

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

DATE: 6/3/22

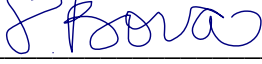
**PROJECT LOCATION AND DESCRIPTION:**

- (1) Area proposed to be vacated is: Calada Street  
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)  
and is located between:  
South of Union Pacific Avenue and Private Property (End of Calada)  
(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. 117A227
- (d) A CRA Redevelopment Area:  (YES) OR ( ) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 5,758.8 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: To support a proposed single industrial cold storage building project.
- (5) Vacation is in conjunction with: (Check appropriately)  
 **Revocable Permit** ( ) Tract Map ( ) Parcel Map ( ) Zone Change  
( ) Other \_\_\_\_\_

**PETITIONER / APPLICANT:**

(6) Petitioner(s): Thienes Engineering, Inc.

Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s):  Sarah Bova, Project Planner  
If Company, Name and Title

(7) Mailing Address: 14349 Firestone Blvd. La Mirada CA 90638  
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: ( 714 ) 521-4811  
FAX number: ( 714 ) 521-4173  
E-mail number: sarah@thieneseng.com

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

**OWNERSHIPS:**

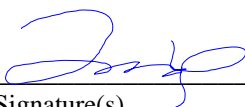
(10) Name(s) and address of the **Owner**(s) applying for vacation is/are:

Noakes Land Venture LLC, a Delaware limited liability company

4450 MacArthur Boulevard, Suite 100

Newport Beach, CA 92660

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**

( ) \_\_\_\_\_

\_\_\_\_\_  
(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:

	Print Names(s) of Property Owner(s) Here	Signature(s) Here
<b>A</b>	----- Print Mailing Address Here	----- Owner of: Lot or Parcel Here
<b>B</b>	----- <a href="#">NA - none adjacent</a>	
<b>C</b>	-----	
<b>D</b>	-----	
<b>E</b>	-----	
<b>F</b>	-----	
<b>G</b>	-----	
<b>H</b>	-----	
<b>I</b>	-----	
<b>J</b>	-----	
<b>K</b>	-----	

Add extra sheet(s) if necessary

(revised 10-28-14)

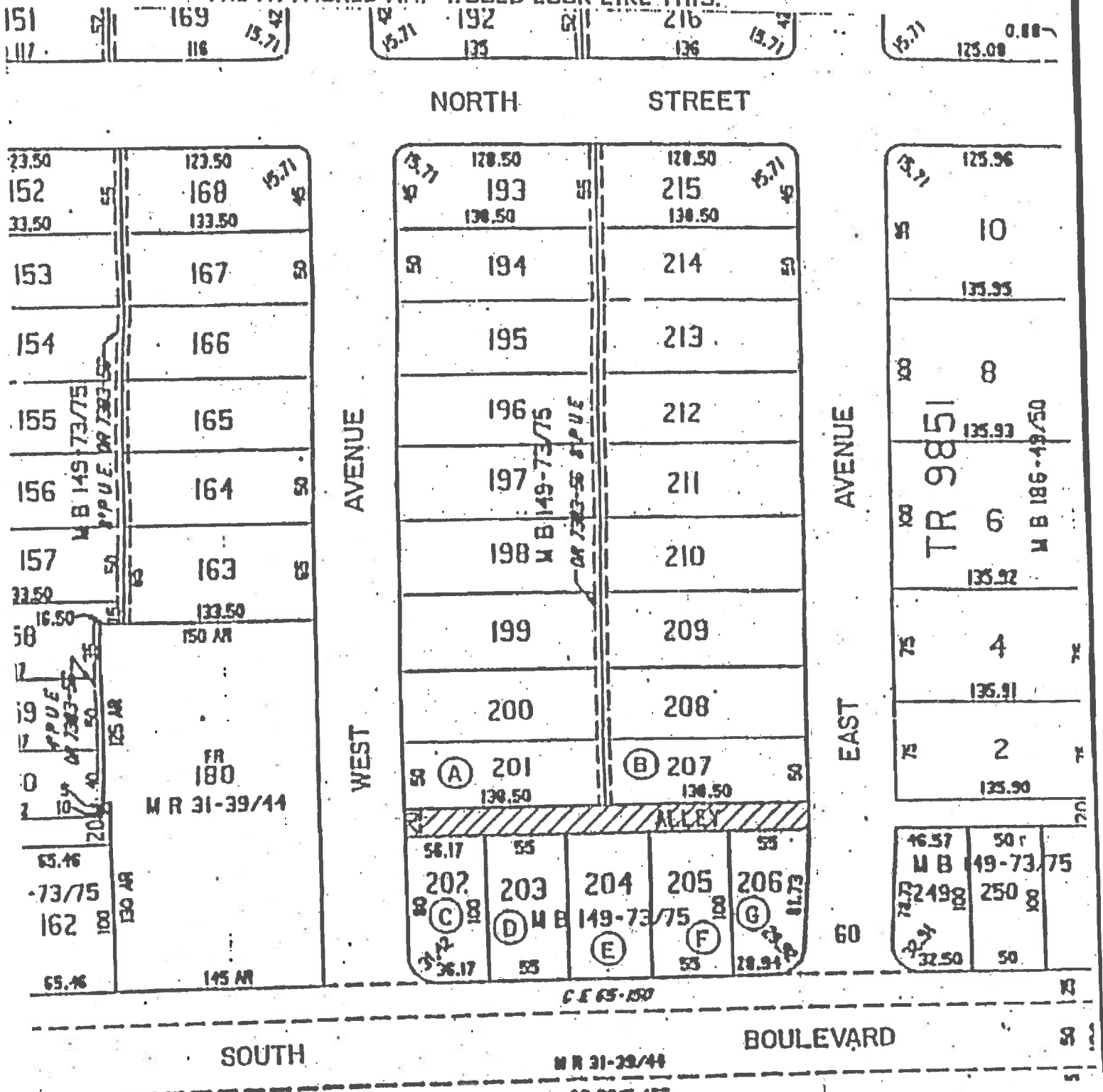
**EXAMPLE OWNERSHIP LIST:**

If these were the owners that appeared on an application,

(A)	John Doe	<i>John Doe</i>	Owner / Applicant, Owner of: Lot 201
(B)	Mary M. Smith	<i>Mary M. Smith</i>	Owner of: Lot 207
(C)	Richard R. White	Signature Not Available	Owner of: Lot 202
(D)	David T. Taylor	<i>David T. Taylor</i>	Owner of: Lot 203
(E)	Jane F. Lee	<i>Jane F. Lee</i>	Owner of: Lot 204
(F)	Richard D. Stone	<i>Richard D. Stone</i>	Owner of: Lot 205
(G)	George C. Davis	<i>George C. Davis</i>	Owner of: Lot 206

and where  INDICATES THE AREA PROPOSED TO BE VACATED

THE ATTACHED MAP WOULD LOOK LIKE THIS:



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  
2<sup>nd</sup> Floor, Suite 200  
Los Angeles, CA 90012

Attention: \_\_\_\_\_  
Section Head

PLEASE TYPE

DATE SUBMITTED: \_\_\_\_\_

PROJECT TYPE: street vacation

PROJECT ADDRESS/LOCATION: Calada Street, South of Union Pacific Avenue

BETWEEN Union Pacific Avenue AND Private Property

PROJECT AREA (IN ACRES) 0.132

REFERENCES: PROJECT NO. \_\_\_\_\_

C.D. 14 C.F. NO. \_\_\_\_\_

ENGR. DIST. Central W.O. \_\_\_\_\_

DIST. MAP 117A227 DIV. INDEX \_\_\_\_\_

OTHERS (SPECIFY) \_\_\_\_\_

Applicant's Name: Noakes Land Venture LLC, Phone \_\_\_\_\_  
a Delaware limited liability company

Address: 4450 MacArthur Boulevard, Suite 100

City: Newport Beach, CA Zip Code 92660

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.

## Calada Vacation – Environmental Assessment Form – Section 1 Questions

### A. Description of Project:

#### 1. Objectives – Purpose of Project

Request for partial vacation of Calada Street to support a proposed project consisting of a single industrial cold storage building (type II-B) totaling 234,775 square feet. The proposed development itself is considered a by-right project and does not require any discretionary approvals. This application is focused solely on the vacation of a portion of Calada (and separate relocation of existing sewer within existing Calada). Calada Street has been vacated except for the north 100'. A request for vacation of this remaining portion of street is being requested to get the maximum use out of the Property and proposed project.

#### 2. Project Characteristics:

The proposed area is only 5,758.8 s.f.; which is less than the 10,000 s.f. of buildable area threshold for a trigger of CEQA. The vacation of the remaining portion of Calada street will accompanied by an easement quitclaim (from a reservation from the previous vacation of the southern portion of Calada for existing utilities), relocation of existing utilities (sewer & water), and a revocable permit to allow for the proposed project to commence while the vacation is processed. There will also be standard construction permits for any and all proposed improvements.

#### 3. Existing Use of Property:

The proposed project site itself is bisected in a north/south alignment by the mostly vacated Calada street. The northerly 100' of Calada that has not yet been vacated is currently being utilized as a driveway, drive aisle, and parking area. The site on either side of the requested vacation area currently supports multiple older industrial buildings, large storage tanks, piping and railroad tracks and the rest of the site is paved (A.C. & concrete). Onsite landscaping is virtually non-existent besides a few random weeds.

#### 4. Relationship to Other Projects:

None. This project is a standalone.

#### 5. Other Project Permits Required:

The proposed use is allowed by right and will not require any discretionary action by City planning. There are various other agencies which the project will be required to obtain approvals from. This includes, but is not limited to, the South Coast Air Quality Control Board (site demo), Union Pacific Railroad (encroachment permit), State NOI Permit, Los Angeles Unified School District, and miscellaneous dry utility agency coordination. The vacation of the remaining portion of Calada street will accompanied by an easement quitclaim (from a reservation from the previous vacation of the southern portion of Calada for existing utilities), relocation of existing utilities (sewer & water), and a revocable permit to allow for the proposed

project to commence while the vacation is processed. There will also be standard construction permits for any and all proposed improvements.

## **6. Description of Existing Environmental Conditions**

The application for Vacation is for only a 0.132 acres (5,758.8 s.f.) of paved area.

The project itself on either side of the requested vacation is a 11.02 net acre site is (comprised of multiple parcels) located in the "Boyle Heights" area of the City of Los Angeles. The property is a city block and a half bounded by Union Pacific Avenue to the north, Calzona Street to the east, Noakes Street to the south and a Union Pacific Railroad right-of-way to the West. The site is bisected in a north/south alignment by the mostly vacated Calada street and a Union Pacific fee parcel. The site area currently supports multiple older industrial buildings, large storage tanks, piping and railroad tracks and the rest of the site is paved (A.C. & concrete). Onsite landscaping is virtually non-existent besides a few random weeds. The site is currently secured with various types of barbed wire topped chain link fencing. There are also some existing unused remnant portions of railroad spur tracks located in the southeast corner of the site. The areas immediately surrounding the property are comprised of industrial uses. The closest residential use is approximately 450' to the northeast. There is a significant homeless presence and graffiti adjacent to the site. The overall project site is relatively flat, sloping from the northeast to southwest with about 5' of fall. Runoff from the site flows south to an existing City drainage system in Noakes Street. There are no offsite flows onto the property. There are existing City sewer mains in Calzona Street, Noakes Street and vacated Calada Street. The site is currently served by existing domestic and fire service connections from a LADWP water mains in all adjacent frontages and vacated Calada Street. There is an existing 4" natural gas main onsite in vacated Calada Street.



**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? | _____ | _____                               |
| 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.  | _____ | <input checked="" type="checkbox"/> |
| 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?   | _____ | _____                               |
| NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself.   | _____ | <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?

\_\_\_\_\_  
✓

\_\_\_\_\_  
✓

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✓

- |   | YES   | NO                                  |
|---|-------|-------------------------------------|
| 23. Could the proposed project have any effect on the quality or quantity, of either surface or subsurface existing water supplies?                                     | _____ | <input checked="" type="checkbox"/> |
| 24. Will the operation or activities of the project exceed any established national, state or local environmental standards (air, water, noise, vibration, glare, etc)? | _____ | <input checked="" type="checkbox"/> |
| 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?   | _____ | <input checked="" type="checkbox"/> |
| 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? | _____ | <input checked="" type="checkbox"/> |
| 28. Other than no projects at all, are there any less environmental offensive alternatives to the project?   | _____ | <input checked="" type="checkbox"/> |
| 29. Would the project have a significantly beneficial effect upon the environment?   | _____ | <input checked="" type="checkbox"/> |
| 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: S. Bova  
(Owner/Applicant)

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

Thienes Engineering, Inc.  
Name Sarah Bova, Project Planner  
14349 Firestone Blvd.  
Address  
La Mirada, CA 90638  
City