



staging to induce job creation in the areas where permanent job loss is anticipated. If this is not pursued, adverse impacts would remain.

For easements, Metro would appraise each property to determine the fair market value of the portion that would be utilized either temporarily during construction or permanently above and below ground. Just compensation, which shall not be less than the approved appraisal, would be made to each property owner.

5.4 Alternative 2 – Westwood/VA Hospital Extension

Alternative 2 – Westwood/VA Hospital Extension would follow the same alignment as Alternative 1 – Westwood/UCLA Extension but would include one additional station at the VA Hospital.

Although the alignment of Alternative 2 – Westwood/VA Hospital Extension would be located below ground and the stations and accessory structures would be primarily be located so as to maximize the public ROW, the following acquisitions and easements are anticipated:

- 40 Full Takes
- 5 Partial Takes
- 12 Permanent Easements
- 2 Temporary Construction Easements
- 219 Permanent Underground Easements

These parcels would be utilized for construction staging, below grade tunneling, station locations, generator locations, and vent locations. Some station plans have multiple entrance options, though not all of them would be constructed. In these cases, all potential takings and easements for station entrances are evaluated.



Figure 5-11: Alternative 2 Potentially Displaced Parcel –Wilshire/VA Hospital Station Area

**5.4.1 Alternative 2: Full-Takes**

To construct Alternative 2 – Westwood/VA Hospital Extension, the same parcels that would be acquired in full under Alternative 1 – Westwood/UCLA Extension would be acquired. No additional full takes are anticipated under Alternative 2 – Westwood/VA Hospital Extension. For the analysis regarding the full take of these parcels, refer to section 5.3.1.

5.4.2 Alternative 2: Partial Takes

To construct Alternative 2 – Westwood/VA Hospital Extension, five parcels would be partially acquired. These parcels (were already identified as partial takes under Alternative 1 – Westwood/ UCLA Extension in section 5.3.2. For the analysis regarding the partial take of these parcels, refer to section 5.3.2.

5.4.3 Alternative 2: Permanent Easements

To construct Alternative 2 – Westwood/VA Hospital Extension, permanent easements would be required for 12 parcels. These 12 parcels are the same permanent easements identified as under Alternative 1 – Westwood/UCLA Extension. No additional permanent easements are anticipated under Alternative 2 – Westwood/VA Hospital Extension. For the analysis regarding the permanent easements of these parcels, refer to section 5.3.3.

5.4.4 Alternative 2: Temporary Construction Easements

To construct Alternative 2 – Westwood/VA Hospital Extension, temporary construction easements would be required for two parcels (APN 4324017903 and APN 4365008904). Both parcels were identified under Alternative 1 – Westwood/UCLA Extension in section 5.3.4. For the analysis regarding the temporary construction easements of parcels, refer to section 5.3.4.

5.4.5 Alternative 2: Permanent Underground Easements

To construct Alternative 2 – Westwood/VA Hospital Extension, the same permanent easements underneath 218 parcels as Alternative 1 would be required, as well as one additional permanent underground easement (APN 4365008904), for tunneling of the alignment (Table 5-6, Figures 5-8, 5-9, and 5-10). These parcels include 672 residences, specifically 49 single-family residences and 146 condominium residential units, and 477 units in multi-family residential apartment buildings. The additional permanent underground easement under Alternative 2 does not contain residences, but is the parcel that contains the VA Hospital. No structures on these parcels would be displaced or relocated as a result of these permanent underground easements.

5.4.6 Alternative 2: Mitigation Measures

The same mitigation measures identified under Alternative 1 – Westwood/UCLA Extension would apply under Alternative 2 – Westwood/VA Hospital Extension. Refer to section 5.3.6 for mitigation measures.



5.5 Alternative 3 – Santa Monica Extension

Alternative 3 – Santa Monica Extension would follow the same alignment and have the same stations as Alternative 2 – Westwood/VA Hospital Extension, but would also extend the alignment into the City of Santa Monica and add four additional stations. From the Wilshire/VA Hospital Station, the alignment would be under Wilshire Boulevard until the end of the line at Ocean Avenue.

Although the alignment of Alternative 3 – Santa Monica Extension would be located below ground and the stations and accessory structures would be primarily be located so as to maximize the public ROW, the following types and amounts of displacements are anticipated:

- 59 Full Takes
- 5 Partial Takes
- 13 Permanent Easements
- 2 Temporary Construction Easements
- 219 Permanent Underground Easements

These parcels would be utilized for construction staging, below grade tunneling, station locations, generator locations, and vent locations. Some of the proposed stations have multiple entrance options, though not all of them would be constructed. In these cases, all potential takings and easements for station entrances are evaluated.

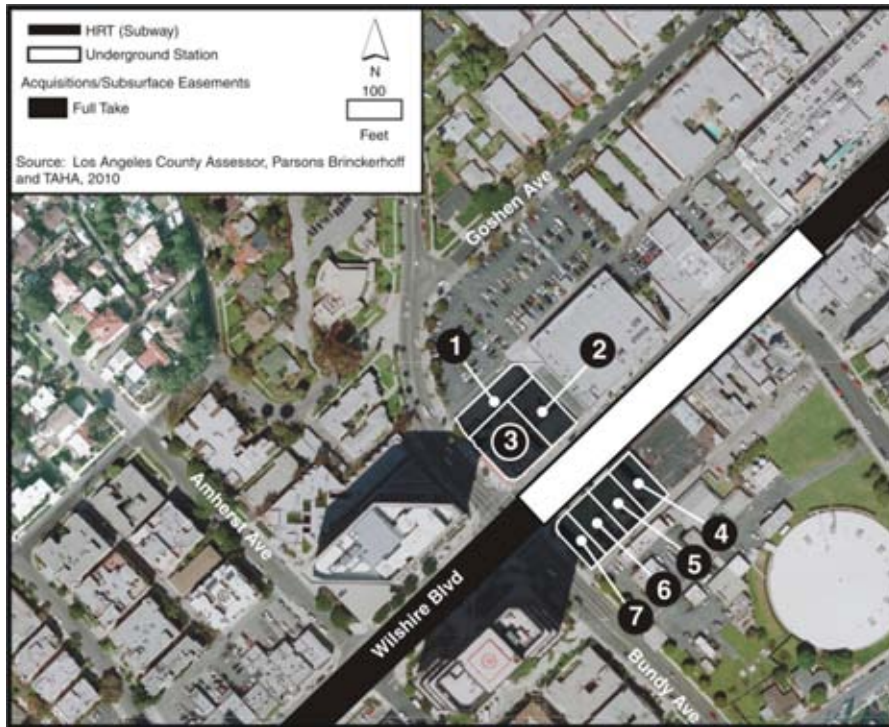


Figure 5-12: Alternative 3 Potentially Displaced Parcels – Wilshire/Bundy Station Area



Figure 5-13: Alternative 3 Potentially Displaced Parcels – Wilshire/26th Street Station Area



Figure 5-14: Alternative 3 Potentially Displaced Parcels – Wilshire/16th Street Station Area



Figure 5-15: Alternative 3 Potentially Displaced Parcels – Wilshire/4th Street Station Area



5.5.1 Alternative 3: Full-Takes

To construct Alternative 3 – Santa Monica Extension, 59 parcels would be fully acquired. Of these parcels, 40 were previously identified as full takes under Alternative 1 in section 5.3.1. For the analysis regarding the full take of these parcels, refer to section 5.3.1.

The remaining 19 parcels that would be fully acquired for the construction of Alternative 3 – Santa Monica Extension are listed in Table 5-7.

Table 5-7: Alternative 3: Additional Full Takes (Not in Alternatives 1 or 2)

Figure #	#	APN	Address	Jurisdiction	Current Use	Intended Use
5-12	1	4265016050	N/A	Los Angeles	Ralph's Grocery Store	Potential Entrance/ Staging
5-12	2	4265016030	12071 Wilshire Blvd	Los Angeles	Small Businesses Nail/Barber/Tailor/Shoe Repair	Potential Entrance/ Staging
5-12	3	4265016029	12081 Wilshire Blvd	Los Angeles	Restaurant	Potential Entrance/ Staging
5-12	4	4263003003	12036 Wilshire Blvd	Los Angeles	Wireless Electronics Store	Potential Entrance/ Staging
5-12	5	4263003002	12040 Wilshire Blvd	Los Angeles	Storage Tanks	Potential Entrance/ Staging
5-12	6	4263003001	12048 Wilshire Blvd	Los Angeles	Storage Tanks	Potential Entrance/ Staging
5-12	7	4263003271	12054 Wilshire Blvd	Los Angeles	Storage Tanks	Potential Entrance/ Staging
5-13	8	4266016054	2601 Wilshire Blvd	Santa Monica	Gas Station	Potential Entrance
5-13	9	4276001027	2525 Wilshire Blvd	Santa Monica	Several Small Businesses (Relax The Back, Starbucks, Postal, Tanning)	Potential Entrance/ Staging/ Generator
5-13	10	4276001025	2515 Wilshire Blvd	Santa Monica	Non-Profit (Environment Now)	Potential Entrance/ Staging/ Generator
5-13	11	4276001026	2501 Wilshire Blvd	Santa Monica	Several Shops (Shoe Repair, Nail Salon, Clothing Store, Jewelry, Tennis Shop, Scuba Shop) and Tennis Courts on Roof	Potential Entrance/ Staging
5-14	12	4281005025	1511 Wilshire Blvd	Santa Monica	Mattress Store	Staging
5-14	13	4281005026	1501 Wilshire Blvd	Santa Monica	Electronics Store	Staging
5-14	14	4281011010	Wilshire Blvd And 15th Street	Santa Monica	Parking lot	Staging



Table 5-7: Alternative 3: Additional Full Takes (Not in Alternatives 1 or 2)

Figure #	#	APN	Address	Jurisdiction	Current Use	Intended Use
5-14	15	4281011011	1433 Wilshire Blvd	Santa Monica	Izzy's Deli	Potential Entrance/ Staging
5-14	16	4281011012	1423 Wilshire Blvd	Santa Monica	Mattress Store	Potential Entrance/ Staging
5-14	17	4281011025	1419 Wilshire Blvd	Santa Monica	Cleaners/Tehran Market	Potential Entrance/ Staging
5-15	18	4291004014	1207 4th St	Santa Monica	Offices	Potential Entrance/ Staging/Generator
5-15	19	4291004015	412 Wilshire Blvd	Santa Monica	Jewelry/Bank	Potential Entrance/ Staging

Source: TAHA, 2010

These full takes, combined with the full takes already discussed under Alternative 1 would result in the permanent loss of 413 jobs. Each business displaced would be given advance written notice and would be informed of their eligibility for relocation assistance and payments under the Uniform Relocation Act. Adverse impacts associated with permanent job loss are anticipated.

5.5.2 Alternative 3: Partial Takes

To construct Alternative 3 – Santa Monica Extension, five parcels would be partially acquired. These are the same five parcels that would be partially acquired under Alternative 1. For the analysis regarding the partial take of these parcels, refer to section 5.3.2.

5.5.3 Alternative 3: Permanent Easements

To construct Alternative 3 – Santa Monica Extension, permanent easements would be required for 13 parcels. Twelve of these parcels would be the same as those identified under Alternative 1. For the analysis regarding these permanent easements, refer to section 5.3.3.

One additional permanent easement is anticipated under Alternative 3 (Table 5-8). This permanent easement would be required to accommodate a potential station entrance. The exact location of the station entrance has not been determined, but it would not be expected to disrupt operations of the businesses or uses in this parcel. The owners and tenants of the parcel would be given advance written notice and would be informed of their eligibility for payments for use of their space for the station entrance. No adverse impacts are anticipated due to this permanent easement.



Table 5-8: Alternative 3: Additional Permanent Easements (Not in Alternatives 1 or 2)

Figure 5-15 #	APN	Address	Jurisdiction	Current Use	Intended Use
20	4292013029	401 Wilshire Blvd	Santa Monica	Offices	Potential Entrance

Source: TAHA, 2010

5.5.4 Alternative 3: Temporary Construction Easements

To construct Alternative 3 – Santa Monica Extension, two temporary construction easements would be required for two parcels. These same parcels were identified as temporary construction easements under Alternative 1 in section 5.3.4. For the analysis regarding these temporary construction easements, refer to section 5.3.4.

5.5.5 Alternative 3: Permanent Underground Easements

To construct Alternative 3 – Santa Monica Extension, the same permanent easements underneath 219 parcels as Alternatives 1 and 2 would be required (Table 5-6, Figures 5-8, 5-9, and 5-10). These parcels include 672 residences, specifically 49 single-family residences and 146 condominium residences and 477 units in multi-family apartment building residences. As described previously, no structures on these parcels would be displaced or relocated as a result of these permanent underground easements.

5.5.6 Alternative 3: Mitigation Measures

The same mitigation measures identified under Alternative 1 – Westwood/UCLA Extension would apply under Alternative 3 – Santa Monica Extension. Refer to section 5.3.6 for mitigation measures.

5.6 Alternative 4 – Westwood/VA Hospital Extension Plus West Hollywood Extension

Alternative 4 – Westwood/VA Hospital Extension plus West Hollywood Extension would follow the same alignment and have the same stations as Alternative 1 – Westwood/UCLA Extension. In addition, this alternative includes the West Hollywood Extension, which extends from the existing Metro Red Line Highland/Hollywood Station. From a new station in this location, this alignment extends southerly, centered under Highland Avenue, and continues south under Highland Avenue to just north of Lexington Avenue where it curves to Santa Monica Boulevard. The alignment continues westerly under the center of Santa Monica Boulevard until just east of the Santa Monica/San Vicente Boulevard intersection where the alignment curves south and is centered under San Vicente Boulevard. From San Vicente Boulevard, the alignment curves south and then southwesterly to cross under La Cienega Boulevard to the Wilshire/La Cienega Station.

Although the alignment of Alternative 4 – Westwood/VA Hospital Extension plus West Hollywood Extension would be located below ground and the stations and accessory



structures would be primarily be located so as to maximize the public ROW, the following acquisitions and easements are anticipated:

- 64 Full Takes
- 6 Partial Takes
- 16 Permanent Easements
- 3 Temporary Construction Easements
- 328 Permanent Underground Easements

These parcels would be utilized for construction staging, below grade tunneling, station locations, generator locations, and vent locations. Some proposed stations have multiple entrance options, though not all of them would be constructed. In these cases, all potential takings and easements for station entrances are evaluated.