





Metro

SEPTEMBER 30, 2011

TO: BOARD OF DIRECTORS

THROUGH: ARTHUR T. LEAHY 
CHIEF EXECUTIVE OFFICER

FROM: DOUGLAS R. FAILING, P. E. 
EXECUTIVE DIRECTOR, HIGHWAY PROGRAM

SUBJECT: I-5 ORANGE COUNTY LINE TO I-605 ROW
STATUS

ISSUE

At its May 19, 2011 meeting, the Measure R Project Delivery Committee requested that staff provide the Board progress reports on right-of-way acquisition for the I-5 (Orange County Line to I-605) Widening and HOV Lane project.

BACKGROUND

At issue is the acquisition and certification of right-of-way necessary for Caltrans to award, by November 2012, construction contracts for the three project segments programmed with \$387 million in Proposition 1B Corridor Mobility Investment Account (CMIA) funding.

Segment 1 - Alondra Avenue

The Alondra Avenue segment requires the acquisition of eight parcels consisting of six commercial/industrial parcels and two non-residential parcels. Five of the commercial/industrial properties and two of the non-residential parcels are now in Caltrans control, leaving one non-residential parcel to acquire. It is anticipated that Caltrans will request a Right-of-Way Certification 3 ("work around") to advertise the project in November 2011 with a construction start in January 2012 consistent with the current segment schedule. Segment 1 includes CMIA funding of \$72.291 million for construction and construction support.

Segment 3 - Rosecrans Avenue

The Rosecrans Avenue segment requires the acquisition of 45 parcels consisting of 38 residential and seven commercial/industrial parcels. Twenty-five residential parcels are now in Caltrans control with 13 residential and seven commercial/industrial parcels to acquire. Staff from MTA's Real Estate Department is currently assisting Caltrans in acquiring the commercial/industrial parcels. Segment 3 is scheduled to advertise in June 2012 with construction starting in August 2012. Segment 3 includes CMIA funding of \$146.997 million for construction and construction support.

Segment 4 - Imperial Highway

The Imperial Highway segment is the most challenging of the CMIA-funded segments requiring acquisition of 188 parcels consisting of 166 residential and 22 commercial/industrial and non-residential parcels. As of this month, Caltrans has control of 68 of the 166 residential parcels necessary; 98 residential and the 22 commercial/industrial and non-residential parcels remain to be acquired. As with Segment 3, Caltrans is being assisted in right-of-way acquisition by MTA Real Estate Department staff. Segment 4 includes CMIA funding of \$167.712 million for construction and construction support.

Non-CMIA Funded Segments

Over the last four months, Caltrans has focused their right-of-way efforts on the three CMIA-funded segments. Accordingly, minimal progress has been made on Segment 2 (Valley View Avenue) and Segment 5 (Florence Avenue). MTA staff has been asked by Caltrans to assist in the right-of-way acquisition on Segment 5.

Summary

Since staff's project update at the May 19, 2011 Measure R Project Committee Meeting, Caltrans has taken control of 112 of the 353 parcels needed corridor-wide. Of the 241 parcels needed for the CMIA-funded segments, Caltrans has control of 100 parcels.

Next Steps

Staff plans to provide an I-5 (Orange County Line to I-605) corridor-wide status report, including updated information on right-of-way acquisition, potential schedule/budget risks and planned mitigation, at the Board's November 2011 meeting. In October 2011, staff will provide another monthly status report on right-of-way progress.

Attachment A – ROW Status Report

**Attachment A
ROW Status Report**

Parcel Acquisition Status

	Segment 1 Alondra Ave.		Segment 2 Valley View IC		Segment 3 Shoemaker Ave.		Segment 4 Imperial Hwy.		Segment 5 Florence IC		<i>Total</i>
Parcels Required	8		59		45		188		53		353
Residential	0		0		38		166		42		
Commercial/Industrial	6		54		7		11		7		
Others	2		5		0		11		4		
<i>Activity Period</i>	Thru September 8	Sept. 8- Sept. 15	Thru September 8	Sept. 8- Sept. 15	Thru September 8	Sept. 8- Sept. 15	Thru September 8	Sept. 8- Sept. 15	Thru September 8	Sept. 8- Sept. 15	
Completed Residential Appraisal Maps	0		0		38		166		42		
Completed Commercial Appraisal Maps	6		54		7		11		7		
Completed Others Appraisal Maps	2		5		0		11		4		
Completed Residential Appraisals	0		0		37		159	3	18		
Completed Commercial Appraisals	6		1		0		2	1	0		
Completed Others Appraisals	2		0		0		8		0		
First Writtten Offers (Residential)	0		0		37		131	9	18		
First Writtten Offers (Commercial)	6		1		0		0	1	0		
First Writtten Offers (Others)	2		0		0		0	4	0		
Residential Parcels in Caltrans' control	0		0		24	1	61	7	11		
Commercial Parcels in Caltrans' control	5		1		0		0		0		
Others Parcels in Caltrans' control	2		0		0		0		0		
Parcels to Acquire	1		58		20		120		42		241
Programmed CMIA Funding	\$72.291 million				\$146.997 million		\$167.712 million				
Sched. Construction Start	January-12		June-13		August-12		August-12		June-13		