

**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.

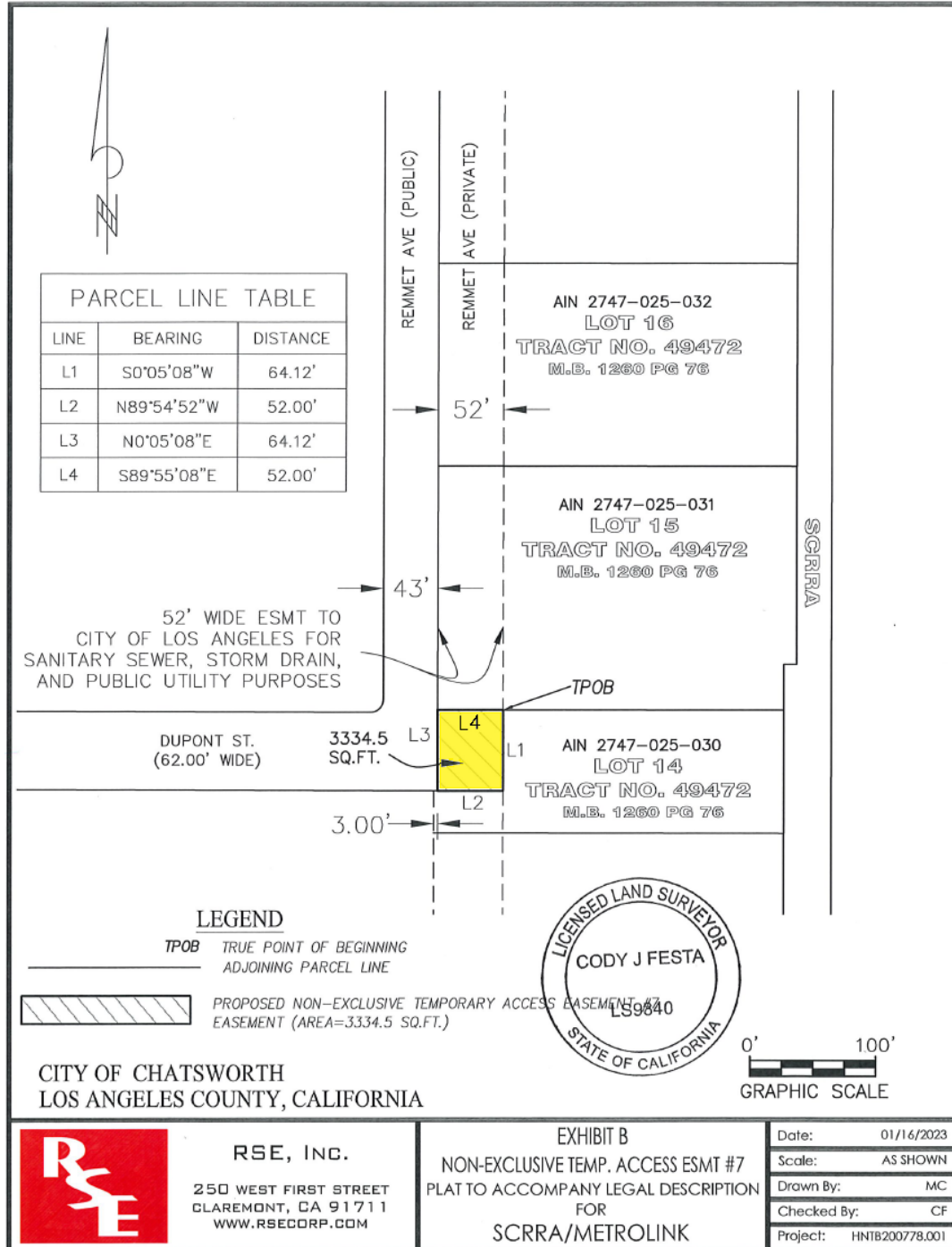
Affects 2747-025-030

# 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.

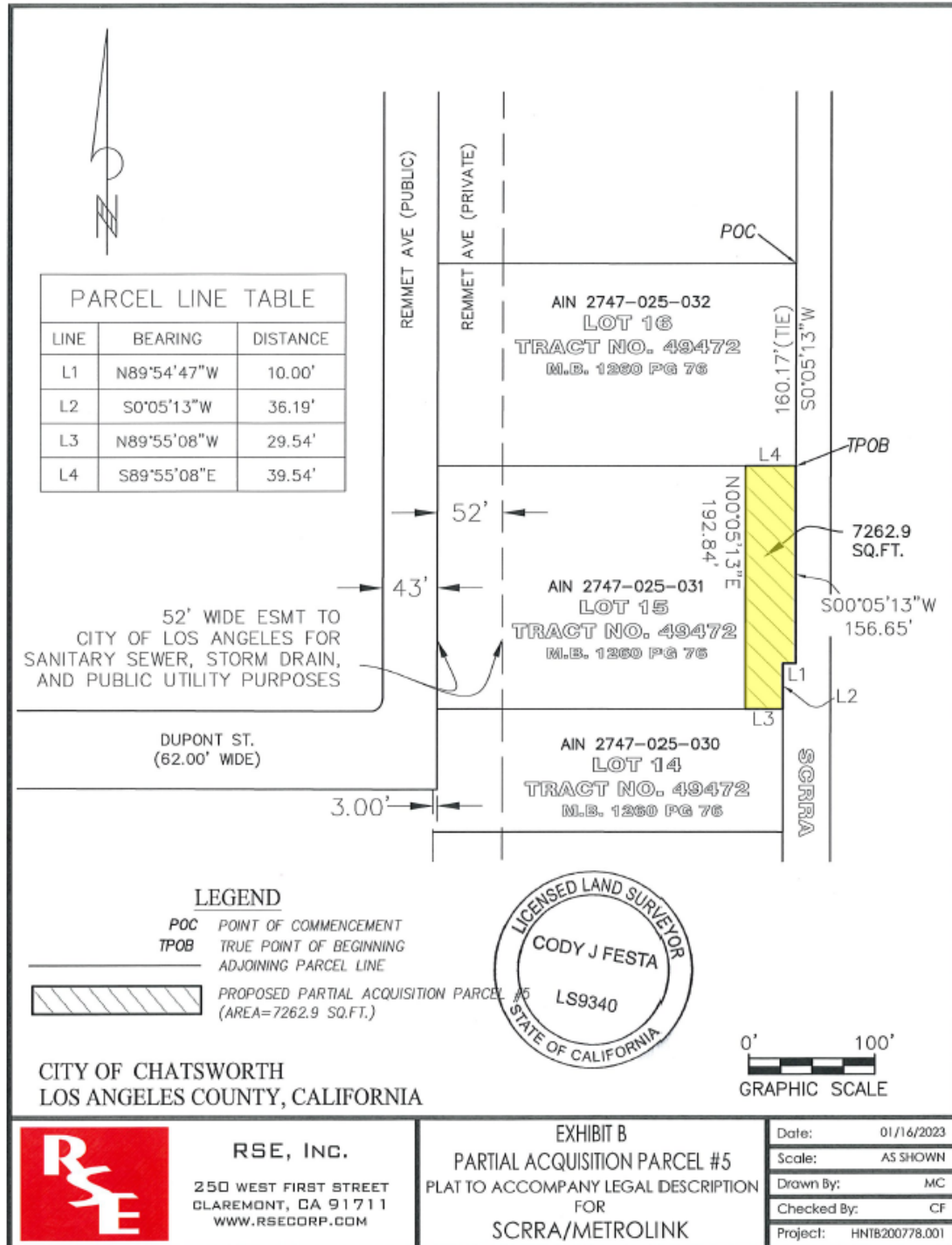
Affects 2747-025-031

# 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 "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

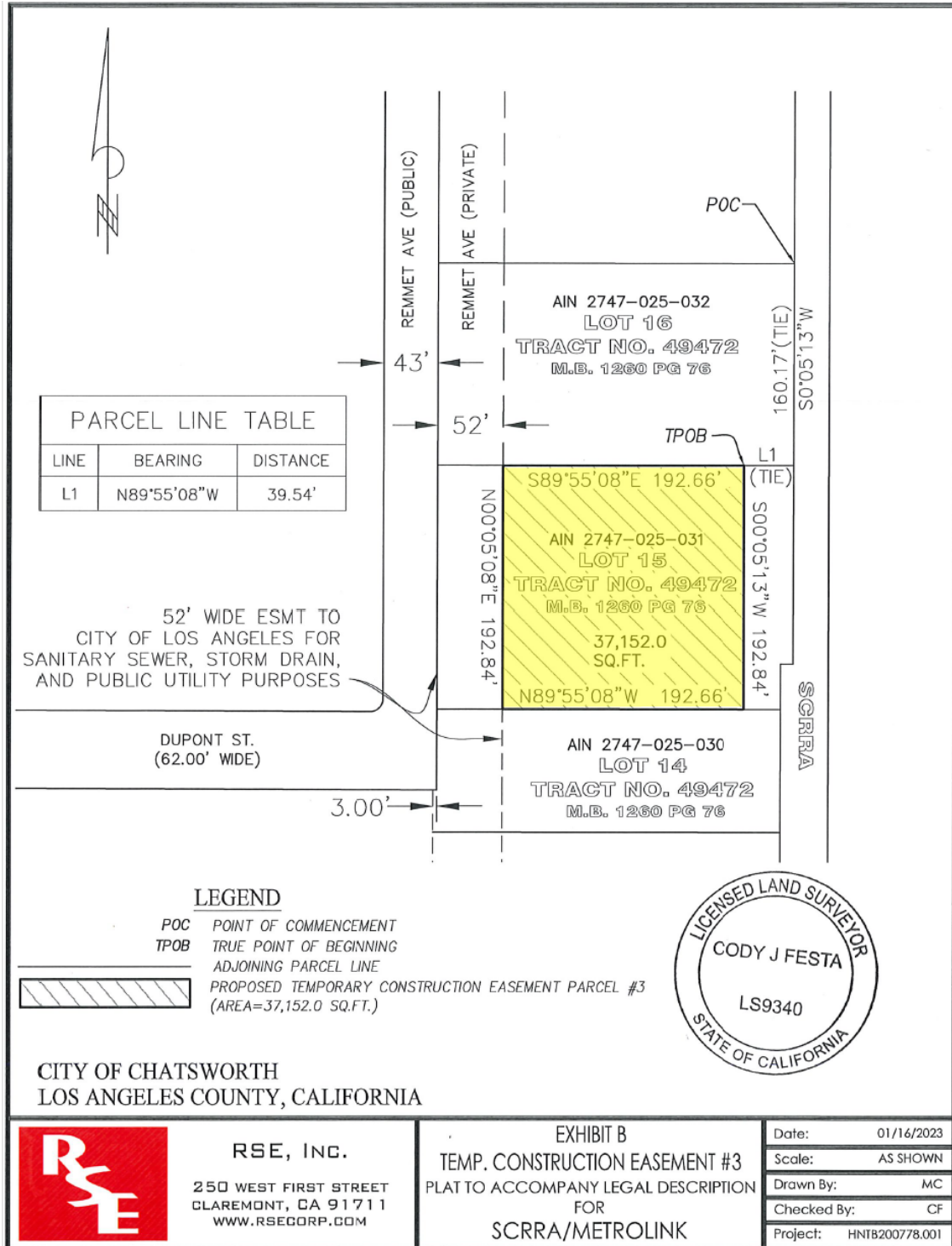


# EXHIBIT "B-4"

## 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.

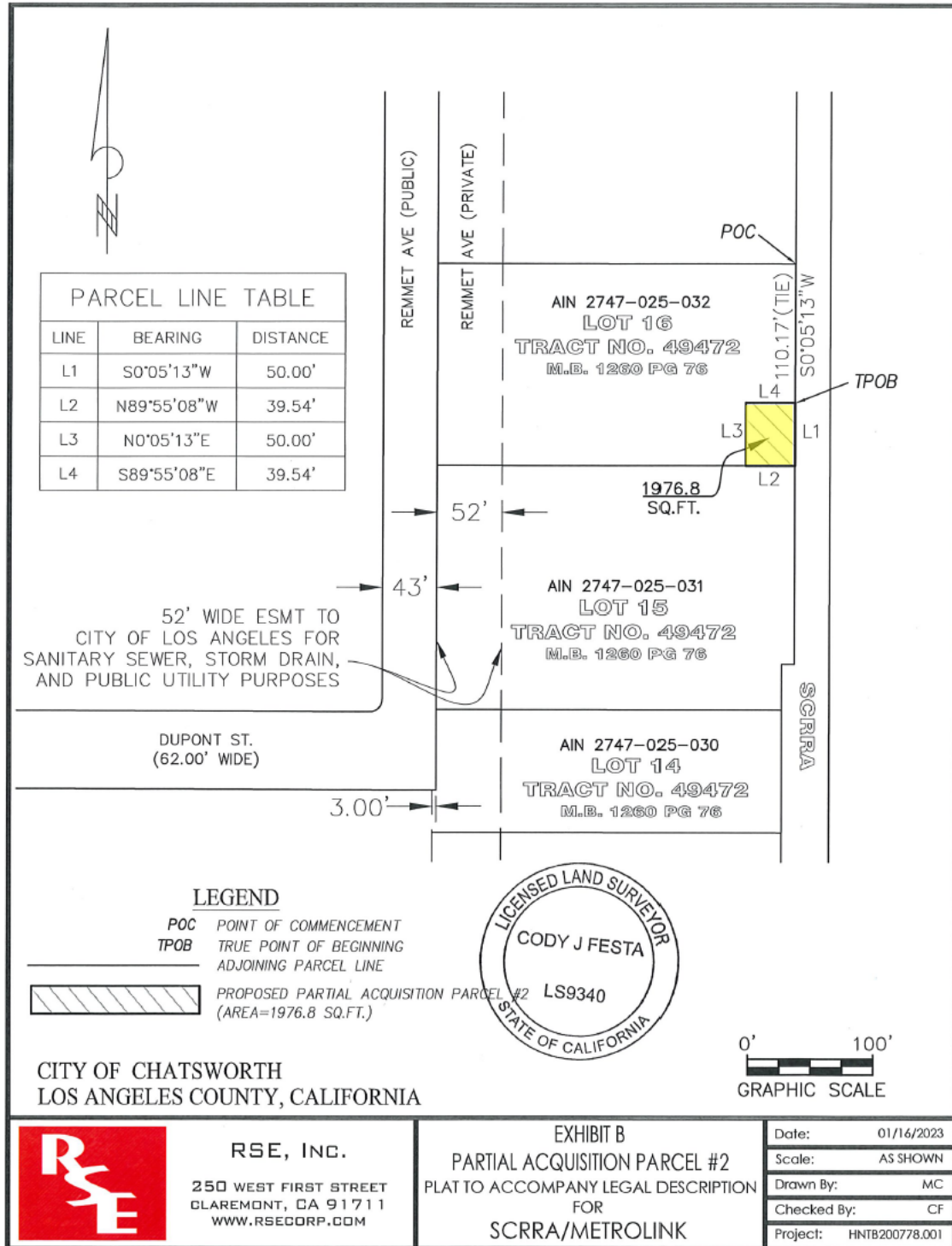
Affects **2747-025-032**

# 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.

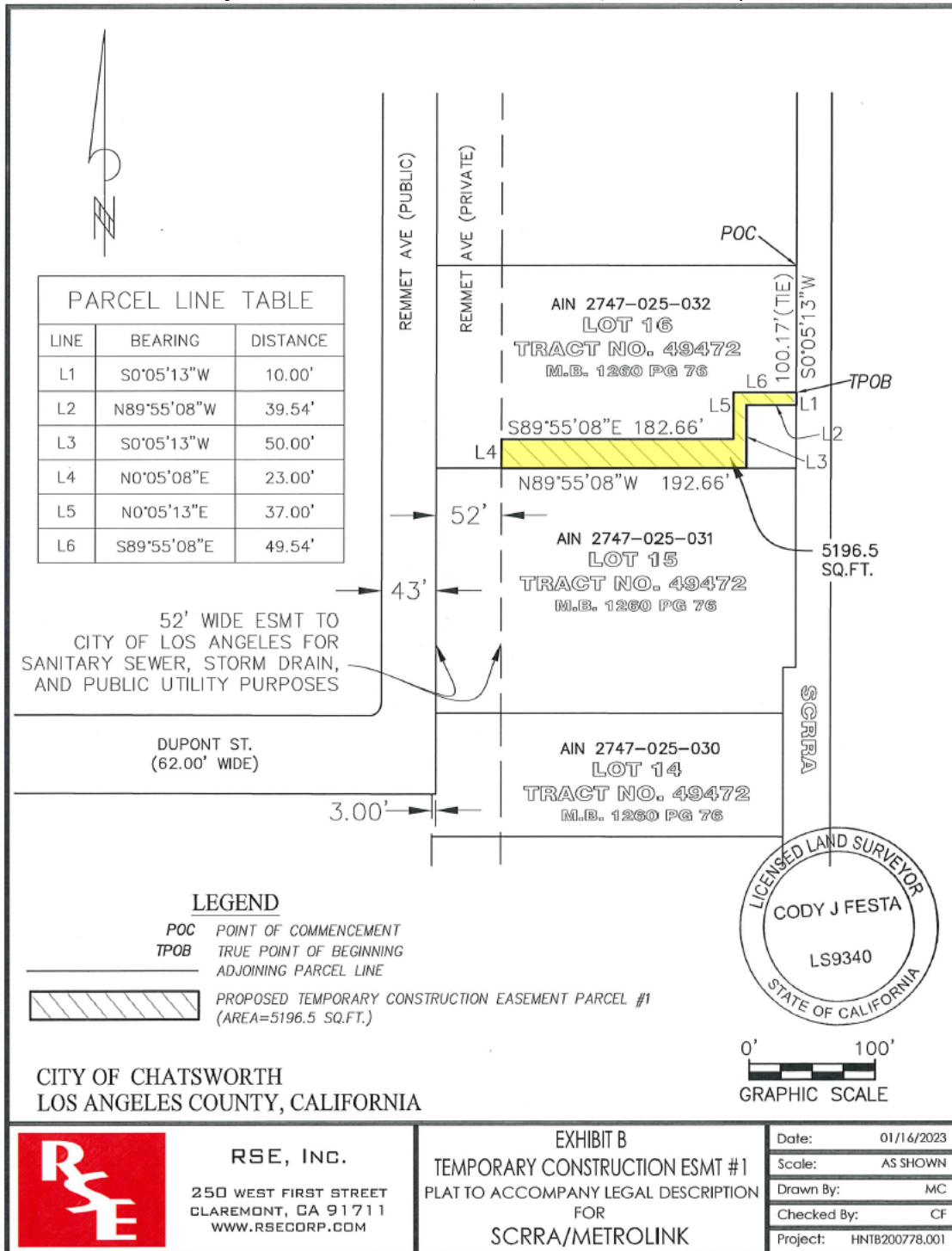
Affects **2747-025-032**

# 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.

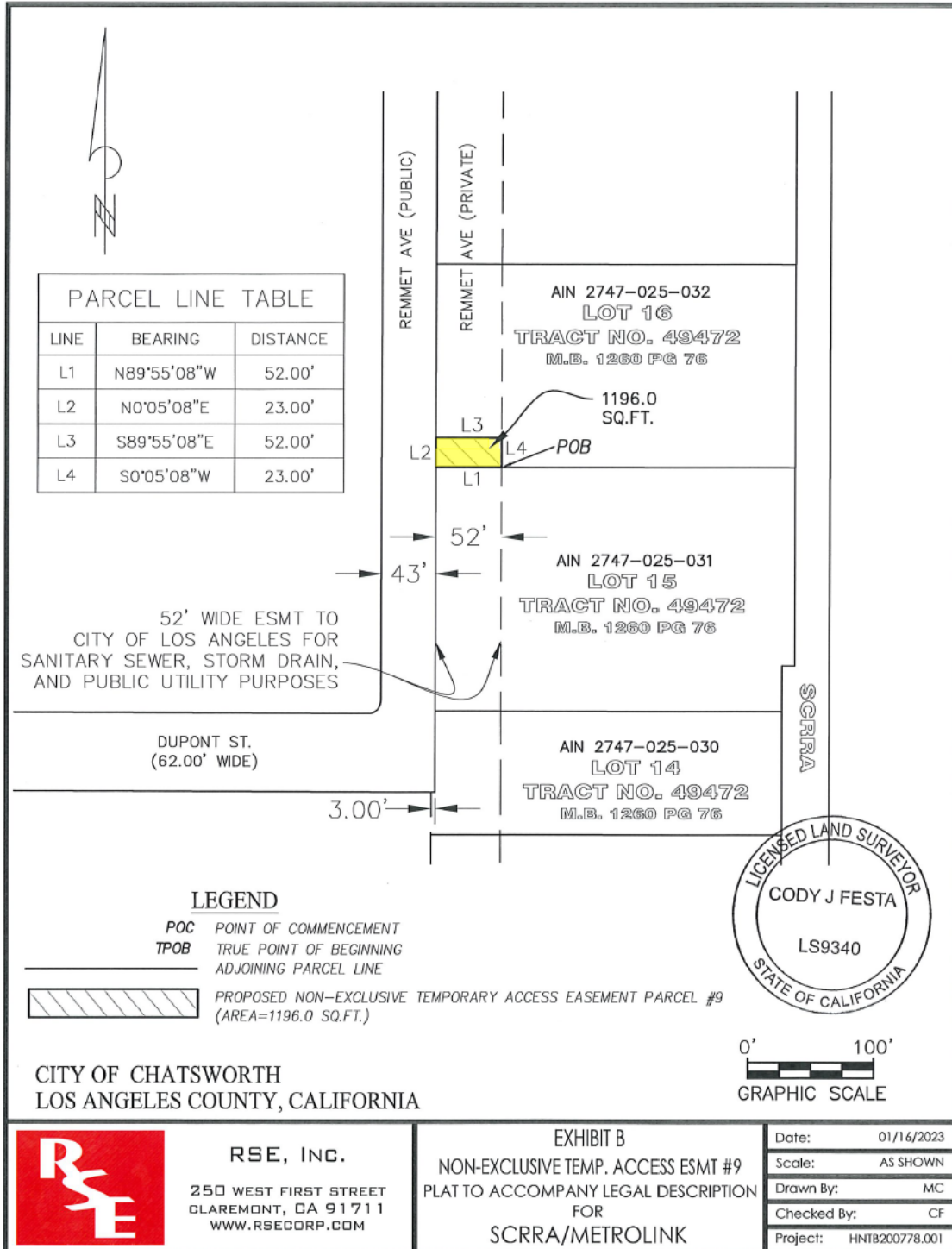
Affects 2747-025-032

# 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