

VCTC RESOLUTION NO. 2023-10

A RESOLUTION OF THE VENTURA COUNTY TRANSPORTATION COMMISSION
FINDING AND DETERMINING THAT THE
PUBLIC INTEREST, CONVENIENCE AND
NECESSITY REQUIRE THE ACQUISITION OF
CERTAIN PROPERTY FOR PUBLIC PURPOSES

THE VENTURA COUNTY TRANSPORTATION COMMISSION DOES HEREBY
RESOLVE AS FOLLOWS:

SECTION 1. The VENTURA COUNTY TRANSPORTATION COMMISSION
finds, determines and declares the following recitals to be true and correct:

- (a) VCTC is authorized by statute and pursuant to California Public Utilities Code, Section 130220.5, to acquire property by eminent domain within the City of Simi Valley for the Simi Valley Double Track and Platform Improvement Project (“Project”); and
- (b) The public interest and necessity require the Simi Valley Double Track and Platform Project located in Ventura County, City of Simi Valley, State of California as part of the Simi Valley Double Track and Station Improvement Project (the “Project”), which supports Metrolink’s SCORE (Southern California Optimized Rail Expansion) program. The SCORE program will provide additional capacity for train operations and improve safety and reliability of the system; and
- (c) The Project is planned and located in a manner that will be the most compatible with the greatest public good and least private injury; and
- (d) The real property to be acquired (collectively the “Property”)

The first parcel is located at 5008 Arroyo Lane, Simi Valley, Ventura County, State of California and bears the APN: 644-0-210-095. The property interests required on this parcel are a storm drain easement (SV:EST-002) 4,104 SF in size, two temporary construction easements (SV:TCE-013) 1,987 SF; and (SV:TCE-014) 6,181 SF in size for three-year terms. The property interests are legally described in attached Exhibits A and depicted on attached Exhibits B and are incorporated herein by reference and made a part hereof.

The second parcel is located at 5112 Hidden Vista Court, Simi Valley, Ventura County, State of California and bears the APN: 644-0-210-115. The property interests required are a partial fee acquisition (SV:Part-001) 55 SF in size and a temporary construction easement (SV:TCE-004) 4,762 SF in size for a three-year term. These property interests are legally described in attached Exhibits A and

are depicted on attached Exhibits B and are incorporated herein by reference and made a part hereof.

- (e) The taking of the Property is necessary for the Project and such taking is authorized by Section 130220.5, California Public Utilities Code, Section 19, Article I of the California Constitution, Sections 6500 et seq., 37350.5, 40401 et seq. and 40404 of the California Government Code, Section 1230.010 et seq., 1240.020 and 1240.410 of the California Code of Civil Procedure, and other applicable law; and
- (f) The offer to purchase required by California Government Code Section 7267.2 has been made to the owner of the Property;
- (g) The necessary notice of hearing on this Resolution has been given, as required by Code of Civil Procedure section 1245.235;
- (h) VENTURA COUNTY TRANSPORTATION COMMISSION has fully complied with the California Environmental Quality Act (“CEQA”) as the Project is statutorily exempt pursuant to Public Resources Code section 21080.13 and Section 15282(g) of the CEQA Guidelines; and
- (i) VENTURA COUNTY TRANSPORTATION COMMISSION has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain (the “right to take”) to acquire the Property; and

SECTION 2. The Committee hereby declares that it is its intention of the Ventura County Transportation Commission to acquire said Property in accordance with the provision of the laws of the State of California governing condemnation procedures.

SECTION 3. The Ventura County Transportation Commission further finds that if any portion of the area of the Property has been appropriated to some public use, the public uses to which it is to be applied by the Ventura County Transportation Commission, as described above, are more necessary and paramount public uses, pursuant to Code of Civil Procedure section 1240.610 or, alternatively, are compatible with those other uses pursuant to Code of Civil Procedure section 1260.510.

SECTION 4. Legal counsel for Ventura County Transportation Commission is authorized and directed to prepare, institute and prosecute such proceedings in the proper Court having jurisdiction thereof as may be necessary for the acquisition of said Property, including the filing of an application for an Order for Possession prior to judgment.

SECTION 5. This Resolution shall be effective immediately upon its adoption.

SECTION 6. The Assistant to the Clerk of the Board of the Committee shall certify the adoption of this Resolution and certify this record to be a full true, correct copy of the action taken.

PASSED, APPROVED AND ADOPTED this 3rd day of November, 2023.

ATTEST:

Roxanna Ibarra, Clerk of the Board

STATE OF CALIFORNIA
COUNTY OF VENTURA
CITY OF CAMARILLO

I HEREBY CERTIFY that the foregoing VENTURA COUNTY TRANSPORTATION COMMISSION Resolution 2023-10 was duly adopted by the VENTURA COUNTY TRANSPORTATION COMMISSION at a regular meeting thereof, held on the 3rd day of November, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Roxanna Ibarra, Clerk of the Board

Exhibit A

STORM DRAIN EASEMENT LEGAL DESCRIPTION

All that real property situated in the City of Simi Valley, County of Ventura, State of California being a portion of Lot 197 of Tract No. 5164-1, filed December 10, 2002, in Book 146 of Miscellaneous Records (Maps), at Pages 79 through 87 (146 MR 79), in the Office of the County Recorder of Ventura County, being more particularly described as follows:

Commencing at the most northerly corner of said Lot 197 as shown on (146 MR 79), said corner being a point on the southerly line of the railroad right-of-way as shown on said map (146 MR 79), said point also being the beginning of a curve to the right concave southwesterly having a radius of 2496.52 feet to which a radial line bears North 33°01'26" East;

Thence along said curve an arc distance of 5.08 feet through a central angle of 00°07'00" (C1) to the beginning of a curve to the right concave southwesterly having a radius of 2814.83 feet;

Thence along said curve and continuing along the southerly right-of-way line an arc distance of 29.48 feet through a central angle of 00°36'00" (C2) to the beginning of a curve to the right concave southwesterly having a radius of 3224.08 feet;

Thence along said curve an arc distance of 29.54 feet through a central angle of 00°31'30" (C3) to the beginning of a curve to the right concave southwesterly having a radius of 3769.75 feet;

Thence along said curve an arc distance of 29.61 feet through a central angle of 00°27'00" (C4) to the beginning of a curve to the right concave southwesterly having a radius of 4533.69 feet;

Thence along said curve an arc distance of 29.67 feet through a central angle of 00°22'30" (C5) to the beginning of a curve to the right concave southwesterly having a radius of 5679.60 feet;

Thence along said curve an arc distance of 29.74 feet through a central angle of 00°18'00" (C6) to the beginning of a curve to the right concave southwesterly having a radius of 7589.45 feet;

Thence along said curve an arc distance of 29.80 feet through a central angle of 00°13'30" (C7) to the beginning of a curve to the right concave southwesterly having a radius of 11409.17 feet;

December 17, 2021

Thence along said curve an arc distance of 29.87 feet through a central angle of 00°09'00" (C8) to the beginning of a curve to the right concave southwesterly having a radius of 22868.32 feet;

Thence along said curve an arc distance of 14.18 feet through a central angle of 00°02'08" (C9) to the **True Point of Beginning**;

Thence along the continuation of said curve, 15.75 feet through a central angle of 00°02'22" (C10);

Thence South 54°09'34" East, 430.52 feet;

Thence leaving said southerly railroad right-of-way line, South 36°47'58" West, 9.17 feet;

Thence North 54°03'05" West, 100.76 feet;

Thence North 54°15'47" West, 259.51 feet;

Thence North 53°57'14" West, 85.93 feet;

Thence North 36°17'24" East, 9.13 feet to the **True Point of Beginning**.

Containing 4,104 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Assessor's Parcel Number: 644-0-210-095
SV:EST-002

END OF DESCRIPTION

Prepared by:



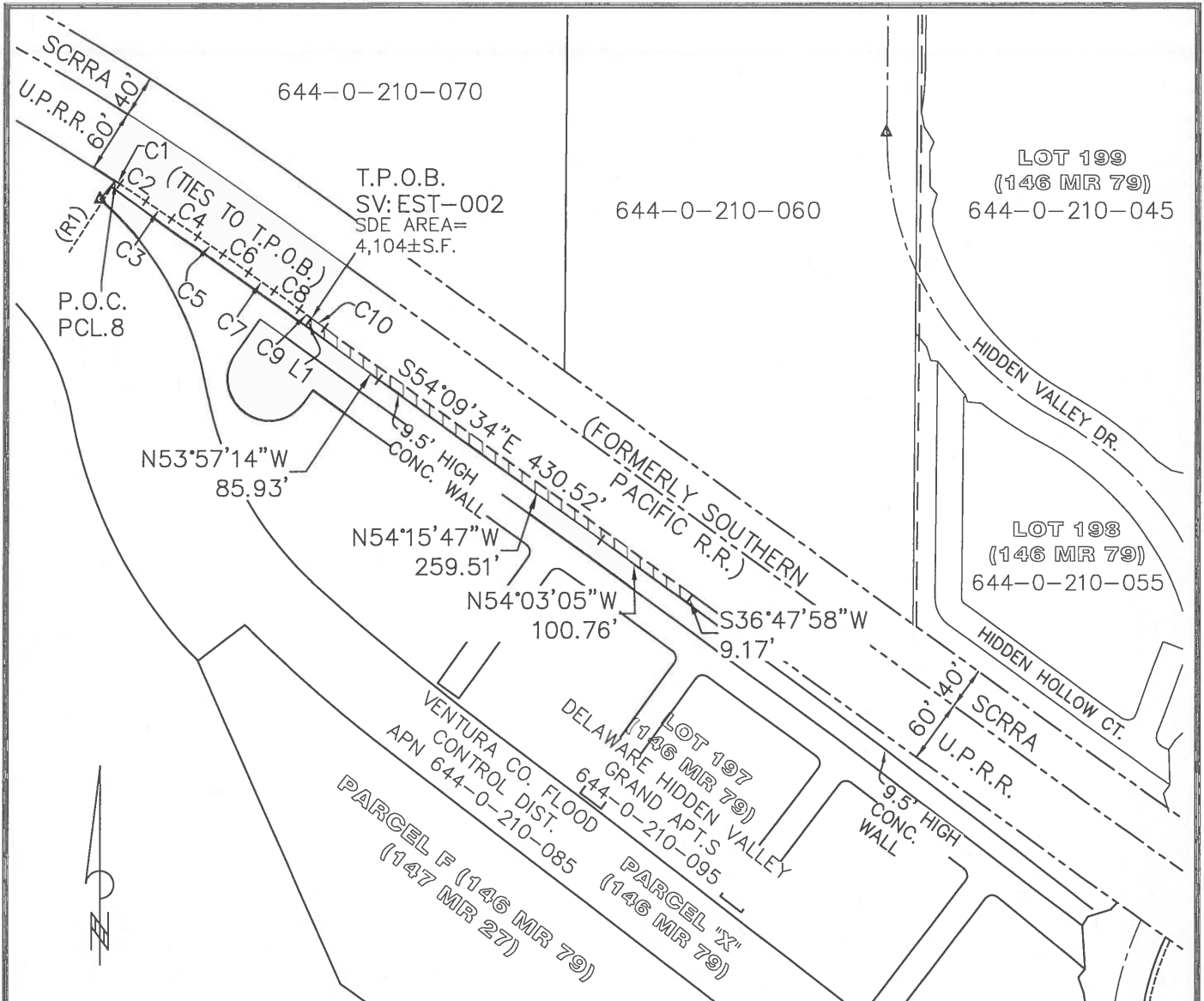
Michael A. Cusick, PLS 7885
Expires: March 31, 2023



12/17/21

Date

Exhibit B



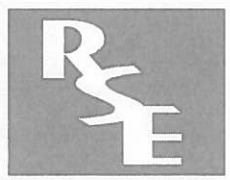
LEGEND

- FND. 1" IRON PIPE W/TAG "RCE 21649" (146 MR 79)
- P.O.B. POINT OF BEGINNING
- (R) RADIAL BEARING
- STREET CENTERLINE
- ADJOINING PARCEL LINE
- RIGHT OF WAY LINE OF SCRRA/UPRR
- PROPOSED STORM DRAIN EASEMENT (AREA=4,104± SQ.FT.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°17'24"E	9.13'
R1	N33°01'26"E	R=2496.52'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2496.52'	00°07'00"	5.08'
C2	2814.83'	00°36'00"	29.48'
C3	3224.08'	00°31'30"	29.54'
C4	3769.75'	00°27'00"	29.61'
C5	4533.69'	00°22'30"	29.67'
C6	5679.60'	00°18'00"	29.74'
C7	7589.45'	00°13'30"	29.80'
C8	11,409.17'	00°09'00"	29.87'
C9	22,868.32'	00°02'08"	14.18'
C10	22,868.32'	00°02'22"	15.75'

CITY OF SIMI VALLEY, VENTURA COUNTY, CALIFORNIA



RSE, INC.
 250 WEST FIRST STREET
 CLAREMONT, CA 91711
 WWW.RSECORP.COM

SV:EST-002- EXHIBIT B
 STORM DRAIN EASEMENT
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 FOR
 SCRRA/METROLINK

Date:	12/17/2021
Scale:	AS SHOWN
Drawn By:	MC
Checked By:	CF
Project:	KH200775-002

Exhibit A

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

All that real property situated in the City of Simi Valley, County of Ventura, State of California being a portion of Lot 197 of Tract No. 5164-1, filed December 10, 2002, in Book 146 of Miscellaneous Records (Maps), at Pages 79 through 87 (146 MR 79), in the Office of the County Recorder of Ventura County, being more particularly described as follows:

Beginning at the most northerly corner of said Lot 197 as shown on (146 MR 79), said corner being a point on the southerly line of the railroad right-of-way as shown on said map (146 MR 79), said point also being the beginning of a curve to the right concave southwesterly having a radius of 2496.52 feet to which a radial line bears North 33°01'26" East;

Thence along said curve an arc distance of 5.08 feet through a central angle of 00°07'00"(C1) to the beginning of a curve to the right concave southwesterly having a radius of 2814.83 feet;

Thence along said curve and continuing along the southerly right-of-way line an arc distance of 29.48 feet through a central angle of 00°36'00"(C2) to the beginning of a curve to the right concave southwesterly having a radius of 3224.08 feet;

Thence along said curve an arc distance of 29.54 feet through a central angle of 00°31'30"(C3) to the beginning of a curve to the right concave southwesterly having a radius of 3769.75 feet;

Thence along said curve an arc distance of 29.61 feet through a central angle of 00°27'00"(C4) to the beginning of a curve to the right concave southwesterly having a radius of 4533.69 feet;

Thence along said curve an arc distance of 29.67 feet through a central angle of 00°22'30"(C5) to the beginning of a curve to the right concave southwesterly having a radius of 5679.60 feet;

Thence along said curve an arc distance of 29.74 feet through a central angle of 00°18'00"(C6) to the beginning of a curve to the right concave southwesterly having a radius of 7589.45 feet;

Thence along said curve an arc distance of 29.80 feet through a central angle of 00°13'30"(C7) to the beginning of a curve to the right concave southwesterly having a radius of 11409.17 feet;

December 17, 2021

Thence along said curve an arc distance of 29.87 feet through a central angle of 00°09'00" (C8) to the beginning of a curve to the right concave southwesterly having a radius of 22868.32 feet;

Thence along said curve an arc distance of 14.18 feet through a central angle of 00°02'08" (C9);

Thence leaving said southerly railroad right-of-way line, South 36°17'24" West, 9.13 feet;

Thence North 54°33'38" West, 227.42 feet to a point on the northwesterly line of said Lot 197;

Thence along the northwesterly line of said Lot 197, North 40°52'46" East, 6.56 feet to the **Point of Beginning**.

Containing 1,987 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Assessor's Parcel Number: 644-0-210-095
SV:TCE-013

END OF DESCRIPTION

Prepared by:

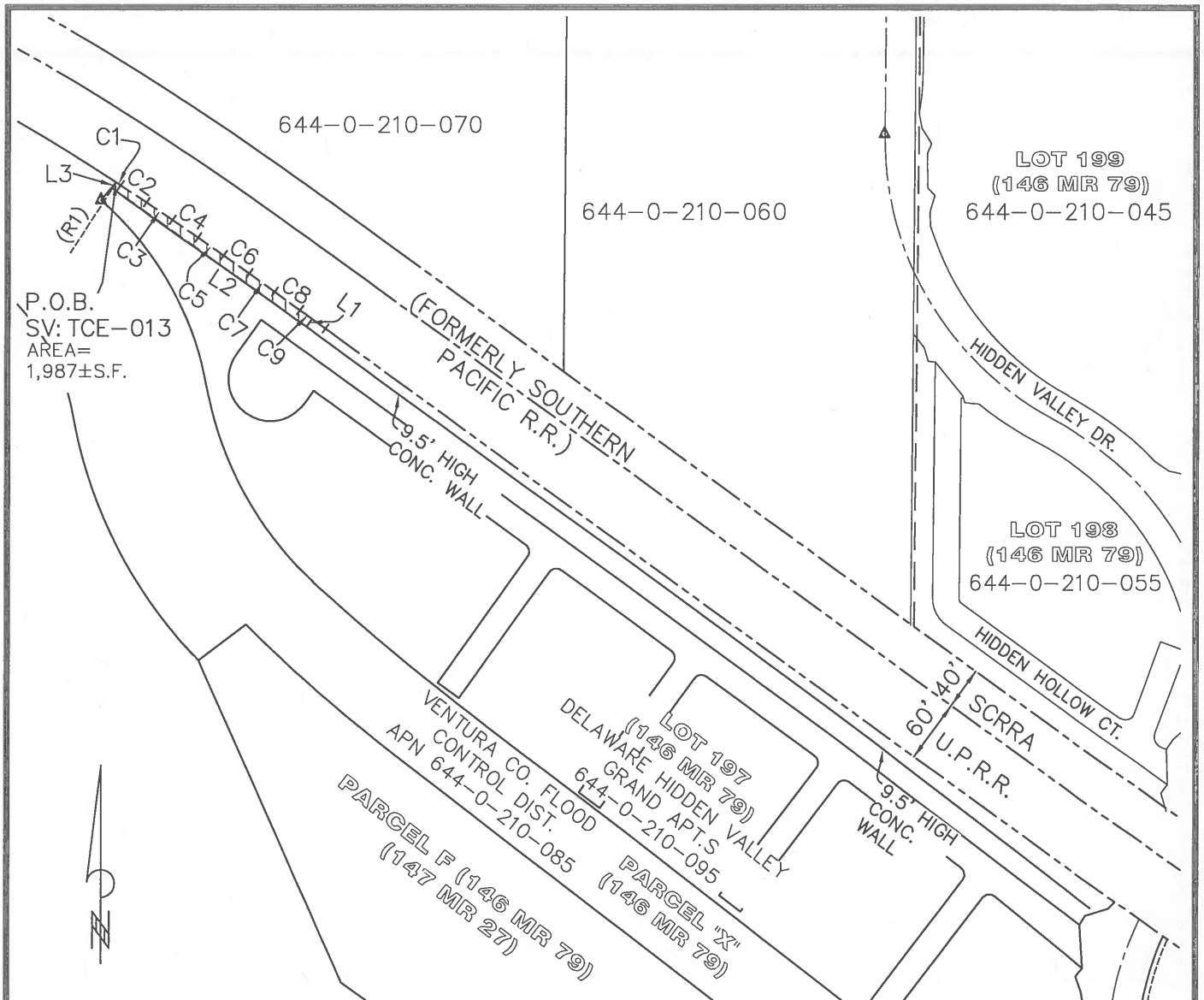


Michael A. Cusick, PLS 7885
Expires: March 31, 2023



12/17/21
Date

Exhibit B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°17'24"W	9.13'
L2	N54°33'38"W	227.42'
L3	N40°52'46"E	6.56'
R1	N33°01'26"E	R=2496.52'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2496.52'	00°07'00"	5.08'
C2	2814.83'	00°36'00"	29.48'
C3	3224.08'	00°31'30"	29.54'
C4	3769.75'	00°27'00"	29.61'
C5	4533.69'	00°22'30"	29.67'
C6	5679.60'	00°18'00"	29.74'
C7	7589.45'	00°13'30"	29.80'
C8	11,409.17'	00°09'00"	29.87'
C9	22,868.32'	00°02'08"	14.18'

LEGEND

- FND. 1" IRON PIPE W/TAG "RCE 21649" (146 MR 79)
- P.O.B. POINT OF BEGINNING
- (R) RADIAL BEARING
- RIGHT OF WAY LINE OF SCRRA/UPRR
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT (AREA=1,987± SQ.FT.)



CITY OF SIMI VALLEY, VENTURA COUNTY, CALIFORNIA



RSE, INC.

250 WEST FIRST STREET
CLAREMONT, CA 91711
WWW.RSECORP.COM

SV:TCE-013 - EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
SCRRA/METROLINK

Date:	12/17/2021
Scale:	AS SHOWN
Drawn By:	MC
Checked By:	CF
Project:	KH200775-002

Exhibit A

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

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Thence along said curve an arc distance of 5.08 feet through a central angle of 00°07'00" (C1) to the beginning of a curve to the right concave southwesterly having a radius of 2814.83 feet;

Thence along said curve and continuing along the southerly right-of-way line an arc distance of 29.48 feet through a central angle of 00°36'00" (C2) to the beginning of a curve to the right concave southwesterly having a radius of 3224.08 feet;

Thence along said curve an arc distance of 29.54 feet through a central angle of 00°31'30" (C3) to the beginning of a curve to the right concave southwesterly having a radius of 3769.75 feet;

Thence along said curve an arc distance of 29.61 feet through a central angle of 00°27'00" (C4) to the beginning of a curve to the right concave southwesterly having a radius of 4533.69 feet;

Thence along said curve an arc distance of 29.67 feet through a central angle of 00°22'30" (C5) to the beginning of a curve to the right concave southwesterly having a radius of 5679.60 feet;

Thence along said curve an arc distance of 29.74 feet through a central angle of 00°18'00" (C6) to the beginning of a curve to the right concave southwesterly having a radius of 7589.45 feet;

Thence along said curve an arc distance of 29.80 feet through a central angle of 00°13'30" (C7) to the beginning of a curve to the right concave southwesterly having a radius of 11409.17 feet;

December 17, 2021

Thence along said curve an arc distance of 29.87 feet through a central angle of 00°09'00" (C8) to the beginning of a curve to the right concave southwesterly having a radius of 22868.32 feet;

Thence along said curve an arc distance of 29.93 feet through a central angle of 00°04'30" (C9);

Thence South 54°09'34" East, 430.52 feet to the **True Point of Beginning**;

Thence continuing along said line, South 54°09'34" East, 488.08 feet;

Thence leaving said southerly railroad right-of-way line, South 35°51'58" West, 18.15 feet;

Thence North 52°44'20" West, 312.59 feet;

Thence North 53°45'24" West, 175.73 feet;

Thence North 36°47'58" East, 9.17 feet to the **Point of Beginning**.

Containing 6,181 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Assessor's Parcel Number: 644-0-210-095
SV:TCE-014

END OF DESCRIPTION

Prepared by:



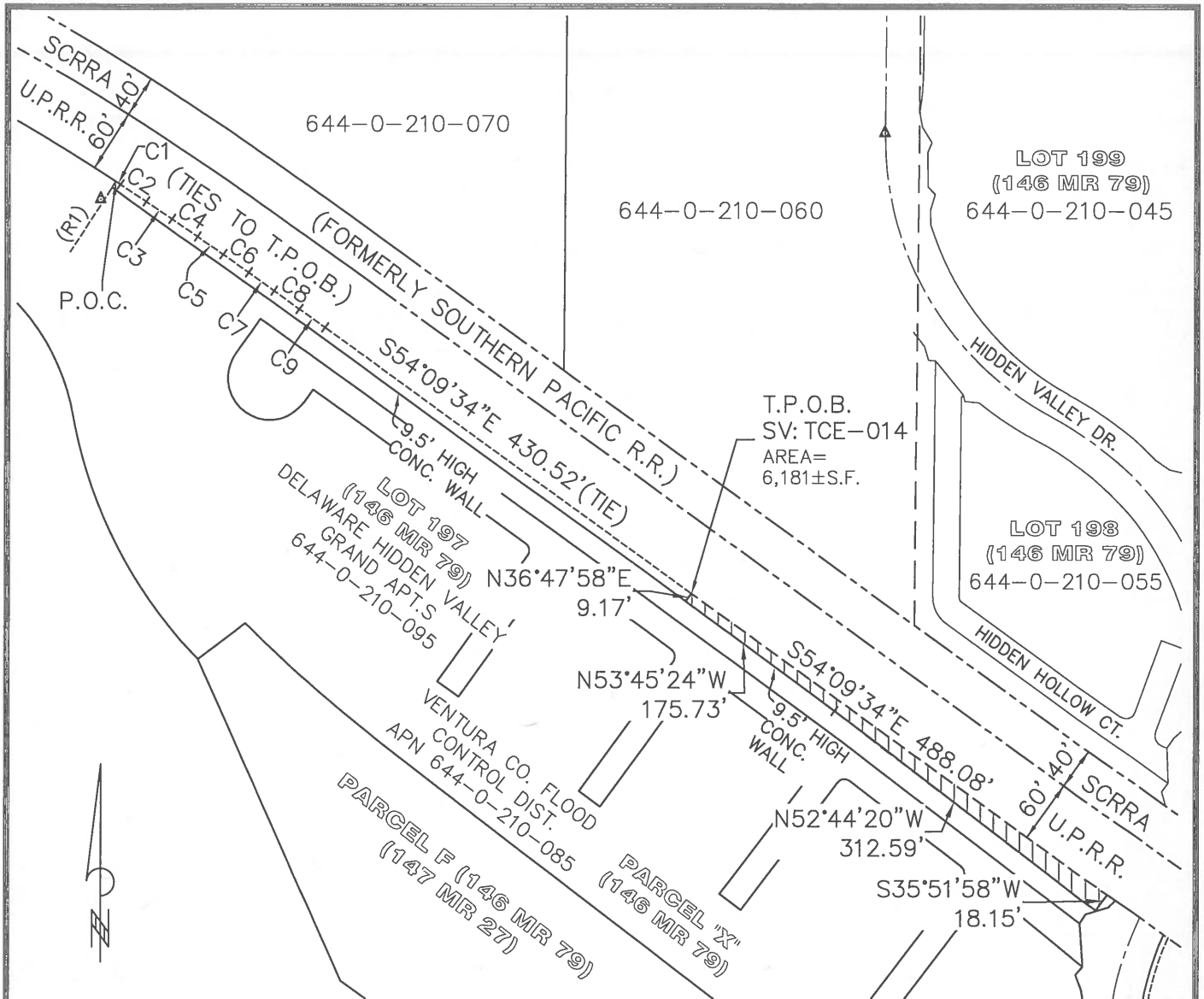
Michael A. Cusick, PLS 7885
Expires: March 31, 2023



12/17/21

Date

Exhibit B



LEGEND

- FND. 1" IRON PIPE W/TAG "RCE 21649" (146 MR 79)
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- (R) RADIAL BEARING
- ADJOINING PARCEL LINE
- RIGHT OF WAY LINE OF SCRRRA/UPRR
- PROPOSED STORM DRAIN EASEMENT (AREA=6,181± SQ.FT.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°52'46"E	6.56'
R1	N33°01'26"E	R=2496.52'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2496.52'	00°07'00"	5.08'
C2	2814.83'	00°36'00"	29.48'
C3	3224.08'	00°31'30"	29.54'
C4	3769.75'	00°27'00"	29.61'
C5	4533.69'	00°22'30"	29.67'
C6	5679.60'	00°18'00"	29.74'
C7	7589.45'	00°13'30"	29.80'
C8	11,409.17'	00°09'00"	29.87'
C9	22,868.32'	00°04'30"	29.93'



CITY OF SIMI VALLEY, VENTURA COUNTY, CALIFORNIA



RSE, INC.
 250 WEST FIRST STREET
 CLAREMONT, CA 91711
 WWW.RSECORP.COM

SV:TCE-014 - EXHIBIT B
 TEMPORARY CONSTRUCTION EASEMENT
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 FOR
 SCRRRA/METROLINK

Date:	12/17/2021
Scale:	AS SHOWN
Drawn By:	MC
Checked By:	CF
Project:	KH200775-002

December 17, 2021

Exhibit A

ACQUISITION IN FEE FOR SIDEWALK LEGAL DESCRIPTION

All that real property situated in the City of Simi Valley, County of Ventura, State of California being a portion of Lot 196 of Tract No. 5164-1, filed December 10, 2002, in Book 146 of Miscellaneous Records (Maps), at Pages 79 through 87 (146 MR 79), in the Office of the County Recorder of Ventura County, being more particularly described as follows:

Beginning at the northwesterly corner of said Lot 196 as shown on (146 MR 79), said corner also being a point on the southerly line of the railroad right-of-way as shown on said map (146 MR 79);

Thence along said southerly right-of-way line, South 54°09'34" East, 10.17 feet;

Thence leaving said right-of-way line, South 71°34'37" West, 13.26 feet to a point on the northwesterly line of said Lot 196, said point also being the beginning of a non-tangent curve concave to the northeast having a radius of 273.50 feet to which point a radial line bears North 68°01'16" West;

Thence along the northwesterly line of said Lot 196 and said curve an arc distance of 11.03 feet through a central angle of 02°18'40" to the **Point of Beginning**.

Containing 55 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Assessor's Parcel Number: 644-0-210-115
SV:Part-001

END OF DESCRIPTION

Prepared by:



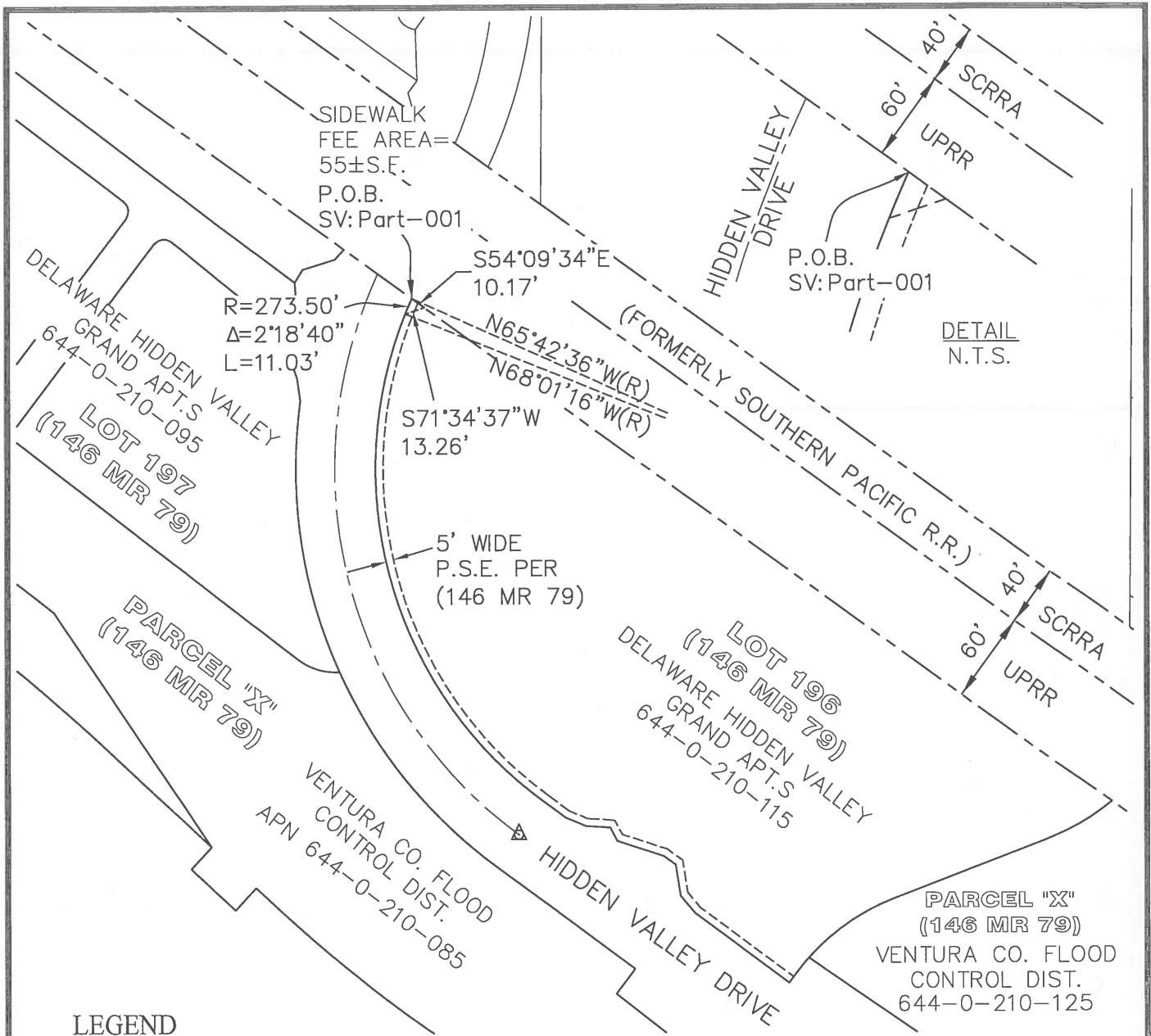
Michael A. Cusick, PLS 7885
Expires: March 31, 2023



12/17/21

Date

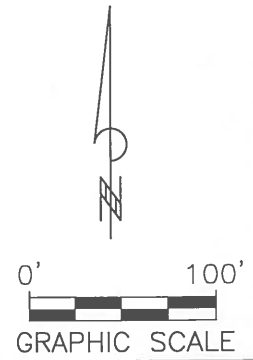
Exhibit B



DETAIL N.T.S.

LEGEND

- FOUND MONUMENT
- P.O.B. POINT OF BEGINNING
- P.S.E. PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- STREET CENTERLINE
- ADJOINING PARCEL LINE
- RIGHT OF WAY LINE OF SCRRA/UPRR
- PROPOSED ACQUISITION IN FEE FOR SIDEWALK (AREA=55± SQ.FT.)



CITY OF SIMI VALLEY, VENTURA COUNTY, CALIFORNIA



RSE, INC.
 250 WEST FIRST STREET
 CLAREMONT, CA 91711
 WWW.RSECORP.COM

SV-Part-001 - EXHIBIT B
 ACQUISITION IN FEE FOR SIDEWALK
 PLAT TO ACCOMPANY LEGAL DESCRIPTION
 FOR
 SCRRA/METROLINK

Date:	12/17/2021
Scale:	AS SHOWN
Drawn By:	MC
Checked By:	CF
Project:	KH200775-002

December 17, 2021

Exhibit A

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

All that real property situated in the City of Simi Valley, County of Ventura, State of California being a portion of Lot 196 of Tract No. 5164-1, filed December 10, 2002, in Book 146 of Miscellaneous Records (Maps), at Pages 79 through 87 (146 MR 79), in the Office of the County Recorder of Ventura County, being more particularly described as follows:

Commencing at the northwesterly corner of said Lot 196 as shown on (146 MR 79), said corner also being a point on the southerly line of the railroad right-of-way as shown on said map (146 MR 79);

Thence along said southerly right-of-way line, South 54°09'34" East, 10.17 feet to the **True Point of Beginning**;

Thence continuing along said southerly right-of-way line, South 54°09'34" East, 306.43 feet;

Thence leaving said right-of-way line South 36°00'17" West, 14.03 feet;

Thence North 54°37'34" West, 312.65 feet to a point on the northwesterly line of said Lot 196, said point also being the beginning of a non-tangent curve to the right concave southeasterly having a radius of 273.50 feet to which point a radial line bears North 69°16'43" West;

Thence along the northwesterly line of said Lot 196, and along said curve an arc distance of 6.00 feet through a central angle of 01°15'27";

Thence leaving the northwesterly line of said Lot 196, North 71°34'37" East, 13.26 feet to the **True Point of Beginning**.

Containing 4,762 square feet, more or less, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Assessor's Parcel Number: 644-0-210-115
SV:TCE-004

END OF DESCRIPTION

Prepared by:

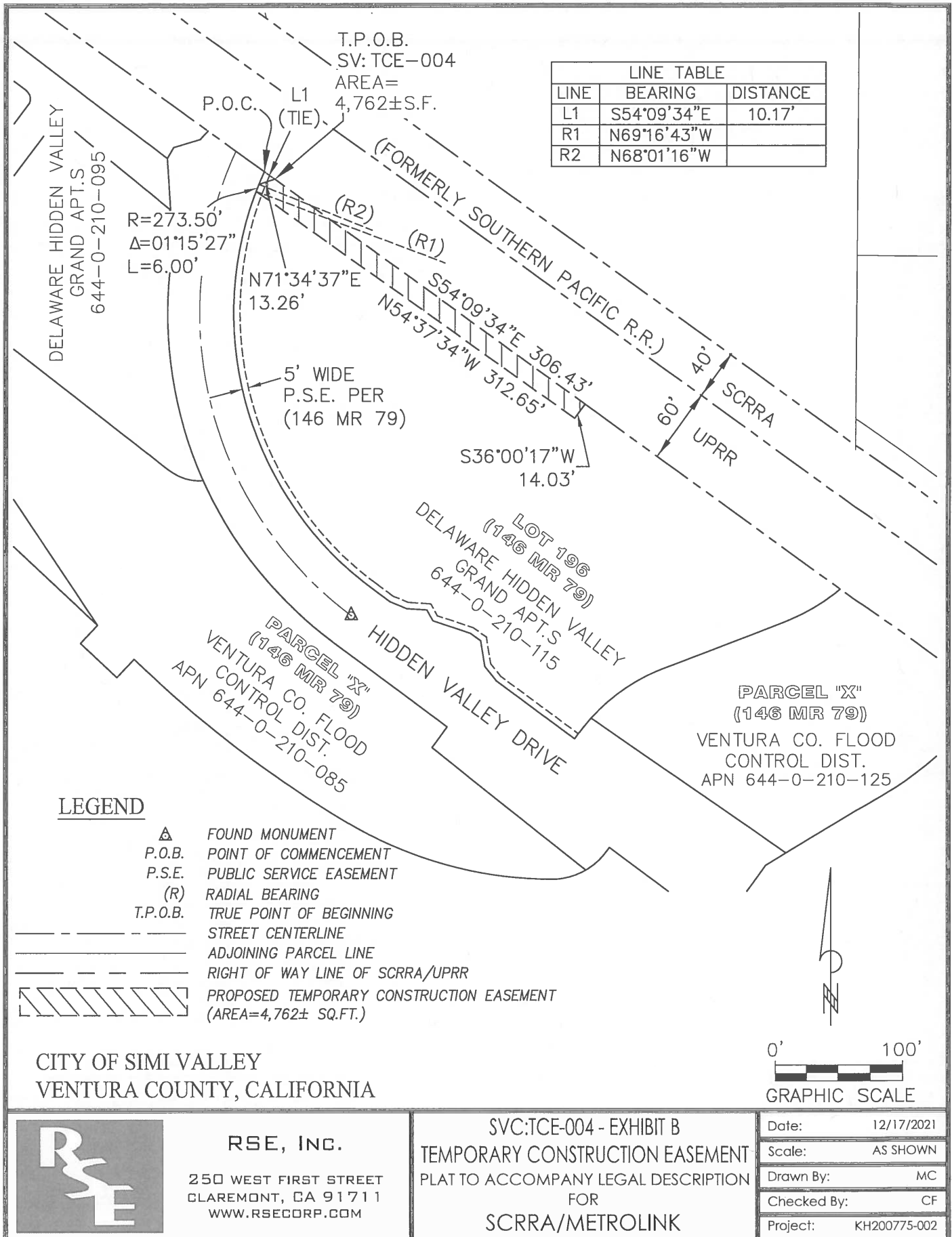


Michael A. Cusick, PLS 7885
Expires: March 31, 2023



12/17/21
Date

Exhibit B



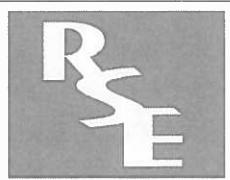
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°09'34\"E	10.17'
R1	N69°16'43\"W	
R2	N68°01'16\"W	

LEGEND

- FOUND MONUMENT
- P.O.B. POINT OF COMMENCEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- (R) RADIAL BEARING
- T.P.O.B. TRUE POINT OF BEGINNING
- STREET CENTERLINE
- ADJOINING PARCEL LINE
- RIGHT OF WAY LINE OF SCRR/UPRR
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT (AREA=4,762± SQ.FT.)



CITY OF SIMI VALLEY
VENTURA COUNTY, CALIFORNIA



RSE, INC.
250 WEST FIRST STREET
CLAREMONT, CA 91711
WWW.RSECORP.COM

SVC:TCE-004 - EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
SCRR/METROLINK

Date:	12/17/2021
Scale:	AS SHOWN
Drawn By:	MC
Checked By:	CF
Project:	KH200775-002