

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF ASSESSOR PARCEL NO. 4128-001-008 (THE “PROPERTY”) FOR THE AIRPORT CONNECTOR PROJECT

BACKGROUND

The Property is required for the construction and operation of the Airport Connector Project ("Project"). The address, record Owner (as indicated by a title report prepared by Orange Coast Title Company dated), physical description, and nature of the property interest sought to be acquired for the Project are summarized as follows:

Assessor's Parcel Number	Parcel Address	Owner	Purpose of Acquisition	Property Interest(s) Sought
4128-001-008	9225 Aviation Boulevard	The Hertz Corporation	Construction and operation	Fee simple interest to 83,553 square feet

A written offer for the fee simple interest was presented to the Owner by letter dated August 14, 2017. In addition, by letters dated August 14, 2017, Metro also presented offers to the Owner and to the tenants, Clean Energy and Outfront Media, Inc., for the acquisition of their immovable business fixtures and equipment (“F&E”). To date, all of the offers have not been accepted and the Owner has communicated that it will not oppose the adoption of a Resolution of Necessity.

A. The public interest and necessity require the Project.

The public interest and necessity require the Project for the following reasons:

1. The Project will connect the expanding Metro Rail system to LAX and thereby provide an alternative means of transportation to LAX for both air passengers and employees.

2. The Project will provide improved access to the local and regional transit network by connecting 13 Metro and municipal bus lines with two Metro Rail lines serving the new light rail station.

3. Implementation of the Project will result in a reduction of bus and vehicle miles traveled within the project area.

4. The Project will help relieve congestion in the LAX central terminal area as well as on roadways and freeways in the vicinity of LAX.

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.

On June 22, 2016, a Draft Environmental Impact Report (DEIR) was circulated and reviewed by interested and concerned parties, including private citizens, community groups, the business community, elected officials and public agencies. A public hearing was held on July 13, 2016 to solicit citizen and agency comments. The Board certified the FEIR on January 26, 2017. Documentation for a categorical exclusion under 23 CFR part 771.118(d) was submitted to the Federal Transit Administration (FTA) on March 13, 2017. On April 26, 2017, Metro received concurrence from the FTA that the Project qualified as a categorical exclusion.

The Project will include an at grade light rail station that is served by the Crenshaw LAX and Metro Green Lines. Other features include a new bus plaza sized to accommodate a bus terminal and layover functions for Metro buses as well as municipal bus operators that serve the LAX area, private vehicle pick-up/drop off area; bicycle stations, pedestrian amenities including clear signage and passenger information and a transit center/terminal building that connects the at-grade transit services with the Los Angeles World Airports (LAWA) aerial Automated People Mover (APM) station.

The Project study area has persistent traffic congestion due, in part, to LAX being one of the busiest airports in the world. No significant expansion of existing freeway and street networks is planned to accommodate all the growth expected for travel to and from LAX. During various community meetings, stakeholders expressed the need for improved transit service to LAX to address existing and future traffic congestion. The Project addresses those needs and moves more people in a way that is energy efficient and with the least environmental impact.

The Project will cause private injury, including the displacement or relocation of the car and bus maintenance operations of a rental car company, a natural gas fueling facility, and two billboard structures. 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.

Due to its bulk, the FEIR is not physically included in the Board's agenda packet for this public hearing. However, the FEIR documents should be considered in connection with this matter. 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 is necessary for the Project.

The property interests required for the project is described above and are described in the Exhibit A, attached hereto, and is depicted on the Plat Map attached hereto as Exhibit B. The Property is needed for the construction and operation of the Project. The Property was chosen based upon the FEIR for the Project.

Staff recommends that the Board find that the acquisition of the Property 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 Owners, or the offer has not been made because the Owners cannot be located with reasonable diligence.

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

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

1. Obtained appraisals to determine the fair market value of the Property and the F&E;
2. Reviewed and approved the appraisal, and established the amount it believes to be just compensation;
3. Determined the Owner of the Property by examining the county assessor's record and the title report;
4. Made written offers to the Owner and the tenants for the full amount of just compensation - which was not less than the approved appraised values;
5. Provided the Owner and tenants with written statements of, and summaries of the basis for, the amounts established as just compensation with respect to the foregoing offers.

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

E. Based upon the foregoing, included approval of the FEIR described in Section above, it is recommended that the Board find and determine that it has given the

notices and followed the procedure required by law.

CONCLUSION

Staff recommends that the Board approve the Resolution of Necessity.

ATTACHMENTS

- 1 - Legal Description (Exhibit "A")
- 2 - Plat Map (Exhibit "B")

EXHIBIT A

9225 Aviation Boulevard: Legal Description

Lot 1 and 2 of [Tract No. 16047](#), in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in book 440 pages 24, 25 and 26 of Maps, in the office of the County Recorder of said County.

Except that portion of Lot 2, lying Southerly of the Southerly line of the 10 foot easement granted to the City of Los Angeles for public utilities purposes by said Tract 16047.

Assessor's Parcel Numbers(s): 4128-001-008

EXHIBIT B



9225 Aviation Boulevard