

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

DATE: 9/3/21

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: SEE MAP ATTACH "EXHIBIT 1"
(Street/Avenue/Boulevard/alley/walk:N/S/E/W of)
and is located between: _____ and _____
(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. 15
- (c) District Map No. 033 B 217
- (d) A CRA Redevelopment Area: _____ OR NO
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 160,900 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: ACTA YARD FOR EXPANDED TRAINS AND TRAIN TRACKS
- (5) Vacation is in conjunction with: (Check appropriately)
- () Revocable Permit () Tract Map () Parcel Map () Zone Change
☒ Other RECONFIGURING, EXPANDING, AND ENHANCING CAPACITY OF EXISTING PIER B RAIL YARD FACILITY. SEE PROJECT DESCRIPTION ATTACHED "EXHIBIT 2"

PETITIONER / APPLICANT:

(6) Petitioner(s): THE ROSS GROUP INC. - ARMEN D. ROSS
Print Name(s) of Petitioner(s) in full - Name or Company Name

Signature(s): ARMEN D. ROSS PRESIDENT
If Company, Name and Title

(7) Mailing Address: 5482 WILSHIRE BLVD #415 LOS ANGELES, CA
(Address, City, State, Zip Code) 90036

(8) Daytime phone number of petitioner is: (323) 712-5800
FAX number: _____
E-mail number: ARMENR1SS@YAHOO.COM

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

OWNERSHIPS:

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

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)

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

☒ PROPERTY DESCRIBED IN
LEGAL DESCRIPTION EXHIBIT A
(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

SEE LIST OF OWNERS WITH ADDRESS AND PARCEL NUMBER
Provide the information as indicated: **ATTACHED EXHIBIT 3**

	Print Names(s) of Property Owner(s) Here	Signature(s) Here
A	Print Mailing Address Here	Owner of: Lot or Parcel Here
B	_____	_____
C	_____	_____
D	_____	_____
E	_____	_____
F	_____	_____
G	_____	_____
H	_____	_____
I	_____	_____
J	_____	_____
K	_____	_____

Add extra sheet(s) if necessary

(revised 10-28-14)

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: _____

PROJECT TYPE: STREET VACATION

PROJECT ADDRESS/LOCATION: SEE LEGAL DESCRIPTION Exhibit A

BETWEEN _____ AND _____

PROJECT AREA (IN ACRES) 3.69

REFERENCES: PROJECT NO. _____

C.D. 15 C.F. NO. _____

ENGR. DIST. HARBOR W.O. _____

DIST. MAP 033 B217 DIV. INDEX _____

OTHERS (SPECIFY) _____

Applicant's Name: THE ROSS GROUP, INC. Phone 323 712 5800

Address: 5482 WILSHIRE BL #415

City: LOS ANGELES Zip Code 90036

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.

SEE SECTION I ATTACHMENTS

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? | — | <input checked="" type="checkbox"/> |
| 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? | — | <input checked="" type="checkbox"/> |
| <p>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.</p> | | |
| 3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents? | — | <input checked="" type="checkbox"/> |
| 4. Could employment or the availability of housing in the community be affected by the project? | — | <input checked="" type="checkbox"/> |
| 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? | — | <input checked="" type="checkbox"/> |
| 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)? | — | <input checked="" type="checkbox"/> |
| 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? | — | <input checked="" type="checkbox"/> |
| 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? | — | <input checked="" type="checkbox"/> |
| 9. Could the project change or disrupt any historical, cultural or archaeological site or its setting? | — | <input checked="" type="checkbox"/> |
| <p>NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself.</p> | | |
| | — | <input checked="" type="checkbox"/> |

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?

23. Could the proposed project have any effect on the quality or quantity, of either surface or subsurface existing water supplies?

YES

NO

—

✓

24. Will the operation or activities of the project exceed any established national, state or local environmental standards (air, water, noise, vibration, glare, etc)?

—

✓

25. Will the project involve the application, use or disposal of potentially hazardous materials requiring a special permit by the Municipal Code?

NOTE: Examples include, but are not limited to, toxic substances (including pesticides, rodenticides, and herbicides), radioactive wastes, or use of explosive materials.

26. Could the project generate a controversy or result in public objections?

—

✓

27. Has an environmental impact report already been prepared or is one under preparation for any portion or phase of the project, or for any portion or phase of any other project that is dependent upon or directly influenced by the project?

—

✓

28. Other than no projects at all, are there any less environmental offensive alternatives to the project?

✓

—

29. Would the project have a significantly beneficial effect upon the environment?

—

✓

30. Could the existing environmental conditions (social, economic or physical) subject the project to any potentially adverse effects?

✓

—

NOTE: Examples of such conditions are:

Natural hazards, (i.e., flood plains, seismic zones, landslide prone areas, fire hazard areas, etc.)

Non-natural conditions (i.e., disturbing noise levels, polluted air or water, high crime rate neighborhoods, etc.)

✓

Submitted by:

ARMEN D. ROSS
(Owner/Applicant)

Prepared by: (If by other than the owner or applicant)

Name

Address

City

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: _____

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:

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

I (We) am (are) informed that proceedings for the vacation of: _____

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

which lies _____ (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. _____

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

PROJECT DESCRIPTION "EXHIBIT 2"

Pier B On-Dock Rail Support Facility Project Description (Elements within the City of Los Angeles)

The Pier B On-Dock Rail Support Facility Program (Program) includes reconfiguring, expanding, and enhancing the capacity of the existing Pier B Rail Yard Facility. The Program will provide a marshaling area to receive and manage the intermodal rail volume growth, provide a destination for westbound trains that currently are not able to enter the port when on-dock track space is unavailable, and allow multiple marine terminals to send small cuts of rail cars to be assembled into destination trains.

Project elements anticipated within the City of Los Angeles includes the following items:

- Realign the existing ACTA mainline tracks to accommodate the enhanced rail yard.
- Widen the existing Dominguez Channel Bridge to accommodate an additional track.
- Provide pier protection walls for existing SR-103 (Terminal Island Freeway) and Anaheim Street Overcrossing bridge columns.
- Reconfigure existing tracks and add additional tracks to allow five arrival/departure tracks with direct connection to the ACTA mainline tracks.
- Realign/reconfigure the Long Beach Lead tracks and the TILT tracks.
- Provide enhanced rail signal facilities.
- Provide additional switching leads and rail car storage and staging tracks.
- Provide a potential locomotive layover/fueling facility north of Anaheim Street.
- Provide potential ancillary yard facilities including material storage and laydown areas and office facilities.
- Provide site grading and drainage enhancements to accommodate the enhanced rail yard.
- Provide LID improvements to minimize the impact of the proposed development on the environment,

including water quality BMPs to treat runoff from the proposed project.

- Widen and realign Pier B Street (a publicly accessible private street) to enhance safety and accommodate the expanded rail yard.
- Provide street lighting and drainage.
- Reconfigure the east end of the Mead Yard rail facility to accommodate the Pier B Rail Yard

improvements.

- Reconfigure the Anaheim Way at-grade rail crossing to accommodate the rail yard improvements, including potential at-grade crossing warning devices.
- Reconfigure the Anaheim Way and Pier B Street intersection to accommodate the realigned Pier B Street.
- Provide a new entrance to the Valero facility from existing Pier B Street.
- Provide new rail yard lighting.
- Provide new yard air system including air compressor building.
- Provide yard access and maintenance roadways within the rail yard.

- Provide landscaping enhancements at key locations.
- Relocate/protect in place impacted public utilities.
- Relocate/protect in place impacted third-party utilities.

EXHIBIT "A"
LEGAL DESCRIPTION

ACTA Yard Street Vacations – Phase 1

For street vacation purposes, in the City of Los Angeles, County of Los Angeles, State of California, being those portions of the following described streets within Tract No. 2016 as shown on the map recorded in Book 27, Pages 16 through 18 of Maps, and within the Dominguez Harbor Tract as shown on the map recorded in Book 12, Pages 14 and 15 of Maps, both of the records of said County, described as follows:

Pennington Avenue (Street), 60 feet wide, bounded on the south by a line extending from the eastern most corner of Lot 28, Block 20 to the northwesterly corner of Lot 32, Block 18 of said Tract No. 2016.

Sampson Avenue (Street), 60 feet wide, bounded on the south by a line extending from the northeasterly corner of Lot 25, Block 18 to the northwesterly corner of Lot 20, Block 17 of said Tract No. 2016.

Thenard Street, 50 feet wide, as show on said Tract No. 2016.

The Alley, 15 feet wide, lying northerly of Block 17 of said Tract No. 2016.

Southern Pacific Drive, 60 feet wide, bounded on the northwest by the westerly line of said Dominguez Harbor Tract, and on the southeast by the southerly line of the north barrel of "I" Street (Electric Avenue), 30 feet wide, as shown thereon.

The Alley, 15 feet wide, lying northerly of Block 11 of said Dominguez Harbor Tract.

Schley Avenue (Street), 60 feet wide, bounded on the north by the Southern Pacific Railroad right-of-way, 50 feet wide, and on the south by a line extending from the northeasterly corner of Lot 2, Block 11 to the northern most corner of Lot 13, Block 12 of said Dominguez Harbor Tract.

Cushing Avenue (Street), 60 feet wide, bounded on the south by Southern Pacific Drive, and on the north by a line extending from the northwesterly corner of Lot 23, Block 7 to the northeasterly corner of Lot 10, Block 8 of said Dominguez Harbor Tract.

Foote Avenue (Street), 60 feet wide, bounded on the south by Southern Pacific Drive, and on the north by a line extending from the northeasterly corner of Lot 13, Block 7 of said Dominguez Harbor Tract, perpendicular to the westerly line of said Foote Avenue, to the easterly line thereof.

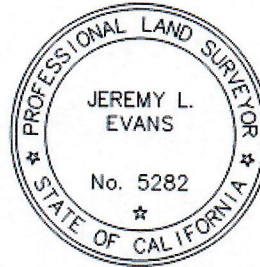
Farragut Avenue (Street), 60 feet wide, bounded on the south by Southern Pacific Drive, and on the north by a line extending from the northwesterly corner of Lot 37, Block 5 of said Dominguez Harbor Tract, perpendicular to the easterly line of said Farragut Avenue, to the westerly line thereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act (Bus. & Prof. Code §8700).

Signature: Jeremy L Evans

Jeremy L. Evans, PLS 5282

Date: 06/23/2021



ADJOINING PROPERTY OWNERS

EXHIBIT 3

A		B		C		D	
1	PROPERTY OWNER	ADDRESS	LOT/PARCEL	SIGNATURE			
2							
3	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 008 907				
4	RHODES ANGELINE TRUST	PO BOX 1876 NEWPORT BEACH, CA 92659	7428 012 903				
5	RHODES ANGELINE TRUST	PO BOX 1876 NEWPORT BEACH, CA 92659	7428 012 902				
6	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 012 922				
7	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 012 921				
8	LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 016 907				
9	LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 016 906				
10			7428 016 271				
11	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 017 917				
12	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 017 916				
13	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 017 914				
14	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 017 913				
15	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 017 947				
16	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 017 939				
17	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 017 910				

ADJOINING PROPERTY OWNERS

EXHIBIT 3

	A	B	C	D
18	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 018 914	
19	PORT LONG BEACH/PORT LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 018 913	
20	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 018 911	
21	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 018 908	
22	LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 018 900	
23	ALAMEDA CORRIDOR/TRANS AUTHORITY	5772 BOLSA AVE. #210, HUNTINGTON BEACH, CA 92649	7428 022 905	
24			7428 022 902	
25			7428 022 904	
26	FISHFADER RANDY/BELL MICHAEL	1650 JOHN ST. 5, SALEM, OR 97302	7428 022 035	
27	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 023 270	
28	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 023 271	
29	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 023 272	
30	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 023 273	
31	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 023 274	
32	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 023 275	
33	LONG BEACH	PO BOX 570, LONG BEACH, CA 90801	7428 023 276	
34			7428 023 032	
35			7428 027 276	

ADJOINING PROPERTY OWNERS

	A	B	C	D
36	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 027 910	
37	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 027 916	
38	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 027 915	
39	LONG BEACH/LOS ANGELES	400 MAIN ST. 8TH FL., LOS ANGELES, CA 90013	7428 027 914	

SECTION I ATTACHMENTS

1. OBJECTIVES – PURPOSE OF PROJECT

The proposing vacating streets are serving one entity of ownerships, the Joint Tenancy. The vacated streets will become part of the Port of Long Beach Pier B On-Dock Rail Support Facility Program.

The Pier B On-Dock Rail Support Facility Program (Program) includes reconfiguring, expanding, and enhancing the capacity of the existing Pier B Rail Yard Facility. The Program will provide a marshaling area to receive and manage the intermodal rail volume growth, provide a destination for westbound trains that currently are not able to enter the port when on-dock track space is unavailable, and allow multiple marine terminals to send small cuts of rail cars to be assembled into destination trains.

2. PROJECT CHARACTERISTICS

Project elements anticipated within the City of Los Angeles includes the following items:

- Realign the existing ACTA mainline tracks to accommodate the enhanced rail yard.
- Widen the existing Dominguez Channel Bridge to accommodate an additional track.
- Provide pier protection walls for existing SR-103 (Terminal Island Freeway) and Anaheim Street Overcrossing bridge columns.
- Reconfigure existing tracks and add additional tracks to allow five arrival/departure tracks with direct connection to the ACTA mainline tracks.
- Realign/reconfigure the Long Beach Lead tracks and the TILT tracks.
- Provide enhanced rail signal facilities.
- Provide additional switching leads and rail car storage and staging tracks.
- Provide a potential locomotive layover/fueling facility north of Anaheim Street.
- Provide potential ancillary yard facilities including material storage and laydown areas and office facilities.
- Provide site grading and drainage enhancements to accommodate the enhanced rail yard.
- Provide LID improvements to minimize the impact of the proposed development on the environment, including water quality BMPs to treat runoff from the proposed project.
- Widen and realign Pier B Street (a publicly accessible private street) to enhance safety and accommodate the expanded rail yard.
- Provide street lighting and drainage.
- Reconfigure the east end of the Mead Yard rail facility to accommodate the Pier B Rail Yard improvements.
- Reconfigure the Anaheim Way at-grade rail crossing to accommodate the rail yard improvements, including potential at-grade crossing warning devices.
- Reconfigure the Anaheim Way and Pier B Street intersection to accommodate the realigned Pier B Street.
- Provide a new entrance to the Valero facility from existing Pier B Street.
- Provide new rail yard lighting.

- Provide new yard air system including air compressor building.
- Provide yard access and maintenance roadways within the rail yard.
- Provide landscaping enhancements at key locations.

3. EXISTING USE OF PROPERTY

The property is currently being leased by a few industrial tenants.

4. RELATIONSHIP TO OTHER PROJECTS

The street vacations are related to the Pier B On-Dock Rail Support Facility Program.

5. OTHER PROJECT PERMITS

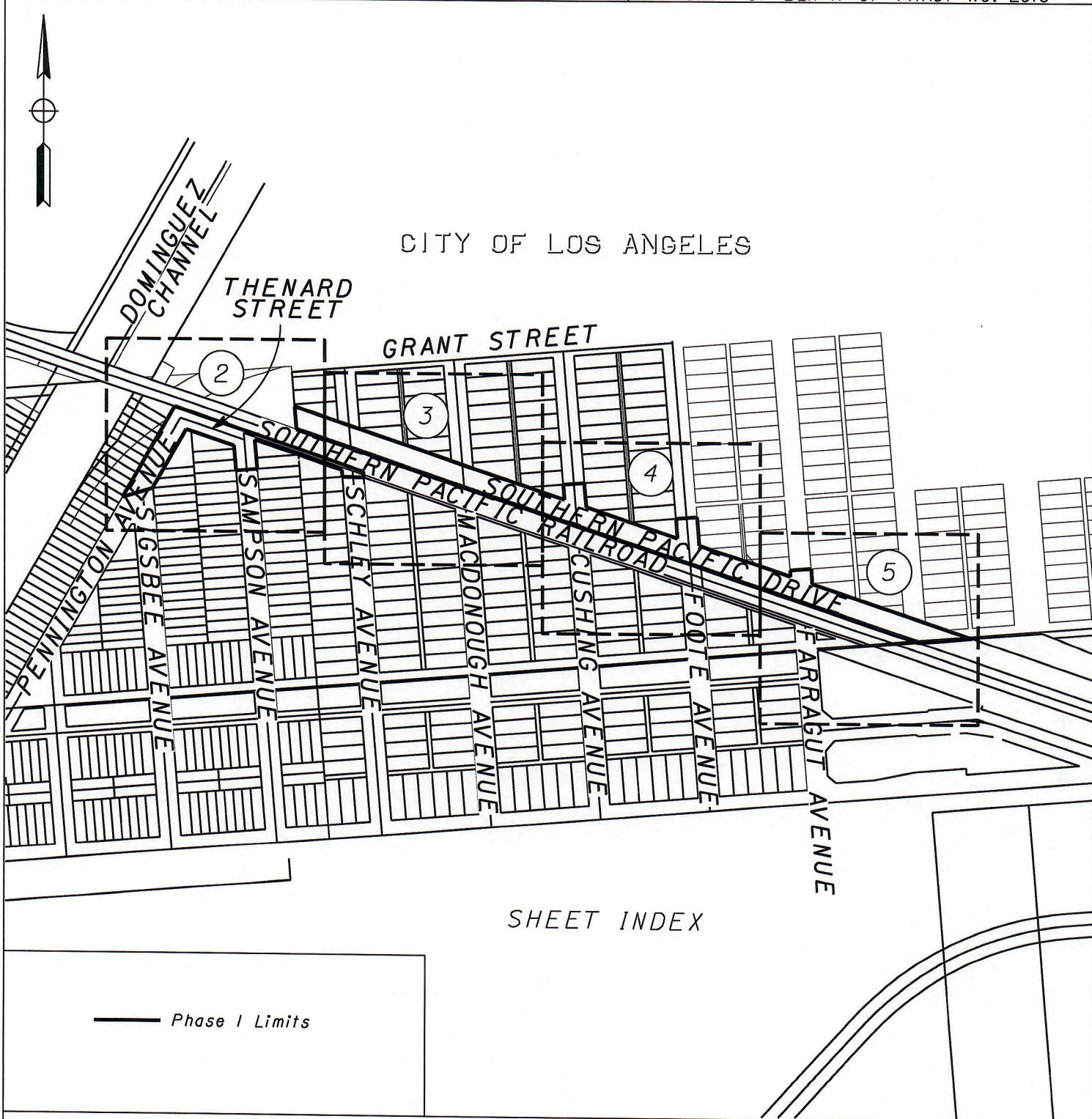
Use of Land Permits, grading

B. DESCRIPTION OF EXISTING ENVIRONMENTAL CONDITIONS

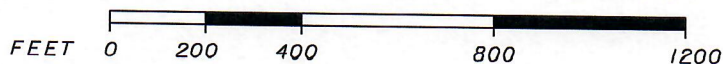
See EIR attached.

EXHIBIT B

PHASE	TITLE	AREA	PORTION OF PENNINGTON AVE., SAMPSON AVE., THENARD ST., SOUTHERN PACIFIC DR., SCHLEY AVE., CUSHING AVE., FOOTE AVE., FARRAGUT AVE., AND THE ALLEY NORTH OF BLK 17 OF TRACT NO. 2016
1	VACATION	3.69 AC.	



PHASE I PORT OF LONG BEACH ACTA YARD/STREET VACATION



PREPARED BY:

PSOMAS

5 Hutton Centre Drive, Ste. 300
Santa Ana, California 92707
(714) 751-7373 / (714) 545-8883 (Fax)

DATE: 06-17-2021

REV.:

EA:

FA#:

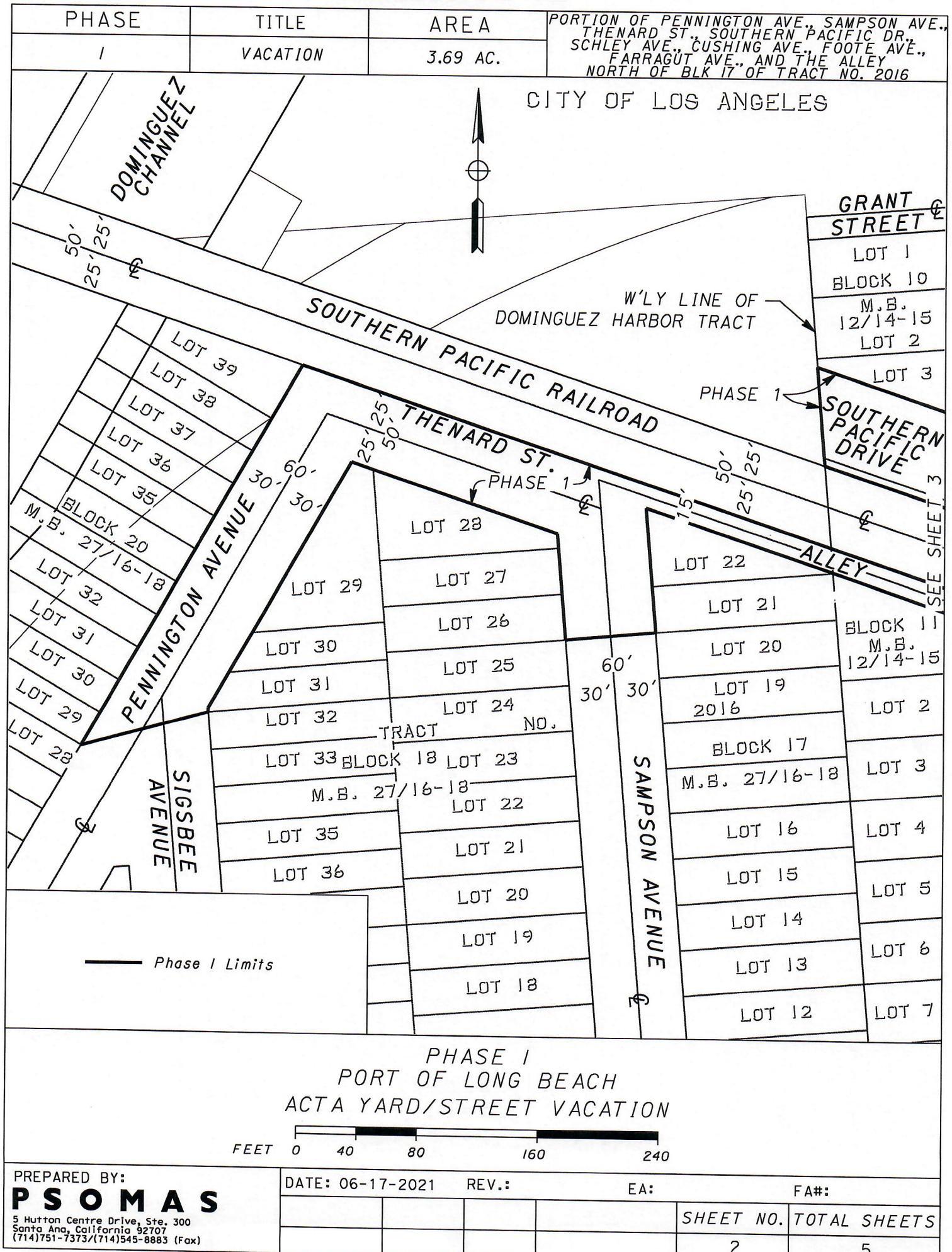
SHEET NO.

TOTAL SHEETS

1

5

EXHIBIT B



PREPARED BY:

PSOMAS

5 Hutton Centre Drive, Ste. 300
Santa Ana, California 92707
(714)751-7373/(714)545-8883 (Fax)

DATE: 06-17-2021

REV.:

EA:

FA#:

SHEET NO.

TOTAL SHEETS

2

5

EXHIBIT B

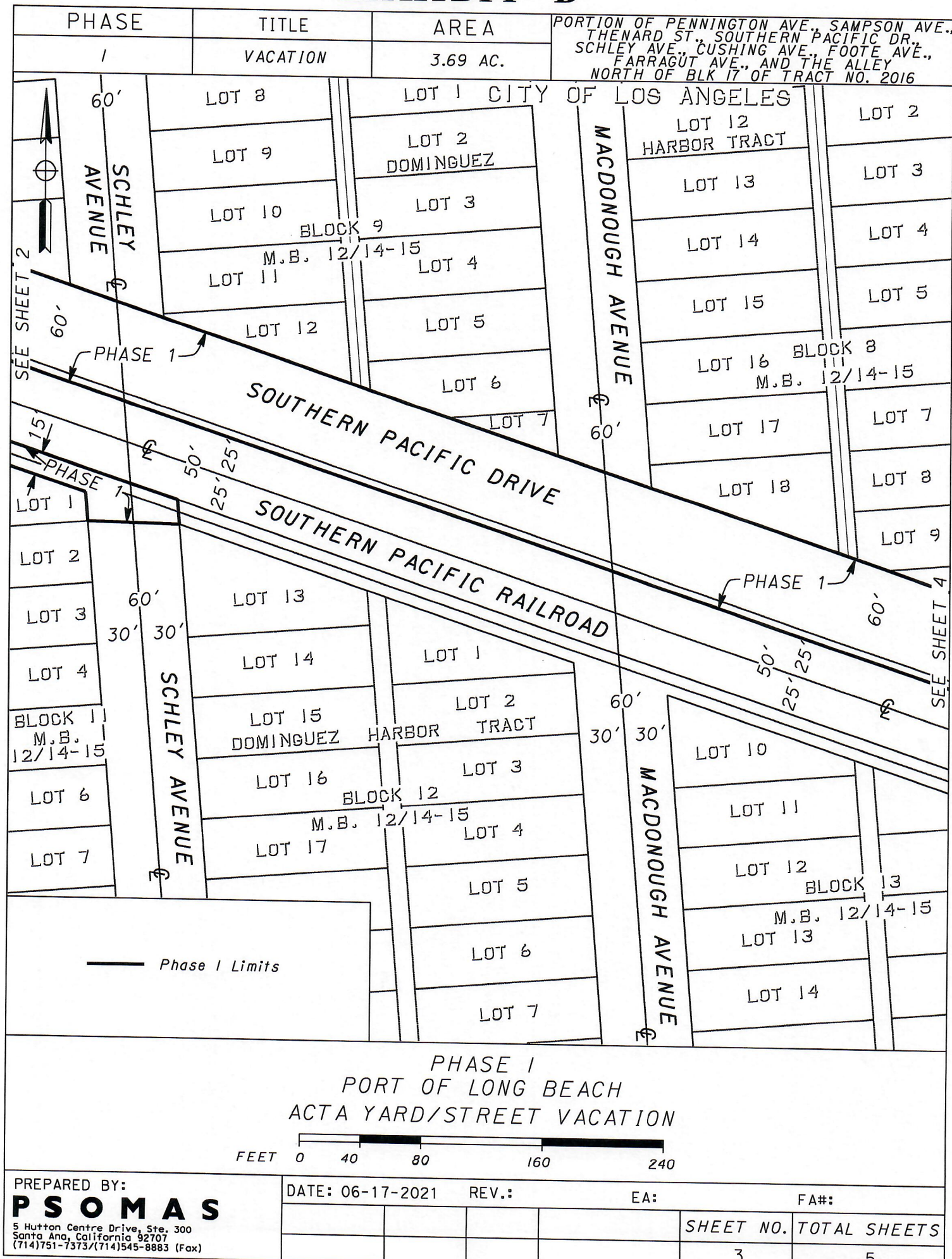


EXHIBIT B

