

RESOLUTION NO. 2018-051

A RESOLUTION OF THE ORANGE COUNTY TRANSPORTATION AUTHORITY FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION BY EMINENT DOMAIN OF INTERESTS IN CERTAIN REAL PROPERTY FOR PUBLIC USE AND AUTHORIZING AND DIRECTING CONDEMNATION OF PORTIONS OF ASSESSOR PARCEL NOS. 139-661-26 AND 139-661-27.

WHEREAS, the Orange County Transportation Authority (the "Authority") is undertaking the Interstate 405 ("I-405") Improvement Project between State Route 73 and Interstate 605, a right-of-way for freeway purposes and all public uses appurtenant thereto (the "Project"); and

WHEREAS, the Project is intended to enhance road safety, increase freeway capacity, and improve traffic and interchange operations by adding general purpose and express lanes and making improvements to freeway entrances, exits and bridges; and

WHEREAS, the Project requires the acquisition of property interests from public and private parties; and

WHEREAS, the Project will be a transportation improvement project serving the public interest; and

WHEREAS, subsection (a) of the California Public Utilities Code section 130220.5, authorizes the Authority to exercise the power of eminent domain to acquire these property interests for public use by condemnation; and

WHEREAS, on May 11, 2015, the Authority's Board of Directors authorized the Authority to acquire property interests for the Project; and

WHEREAS, portions of the real property located on the north side of the I-405 Freeway, east of Santa Ana River Channel, in the City of Costa Mesa, California (the "Subject Property") are required for the Project. The specific portions of the Subject Property required for the Project include a permanent highway easement as legally described in and depicted in Exhibit "A" hereto and a temporary construction easement as legally described and depicted in Exhibit "B" hereto (collectively, the "Property Interests"); and

WHEREAS, reasonable vehicular and pedestrian access to and from the Subject Property will be maintained at all times; and

WHEREAS, the Authority communicated an offer of compensation to the owner or owners of record for the acquisition of the Property Interests; and

WHEREAS, in accordance with section 1245.235 of the California Code of Civil Procedure on March 30, 2018, the Authority mailed a Notice of Hearing on the Intent of the Authority to Adopt a Resolution of Necessity for acquisition by eminent domain of the Property Interests. The Notice of Hearing was mailed to the listed address of all persons whose names appear on the last equalized county assessment roll as having an interest in the Subject Property; and

WHEREAS, the Authority provided written notice to the City of Costa Mesa as required by subsection (c) of California Public Utilities Code section 130220.5; and

WHEREAS, the Project, including all amendments thereto, together with the staff reports, environmental documents and all other evidence presented to the Authority's Board of Directors at the times the Project and the amendments thereto were adopted, are incorporated herein by this reference and made a part hereof as though fully set forth herein; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the Authority scheduled a hearing for May 14, 2018 at 9:00 am at 550 South Main Street, Orange, California and gave to each person whose property is to be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll notice and a reasonable opportunity to appear at said hearing and to be heard on the matters referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the Authority's Board of Directors and each person whose property is to be acquired by eminent domain was afforded an opportunity to be heard on those matters specified in the Authority's notice of intention to conduct a hearing on whether or not to adopt a Resolution of Necessity and referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, the Authority may adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, BE IT RESOLVED, by at least a two-thirds vote of the Authority's Board of Directors under Code of Civil Procedure sections 1240.030 and 1245.230, the Authority does hereby find and determine as follows:

Section 1. Incorporation of Findings and Recitals. The above findings and recitals are true and correct and are incorporated herein in full by this reference.

Section 2. Compliance with California Code of Civil Procedure. There has been compliance by the Authority with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

Section 3. Public Use. The public use for which the interests in the property are to be acquired is for the construction and future maintenance of the Project, a public transportation improvement, as more fully described hereinabove. Subsection (a) of California Public Utilities Code section 130220.5 authorizes the Authority to acquire by eminent domain property and interests in property necessary for such purpose and for all uses incidental or convenient thereto.

Section 4. Necessity.

(a) The proposed Project is necessary to enhance road safety, increase freeway capacity, and improve traffic and interchange operations by adding general purpose and express lanes and making improvements to freeway entrances, exits and bridges; and

(b) The public interest and necessity require the acquisition by eminent domain proceedings of the Property Interests.

Section 5. Description of Property Interests. The property interests sought to be acquired are more particularly described and depicted in Exhibits "A" and "B" attached hereto and incorporated herein by reference.

Section 6. Findings. The Authority hereby finds, determines and declares each of the following:

(a) The public interest and necessity require the proposed Project;

(b) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;

(c) The Property Interests sought to be acquired are necessary for the proposed Project; and

(d) The offer required by section 7267.2 of the California Government Code has been made to the owner or owners of record.

Section 7. Existing Public Use(s). Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that any of the real property to be acquired is already devoted to a public use, the use proposed by this Project is a more necessary public use than the use to which the real property, or any portion thereof, is already devoted, or, in the alternative, is

a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the real property, or any portion thereof, is already devoted.

Section 8. Authority to Exercise Eminent Domain. The Authority is hereby authorized and empowered to acquire one permanent highway easement and one temporary construction easement in the real property described and depicted in Exhibits "A" and "B" hereto, including the improvements thereon, if any, by eminent domain for the proposed Project.

Section 9. Further Activities. The Authority's legal counsel ("Counsel") is hereby authorized and empowered to acquire the Property Interests in the name of and on behalf of the Authority by eminent domain, and is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Counsel is further authorized to take such steps as may be permitted and required by law, and to make such security deposits as may be required by law and/or order of court, to permit the Authority to take possession of the Property Interests at the earliest possible time.

Section 10. Effective Date. This Resolution of Necessity shall take effect upon adoption.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2018.

LISA A. BARTLETT, CHAIRWOMAN
ORANGE COUNTY
TRANSPORTATION AUTHORITY

APPROVED AS TO FORM:

JAMES M. DONICH
GENERAL COUNSEL

ATTEST:

I, Laurena Weinert, Clerk of the Board of Directors of the Orange County Transportation Authority, do hereby certify that the foregoing Resolution No. 2018-051, by the following votes:

AYES:

NOES:

ABSENT:

LAURENA WEINERT
CLERK OF THE BOARD

EXHIBIT "A"

PSOMAS

EXHIBIT 'A1' LEGAL DESCRIPTION

Caltrans Parcel No. 102901-1

Permanent Highway Easement

APN 139-661-26 & 139-661-27

That portion of the Northwest quarter of Section 33, Township 5 South, Range 10 West, in the Rancho Las Bolsas, in the City of Costa Mesa, County of Orange, State of California, as per map recorded in Book 51, Page 12 of Miscellaneous Maps in the office of the County Recorder of said county and described as Parcel 2 in a Grant Deed to Southern California Edison recorded July 24, 1956 in Book 3588, Page 491, described in a Grant Deed to Southern California Edison recorded May 29, 1962 in Book 6126, Page 789 and described in a Grant Deed to Southern California Edison recorded November 19, 1971 in Book 9895, Page 837 all of Official Records in the office of said County Recorder, described as follows:

Commencing at the most northerly corner of Parcel 43 as per the map filed in Book 160, Pages 22 through 26 of Parcel Maps in the Office of said County Recorder; thence South 30°03'18" West 1172.42 feet along the northwesterly line of said Parcel 43 to the **True Point of Beginning**; thence continuing South 30°03'18" West 4.55 feet along the northwesterly line of said Parcel 43 to the most westerly corner of said Parcel 43, said corner also being on the northeasterly lines of the lands described to the State of California recorded September 14, 1962 in Book 6248, Page 591 and recorded June 23, 1976 in Book 11783, Page 731 both of said Official Records; thence along said northeasterly lines, North 61°34'42" West 18.28 feet and North 62°56'31" West 96.86 feet to the northwesterly line of hereinabove described Parcel 2 in said Grant Deed to Southern California Edison; thence North 30°03'18" East 3.14 feet along said northwesterly line; thence leaving said northwesterly line, South 63°25'26" East 115.21 feet to the **True Point of Beginning**.

PSOMAS

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to the GRANTEE any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway.

Containing 421 square feet.

See Exhibit 'A2' attached hereto and made a part hereof.

The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997837.

Prepared under the direction of



Brian E. Bullock, PLS 5260

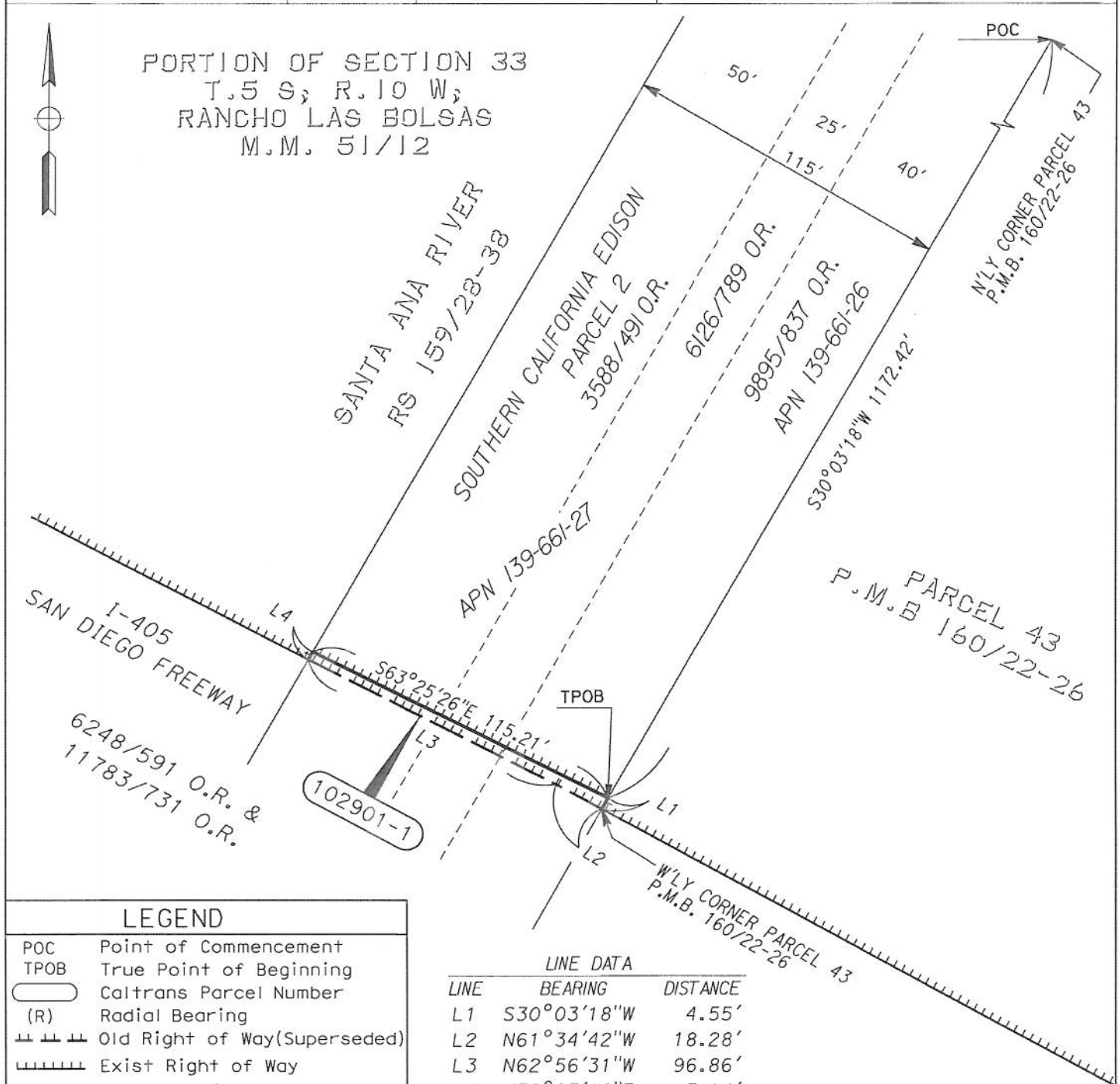
6-30-16

Date



EXHIBIT A2

PARCEL#	TITLE	AREA	APN
102901-1	PHE	421 SF	139-661-26 & 27



LEGEND

POC	Point of Commencement
TPOB	True Point of Beginning
	Caltrans Parcel Number
(R)	Radial Bearing
	Old Right of Way(Superseded)
	Exist Right of Way
	Proposed Right of Way
	Access Prohibited

NOTES

The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997837.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S30°03'18"W	4.55'
L2	N61°34'42"W	18.28'
L3	N62°56'31"W	96.86'
L4	N30°03'18"E	3.14'

PERMANENT HIGHWAY EASEMENT



PREPARED BY:

PSOMAS

3 Hutton Centre Drive, Ste. 200
Santa Ana, California 92707
(714)751-7373/(714)545-8883 (Fax)

DATE: 04-25-16

REV.: 06-30-16

EA: OF

FA#:

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
12	ORANGE	405	12.35	1	1

EXHIBIT "B"

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
Assessor Parcel No.: 139-661-26, 139-661-27
Caltrans Parcel No.: 102901-2**

This temporary construction easement shall be in, on, over, under, and across that certain real property described in Exhibit "B1" and depicted in Exhibit "B2" attached hereto, subject to the rights and limitations set forth herein ("TCE"). The TCE shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") in connection with the construction of the I-405 Improvement Project. The TCE shall be for a period of forty-eight (48) months, a portion of which shall be exclusive (subject to the rights and limitations set forth below) and a portion of which shall be non-exclusive. Specifically, the actual physical construction activities within the TCE area shall be limited to a period of twenty-four (24) consecutive months within the forty-eight (48) month TCE period (the "Construction Period"). During the Construction Period, OCTA's use and occupancy of the TCE will be exclusive, subject to the rights and limitations set forth below. OCTA's use and occupancy of the TCE during the remaining twenty-four (24) months of the TCE period will be non-exclusive.

Rights and Limitations of Use and Occupancy of TCE:

- OCTA shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days written notice as to when the Construction Period will commence.
- During the Construction Period, OCTA may place a temporary fence around the TCE area, provided however, no fence will be placed around or across the Santa Ana River Trail within the TCE area.
- Reasonable pedestrian and vehicular access to the property and Santa Ana River Trail shall be maintained at all times.
- Access to the TCE area shall be from the public right of way.
- Except as to those improvements identified below as being protected in place, improvements within the TCE area will be removed as needed by OCTA to allow for construction activities. All improvements so removed shall be included in the compensation paid by OCTA for this TCE.
- The following improvements within the TCE area will be protected in place:
 - SCE Power Transmission Poles
- Prior to the termination of the Construction Period, OCTA will remove from the TCE area all construction equipment and materials including, without limitation, any temporary fence, any temporary improvements, and all construction-related debris. The TCE area will be backfilled to grade and functionally equivalent pavement material will be installed to restore it to a similar condition that existed prior to commencement of the construction activities.

OCTA expressly reserves the right to convey, transfer, or assign the TCE subject to the same rights and limitations described herein.

PSOMAS

EXHIBIT 'B1'

LEGAL DESCRIPTION

Caltrans Parcel No. 102901-2

Temporary Construction Easement

APN 139-661-26 & 139-661-27

That portion of the Northwest quarter of Section 33, Township 5 South, Range 10 West, in the Rancho Las Bolsas, in the City of Costa Mesa, County of Orange, State of California, as per map recorded in Book 51, Page 12 of Miscellaneous Maps in the office of the County Recorder of said county and described as Parcel 2 in a Grant Deed to Southern California Edison recorded July 24, 1956 in Book 3588, Page 491, described in a Grant Deed to Southern California Edison recorded May 29, 1962 in Book 6126, Page 789 and described in a Grant Deed to Southern California Edison recorded November 19, 1971 in Book 9895, Page 837 all of Official Records in the office of said County Recorder, described as follows:

Commencing at the most northerly corner of Parcel 43 as per the map filed in Book 160, Pages 22 through 26, of Parcel Maps in the Office of said County Recorder; thence South 30°03'18" West 1172.42 feet along the northwesterly line of said Parcel 43 to the **True Point of Beginning**; thence leaving said northwesterly line North 63°25'26" West 115.21 feet to the northwesterly line of hereinabove described Parcel 2 in said Grant Deed to Southern California Edison; thence North 30°03'18" East 52.41 feet along said northwesterly line; thence leaving said northwesterly line, South 62°39'06" East 115.13 feet to said northwesterly line of said Parcel 43; thence South 30°03'18" West, 50.86 feet along said northwesterly line to the **True Point of Beginning**.

Containing 5,938 square feet.

See Exhibit 'B2' attached hereto and made a part hereof.

PSOMAS

The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997837.

Prepared under the direction of



A handwritten signature in cursive script, appearing to read "Anna M. Beal", written over a horizontal line.

Anna M. Beal,

PLS 4955

Date

4/25/16

EXHIBIT B2

PARCEL#	TITLE	AREA	APN
102901-2	TCE	5938 SF	139-661-26 & 27



PORTION OF SECTION 33
T.5 S; R.10 W;
RANCHO LAS BOLSA
M.M. 51/12

SANTA ANA RIVER
RS 159/28-38

SOUTHERN CALIFORNIA EDISON
PARCEL 2
3588/491 O.R.
APN 139-661-27

6126/789 O.R.
9895/837 O.R.
APN 139-661-26

POC
N'LY CORNER PARCEL 43
P.M.B. 160/22-26

PARCEL 43
P.M.B. 160/22-26

S30°03'18"W 3.14'

N30°03'18"E 52.41'

S62°39'06"E 115.13'

I-405

6248/591 O.R. &
11783/731 O.R.

SAN DIEGO FREEWAY

102901-2

TPOB

N63°25'26"W 115.21'

S30°03'18"W 50.86'

S30°03'18"W 4.55'

W'LY CORNER PARCEL 43
P.M.B. 160/22-26

LEGEND

- POB Point of Beginning
- Caltrans Parcel Number
- Access Prohibited
- (R) Radial Bearing

NOTES

The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997837.

TEMPORARY CONSTRUCTION EASEMENT



PREPARED BY:	DATE: 04-25-16	REV.:	EA: OF	FA#:
PSOMAS	DISTRICT	COUNTY	ROUTE	SHEET PM
3 Hutton Centre Drive, Ste. 200 Santa Ana, California 92707 (714)751-7373/(714)545-8883 (Fax)	12	ORANGE	405	12.35
			SHEET NO.	TOTAL SHEETS
			1	1