

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL – (No copies or faxes)

DATE: January 12, 2023

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: alley: southerly of 24th Street
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
- and is located between:
Santa Fe Avenue and Minerva Street
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- Attach a map if necessary.
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)
- ☒ Central ☐ Harbor ☐ Valley ☐ West Los Angeles
- (b) Council District No. 14
- (c) District Map No. 117 B 217
- (d) A CRA Redevelopment Area: _____ OR X
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 1,600 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit.
 - Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
 - If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.
- (4) Purpose of vacation (future use of vacation area) is: Alley has not been in use for over 65 years and is partially occupied by buildings, canopies and gates.
- (5) Vacation is in conjunction with: (Check appropriately)
- ☒ **Revocable Permit** ☐ Tract Map ☐ Parcel Map ☐ Zone Change
☒ Other LADBS Plan Check/PCIS App # B19LA00382/19010-10000-00083

PETITIONER / APPLICANT:

(6) Petitioner(s): 2460 24th Street Property, LLC
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): 
If Company, Name and Title

SIGN HERE

(7) Mailing Address: PO Box 3038, Whittier, CA 90605
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (562) 941-4900
FAX number: () _____
E-mail number: matt@uwscompany.com

(9) Petitioner is: (check appropriately) (X) Owner **OR** () Representative of Owner

OWNERSHIPS:

(10) Name(s) and address of the **Owner**(s) applying for vacation is/are:

Same as above

Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

(X) The property described in attached copy of Grant Deed **OR**

() _____

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

- (12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownership's are indicated on the attached map by use of "circled letters". (1) Print Name(s), (2) Provide mailing addresses, (3) Indicate Lots owned and (4) Obtain signatures.
(See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk
Land Records Division
Room 730
201 North Figueroa Street
Los Angeles, CA 90012
Phone: (213) 977-6001

or for the most
current
information

Los Angeles County Assessor
Ownership Information
500 West Temple Street
Los Angeles, CA 90012
Phone: (213) 974-3211

Provide the **information** as indicated:

A-1/A-2

2460 24th Street Property, LLC

9016 Norwalk Bl., Santa Fe Springs, CA 90670



Owner of: See attached

SIGN HERE

B _____

C _____

D _____

E _____

F _____

G _____

H _____

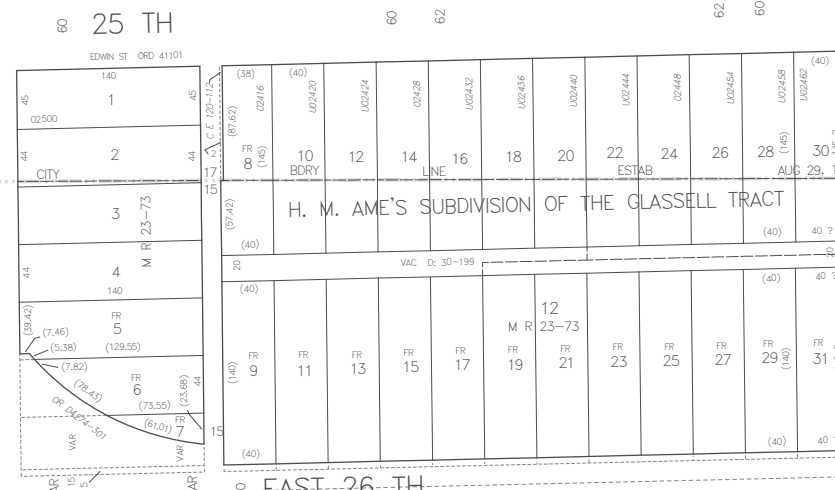
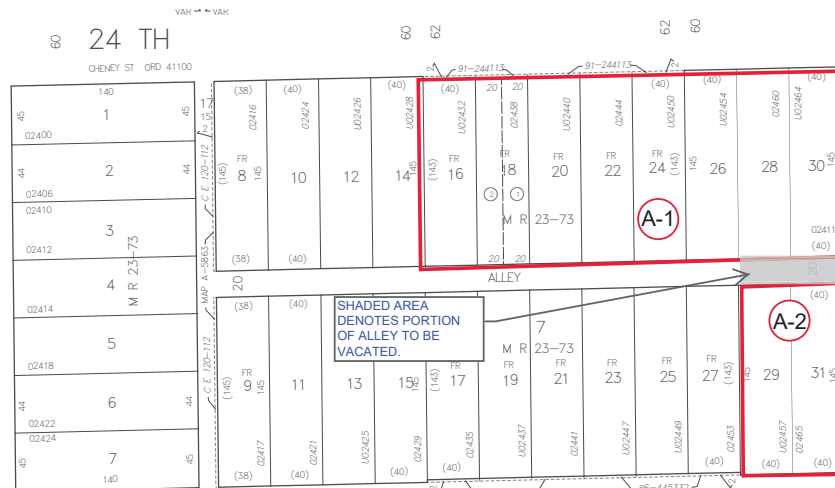
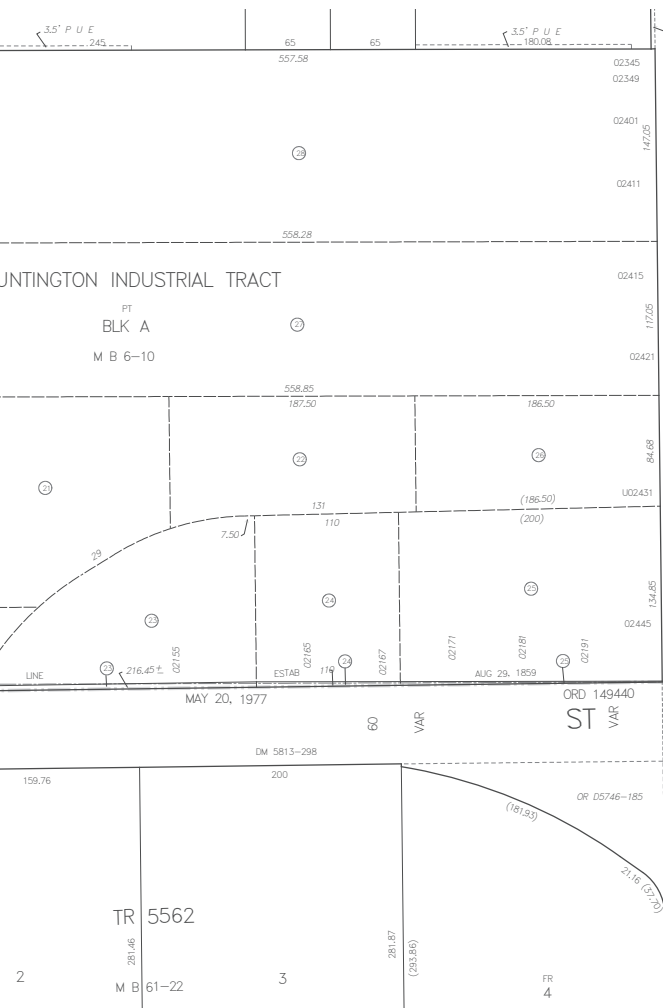
I _____

J _____

K _____

Add extra sheet(s) if necessary

(revised 10-28-14)



N. 4,118,000
N. 1,828,043

117A219

PARCEL "A-1" LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 16, 18, 20, 22, 24, 26, 28 AND 30, BLOCK 7 OF H.M. AMES SUBDIVISION OF THE GLASSELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: **5168-020-027 & 028**

PARCEL "A-2" LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 29 AND 31, BLOCK 7 OF H.M. AMES SUBDIVISION OF THE GLASSELL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5168-020-017

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

ENVIRONMENTAL ASSESSMENT FORM

(Subject to Revision)

Return to: Land Development Group
201 No. Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90012

Attention: _____
Section Head

PLEASE TYPE

DATE SUBMITTED: January 13, 2023
PROJECT TYPE: Vacation of alley
PROJECT ADDRESS/LOCATION: Southerly of 24th Street
BETWEEN Santa Fe Avenue AND Minerva Street
PROJECT AREA (IN ACRES) .0367 acres
REFERENCES: PROJECT NO. LADBS Permit No. B19LA00382/19010-10000-00083

C.D. 14 C.F. NO. _____
ENGR. DIST. Central W.O. _____
DIST. MAP 117 B 217 DIV. INDEX _____
OTHERS (SPECIFY) _____

Applicant's Name: Larry Miner Phone (310) 993-1676

Address: 1817 Oak Street, #C

City: Santa Monica, CA Zip Code 90405

NOTE: Not all projects will necessitate the preparation of an Environmental Impact Report (EIR). In order to make a determination as to whether any significant environmental impacts could result from the proposed project or action, the following Environmental Assessment Form must be filled out and submitted to the City Engineer.

As soon as possible, the Office of the City Engineer will determine whether or not the application will require an Environmental Impact Report and will notify the applicant accordingly.

If your available data indicates that the project will have a significant adverse impact on the environment, you may be required to submit a Draft Environmental Impact Report in addition to this assessment form.

Please attach any maps, photographs, plot plans, preliminary development plans, or other pertinent information which will assist in determining the significance of this project's impact.

SECTION I

Please complete the following on attached typewritten pages.

A. Description of Project

1. Objectives – Purpose of Project

Describe in sufficient detail the objectives or purposes of the project.

If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.

2. Project Characteristics

Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.

3. Existing Use of Property

Describe the existing use of the property and the density or intensity of any structures to be removed.

4. Relationship to Other Projects

If the project is a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection.

Describe existing projects in the surrounding area, which may have a major influence on, or be influenced by the proposed project.

5. Other Project Permits Required

List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract or parcel maps, APCD approval, etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.

B. Description of Existing Environmental Conditions

Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project.

Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, if traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.

SECTION II

Please answer the following questions. If your answer is YES to one or more of the questions, please explain each YES answer on a separate typewritten page(s) attached to this Form.

- | | YES | NO |
|--|-------|--------------|
| 1. Could the project result in higher densities and more intensive land use? | _____ | <u> X </u> |
| 2. Could the project serve to encourage or facilitate development of presently undeveloped areas or intensify development of already developed areas outside the project establish any project area? Could the project establish any precedents or facilitate any other projects of which the impact may be significant? | | |
| NOTE: Examples include the introduction or expansion of facilities such as streets, water mains or sewer lines, or the increase in development pressure resulting from changes in adjacent property values induced by the proposed project. | | |
| | _____ | <u> X </u> |
| 3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents? | _____ | <u> X </u> |
| 4. Could employment or the availability of housing in the community be affected by the project? | _____ | <u> X </u> |
| 5. Could any racial, ethnic, religious or other established social group in the community be affected by the project? Could the social or economic composition of the community be changed by the project? | _____ | <u> X </u> |
| 6. Could the project cause increased traffic congestion or draw non-residential traffic through a residential neighborhood, or cause increased street parking or loading? Could the project cause increased congestion in the use of other facilities (recreational, commercial or other)? | _____ | <u> X </u> |
| 7. Could views from neighboring properties be changed or obstructed by the project? Could the project affect the aesthetic character of the neighborhood or community? | _____ | <u> X </u> |
| 8. Could existing ambient noise levels be increased by the project (including during its construction period) to the extent that present or future residents or passersby would be annoyed to any degree? Could adjoining occupational, recreational or wildlife areas be affected by increases in ambient noise levels? | _____ | <u> X </u> |
| 9. Could the project change or disrupt any historical, cultural or archaeological site or its setting? | | |

NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself.

_____ X

10. Are any of the natural or man-made features in the project area unique; that is, not found in other parts of the City?

YES

NO

NOTE: Unique features include those areas, structures, biological phenomena, etc., that exhibit distinguishing characteristics not found in other areas, or found only in a small number of areas.

11. Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource?

12. Could the project affect the potential use, extraction or conservation of a scarce natural resource?

NOTE: Examples include, but are not limited to:

Developments which affect the extraction of rock, sand, gravel or other mineral resources.

Use which affect the multiple use of natural resources in scarce supply.

Activities which tend to affect the supply or availability of natural resources that are in scarce supply.

13. Does the project area serve as a habitat, food source, nesting place, source of water, etc., for any rare or endangered plant, wildlife or fish species?

14. Could the project injure fish, or wildlife, or their habitat, or interfere with the movement of any resident or migratory fish or wildlife species?

15. Could the project change existing features of any lagoon, bay, tideland or their setting?

16. Could the project change existing features of any beach or its surroundings, or is it located within 1,000 yards of mean high tide?

17. Will the project produce emission of any type, which will be directly injected into the atmosphere? (Particulate matter as well as chemical pollutants should be considered.)

18. Will the project produce any offensive or irritating odors?

19. Will trees or landscaping be removed?

20. Does the project involve construction in hilly or mountainous terrain?

21. Could any grading, blasting, excavating or drilling be required to implement the project?

22. Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding?

X

X

X

X

X

X

X

X

X

X

X

X

X

CONSENT AND WAIVER FORM FOR VACATION PROJECTS

City Engineer
Attention: Street Vacation Section
Land Development Group
201 North Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90014

Date: 01/12/2023

Dear Sir:

The undersigned hereby certifies to be the owner(s) of the property in the City of Los Angeles, County of Los Angeles, State of California, legally described as:

See attached "Exhibit "A-1/A-2"

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

I (We) am (are) informed that proceedings for the vacation of: an unnamed alley

(Street Name, Alley, Walk, Other and Location)

which lies southerly of 24th St. b/n. Santa Fe Ave. and Minerva St. (i.e., northerly, northeasterly, southwesterly, etc) of and adjoins my (our) property, have been instituted by the City of Los Angeles under Council File No. 21-0503

I (We) hereby consent to this vacation and waive any and all damages that may accrue to my (our) property by reason of said vacation.

It being understood that the above waiver relates solely to the vacating of the public easement over the above mentioned public right of way, pursuant to the "Public Streets, Highways, and Service Easements Vacation Law of the California Streets and Highway Code. This Consent and Waiver is binding upon the undersigned, their heirs, successors in interest and assignees.

NAME (Print and Sign)

ADDRESS

DATE

Mark S. Bunct Bunc
[Signature]

1640 Hillside

Norco CA 92450

2/8/23

SIGN HERE

----- Attach Notarial Acknowledgement Below -----

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 02/08/2023 before me, Jose A. Enriquez, a Notary Public, personally appeared _____

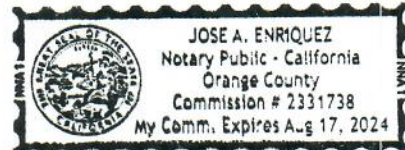
Mark Blackburn

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



UWS STREET VACATION

SECTION I

A. Description of Project

1. Objectives-Purpose of Project

The purpose of the project is to complete an alley vacation to allow operation of the Universal Waste Systems (UWS), Inc. solid waste transfer station facility. An alley vacation was previously initiated by the Los Angeles City Council for the subject alley on July 10, 1996, but it was never completed. UWS is currently finalizing construction of the solid waste transfer station that utilizes the alley (under a revocable permit) and the properties on both sides of the alley. UWS is a City franchised solid waste hauling company and the transfer station facility is part of the City's zero waste program.

There was no public opposition to the alley vacation at the time it was approved. Furthermore, the alley has been treated as private property by adjacent property owners, and it is not accessible to the public due to gates, fences and building encroachments.

2. Project Characteristics

The project area is developed with warehouse structures and is industrial in nature. The properties abutting the portion of the alley to be vacated are zoned, M3, heavy industrial.

The project is being built on two separate parcels: Parcel 1, which is located at 2440-2460 24th Street, is approximately 46,000 sf in area and includes a one-story/43' tall, 37,595 sf transfer station building with a fully enclosed at-grade load-out area, tipping area which can accommodate multiple vehicles, and separate ingress/egress points for collection and transfer trucks. The facility also included truck scales and office space. Parking is provided on an adjacent parcel of approximately 11,600 sf. The property is currently addressed as 2411 S. Minerva Street/

The project was constructed in one-phase using CMU block walls. The site required minor grading and removal/re-compaction with a net export of under 500 cy of earthen material.

UWS is currently in the final stages of constructing the refuse transfer station. The City of Los Angeles Local Enforcement Agency (LEA) prepared a mitigated negative declaration and issued a Notice of Determination (NOD) on January 15, 2017 (reference State Clearinghouse No. 2016081074) and issued a Solid Waste Facility Permit for a 1,000 ton per day transfer/processing facility on July 21, 2017 (reference Solid Waste Facility Permit 19-AR-1251).

3. Existing Use of Property

A solid waste transfer station with organics diversion equipment and associated parking is under construction on the site.

4. Relationship to Other Projects

The proposed alley vacation will facilitate development of the UWS 24th Street Transfer Station which was reviewed and approved by the Local Enforcement Agency. As part of that approval, a Mitigated Negative Declaration (MND) was approved, and a Notice of Determination (NOD) was issued and is attached.

5. Other Project Permits Required

The following permits have been issued:

1. A solid waste facility permit (see attached).
2. General Industrial Stormwater Permit.
3. Department of Toxic Substances Control (DTSC) Hazardous Waste Permit.

6. Description of Existing Environmental Conditions

The project site is currently being developed with the transfer station project. The project site, as well as surrounding, privately owned properties within 1,000 feet of the project area are zoned City of LA M3, Heavy Industrial, and City of Vernon, Industrial and Industrial with a commercial overlay. The site is not located within 1,000 sq. ft. of an M1 or more restrictive zone in the City of Los Angeles. The site is within the Los Angeles River Improvement Overlay District (reference ZI-2358). The project site is located over 3,500 feet from the nearest residential property.

Regional access to and from the project site is available from the 10 (Santa Monica) Freeway via on and off ramps located on Alameda Street or Santa Fe Avenue/Mateo Street, the 110 (Harbor) Freeway via Vernon Avenue or the 710 (Long Beach) Freeway via E. Washington Boulevard. Local access to the site is available via Santa Fe Avenue to East 25th Street and Minerva Street, via Soto Street to East 26th Street, or via Washington Boulevard to East 23rd Street to Minerva Street to East 24th Street. Washington Boulevard and Santa Fe Blvd are major truck routes and East 23rd, Minerva Street, and East 24th Street are all local streets that serve industrial businesses in the area. East 24th Street terminates east of the project site.