



Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project Agenda Item # 2025-0596

Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

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

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

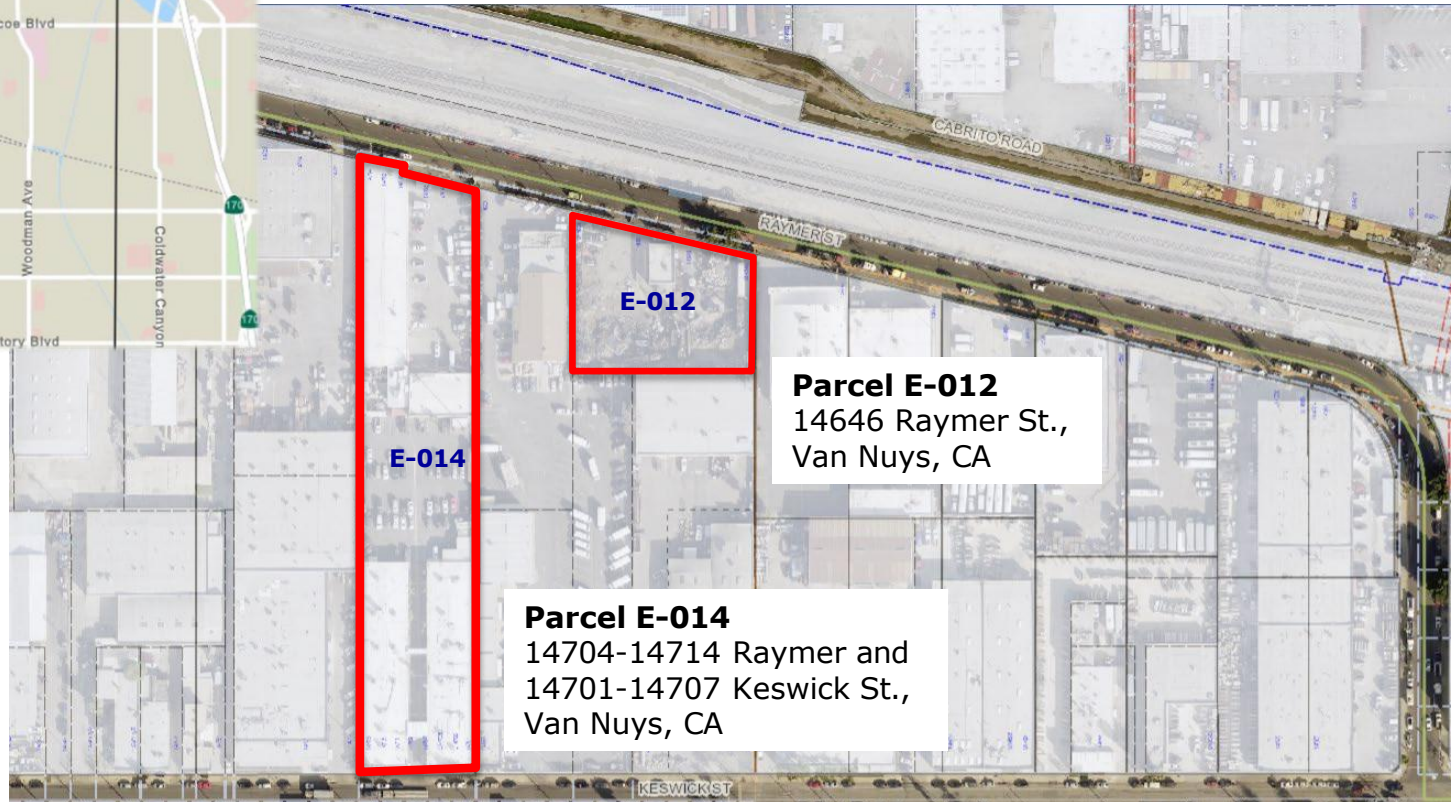
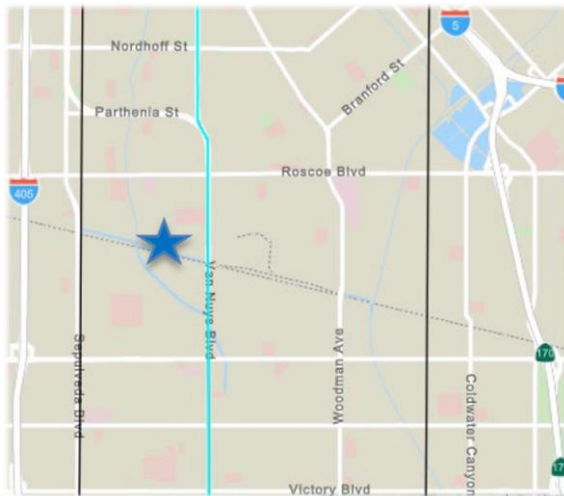
Property Locations: Van Nuys, CA 91405

Property Impacts: Improvements Pertaining to Realty (IPR) interest for Parcel E-012 and IPR interests for Parcel E-014.

Relocation Impacts: Project impacts require the relocation of (7) business, however only (3) have IPR interests to acquire.

Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

PARCELS OVERVIEW



E-012

Parcel E-012
14646 Raymer St.,
Van Nuys, CA

E-014

Parcel E-014
14704-14714 Raymer and
14701-14707 Keswick St.,
Van Nuys, CA



Metro

Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

PARCELS OVERVIEW

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Property Owner/Tenant	Property Interest(s) Sought
ESFV-E-012-1 (E-012)	2210-025-007	14646 Raymer Street Van Nuys, CA 91405	Franz Neuwirth, Trustee Gretchen Johanna Neuwirth, Trustee	IPR
			SCV Recycling	IPR
ESFV-E-014-1 (E-014)	2210-025-010	14704-14714 Raymer and 14701-14707 Keswick Street, Van Nuys, CA 91405	Joyce S. Berens, Trustee of the Joyce Berens Trust Fund Dated December 5, 2005 - Gene Ray Vaccarello, Gerald Vaccarello, Barbara Vacarello, Dale Vacarello & Diane E. Vacarello - Dona C. Meyer	IPR
			David Barnes, LLC	IPR
			SIT Catering & Event Rentals, Inc.	IPR

Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

Relocation Benefits Provided to Displaced Businesses:

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

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

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

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



Thank you



Metro