Solis, 2nd Vice Chair
Kathryn Barger
Mike Bonin
Jacquelyn Dupont-Walker
John Fasana
Robert Garcia
Janice Hahn
Paul Krekorian
Sheila Kuehl
Ara Najarian
Mark Ridley-Thomas
John Bulinski, non-voting member

Phillip A. Washington, Chief Executive Officer

CALLED TO ORDER AT: 10:05 A.M.

5.1 SUBJECT: METROLINK SCORE PROGRAM

2019-0753

APPROVED Motion by Garcetti, Barger, Krekorian, Najarian, Solis and Hahn that the Board and Metro adopt as policy SUPPORT for the build-out of the Metrolink score master plan to improve regional mobility, increase transit ridership, and reduce greenhouse gas emissions.

JF	PK	MB	RG	SK	EG	JB	HS	JH	KB	JDW	MRT	AN
Y	Y	Y	Y	Y	Y	Y	A	Y	A	Y	A	Y



Public Hearing on Resolutions of Necessity for Metrolink Chatsworth Station Improvement Project

Agenda Item # 2025-0135

Public Hearing on Resolutions of Necessity for Metrolink Chatsworth Station Improvement Project

Project: The Project will serve the transportation needs of LA County by improving the transportation link between LACMTA's transit system and Metrolink.

When SCORE is implemented, most Metrolink lines will have the capacity to operate 30-minute bi-directional service, a significant increase compared to current service levels. Additional SCORE benefits will include cleaner air and greenhouse gas reductions, more access to jobs, economic development and affordable housing, and seamless connections to other transportation services.

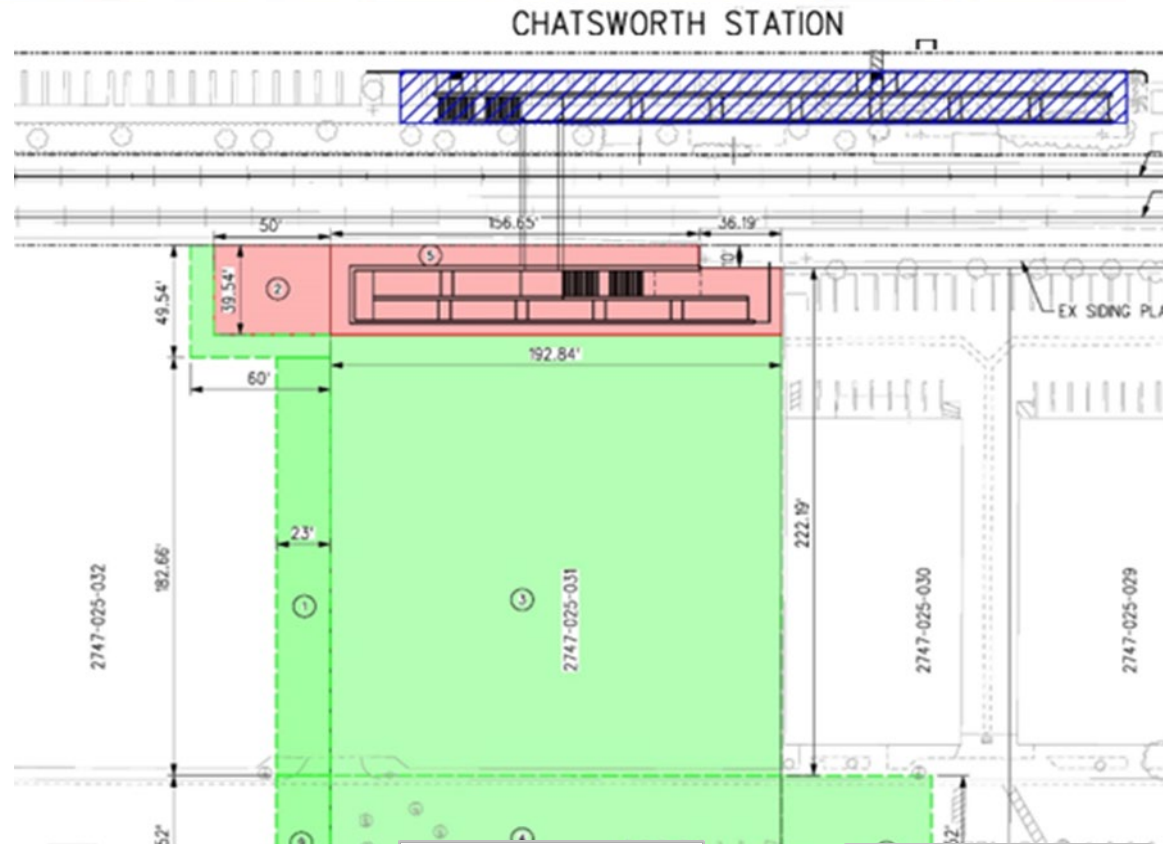
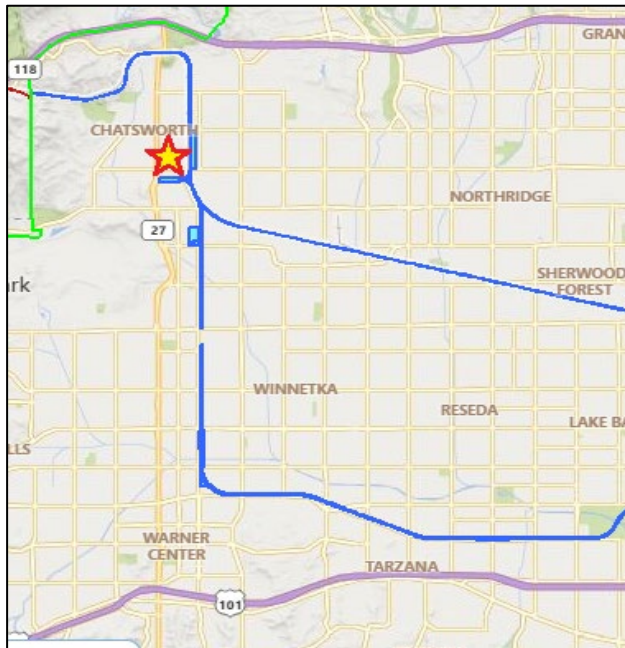
Property Location: Chatsworth

Property Impacts: Partial Fee Simple Interests ("Fee" or "PART"), Temporary Construction Easements ("TCE"), and Temporary Access Easements ("TAE" or "EST")

Relocation: Acquisitions do not cause displacement.

Public Hearing on Resolutions of Necessity for Metrolink Chatsworth Station Improvement Project

Parcels Overview



APN 2747-025-031

Project Parcels:
CH-PART-001 (Fee)
CH-TCE-001 (TCE)
CH-EST-001 (TAE)

APN 2747-025-031

Project Parcels:
CH-PART-001 (Fee)
CH-TCE-001 (TCE)
CH-EST-001 (TAE)

APN 2747-025-030

Project Parcel:
CH: EST-003 (TAE)



Metrolink

Public Hearing on Resolutions of Necessity for Metrolink Chatsworth Station Improvement Project

Parcels Overview

Assessor's Parcel Number	Project Parcel Number	Parcel Address	Purpose of Acquisition	Property Interest(s) Sought
2747-025-30	CH-ST-003	10060 Remmet Avenue, Chatsworth, CA 91311	Construct a new pedestrian underpass, and its associated staircase and ramp	36-month Temporary Access Easement, 3,334.50 sq ft
2747-025-031	CH-PART-001 CH-EST-001 CH-TCE-001	East Side of Remmet Avenue, Chatsworth, CA 91311	Construct and operate the new pedestrian underpass, and its associated staircase and ramp	Partial Fee 7,262 sq ft 36-month Temporary Access Easement, 10,027.50 sq ft 36-month Temporary Construction Easement, 37,152 sq ft
2747-025-032	CH-PART-002 CH-TCE-002 CH-TCE-006	East Side of Remmet Avenue, Chatsworth, CA 91311	Construct and operate the new pedestrian underpass, and its associated staircase and ramp	Partial Fee of 1,976.80 sq ft 36-month Temporary Access Easement 5,196.50 sq ft 36-month Temporary Construction Easement, 1,196.00 sq ft



Metro

Public Hearing on Resolutions of Necessity for Metrolink Chatsworth Station 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 Properties sought to be acquired, which have been described herein, are necessary for the proposed Project;
- The offers required by Section 7267.2 of the Government Code have been made to the Owners; and
- Whether the statutory requirements necessary to acquire the properties or property interests by eminent domain have been complied with by LACMTA.



Thank you



Metro