

Next stop: new rail to southeast LA County.

WEST SANTA ANA BRANCH TRANSIT CORRIDOR



Metro

Community Information Session #1 & #3:
Property Acquisitions,
Relocation Process, Timing

August 16 & 26, 2021

Meeting Format



Meeting will be recorded



Simultaneous interpretation available



Webcams will **remain off** during entire presentation



Mics will **remain off** during the formal presentation



Use the “Reactions” and "raise hand" feature to ask questions
(up to 2 minutes)



Participant questions will be answered following the formal presentation



For technical support, call 909.497.6339

Our Expectation

We will conduct a respectful meeting to allow ideas and comments to be shared in an open and fair environment

Purpose & Agenda

Meeting Purpose

- > Provide an opportunity for a focused dialogue
- > Facilitate one-on-one dialogue and answer general questions
 - > Virtual breakout rooms

Agenda

- > Project background & overview
- > Why is property needed
- > Metro Real Estate information
- > Timing and process
- > Next steps

WSAB Project Video



Light Rail Transit – System Elements



**Overhead Catenary
System Poles**



Soundwall



Station Platform (middle of street)



Aerial Structure



At-grade Crossing



Crossing gates



Traction Power Substation



Parking Facilities

Why is Property Needed?

Permanent property needs

- > **Light rail transit (LRT) elevations and system elements** – aerial structures, columns, tunnel, at-grade track, station platforms (middle of street), station entrances (underground stations only), soundwalls
- > **Maintenance and storage facility (MSF) sites**
- > **Parking facilities**
- > Grade crossings (sidewalk improvements and crossing gates)
- > Train control and grade crossing houses
- > Traction power substation (TPSS) sites
- > 20 feet horizontal clearance between freight & light rail tracks
- > Construction laydown

Temporary construction staging

- > Including staging space, equipment/material storage, construction vehicle parking, etc.

Below or above ground easements

- > Underground right-of-way, utility relocation, aerial LRT structure and other facilities



Construction laydown



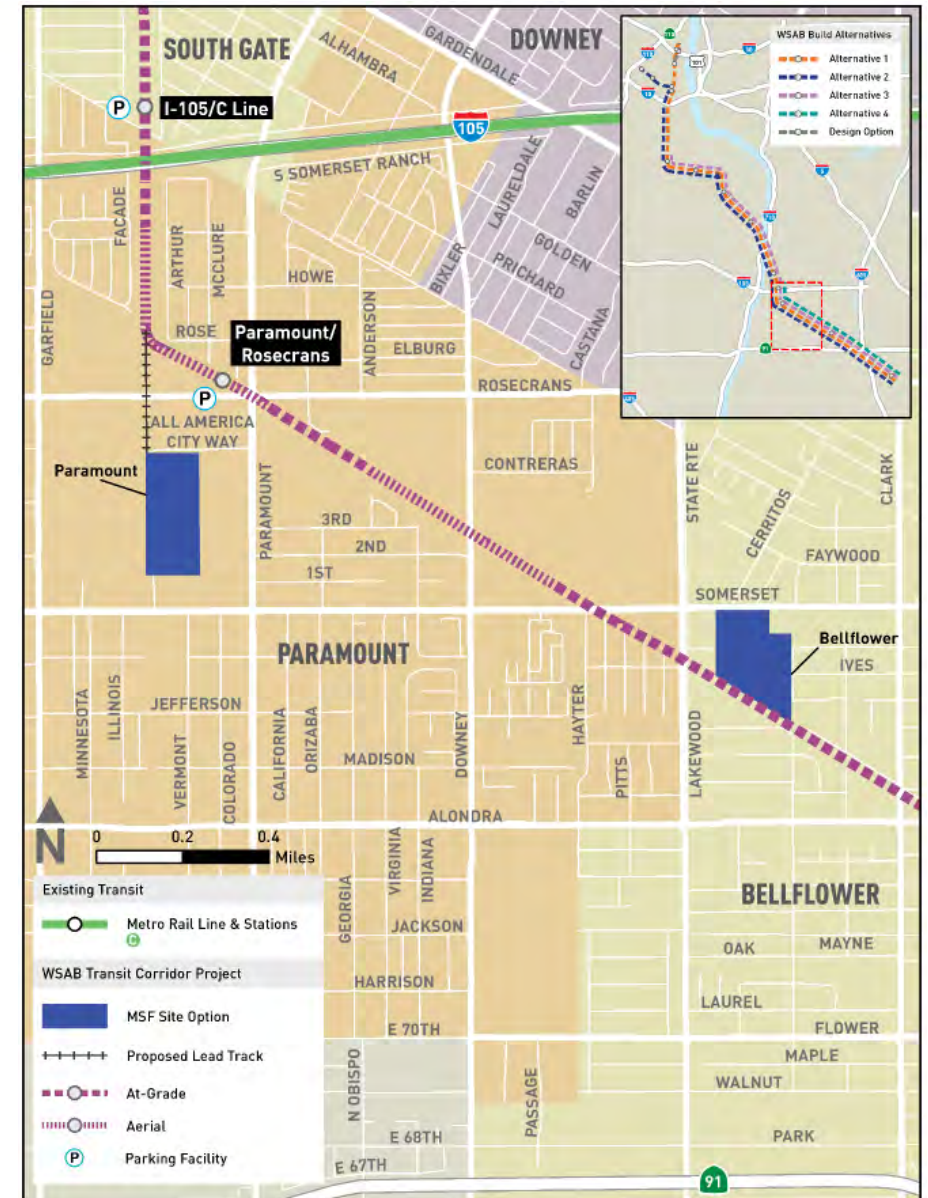
Soundwall



TPSS

Maintenance and Storage Facility (MSF) Site Options

- > **Two MSF site options evaluated** in the Draft EIS/EIR
- > To support the Build Alternatives, **only one site option is needed**
- > Paramount MSF: Requires lead tracks
 - 22 acres; currently consist of the Paramount Swap Meet, Paramount Drive-in Theatre, parking, and industrial properties
- > Bellflower MSF: adjacent to alignment
 - 21 acres; owned by City with a long term-lease with the Hollywood Sports Paintball, Airsoft Park and Bellflower BMX



Existing MSF Example: E Line (Expo) Division 14



WSAB Proposed Park & Ride Facilities

Proposed park & ride facilities:

Station (City)	# of Parking Spaces*
Firestone (South Gate)	600
I-105/C Line (Green) (South Gate)	326
Paramount/Rosecrans (Paramount)	490
Bellflower (Bellflower)	263
Pioneer** (Artesia)	1,100

*Parking lot sizes are under review and may change

** Parking Structure



Parking Facilities

Firestone Station Surface Parking Lot



Paramount/Rosecrans Station Surface Parking Lot



I-105/C Line Station Surface Parking Lot

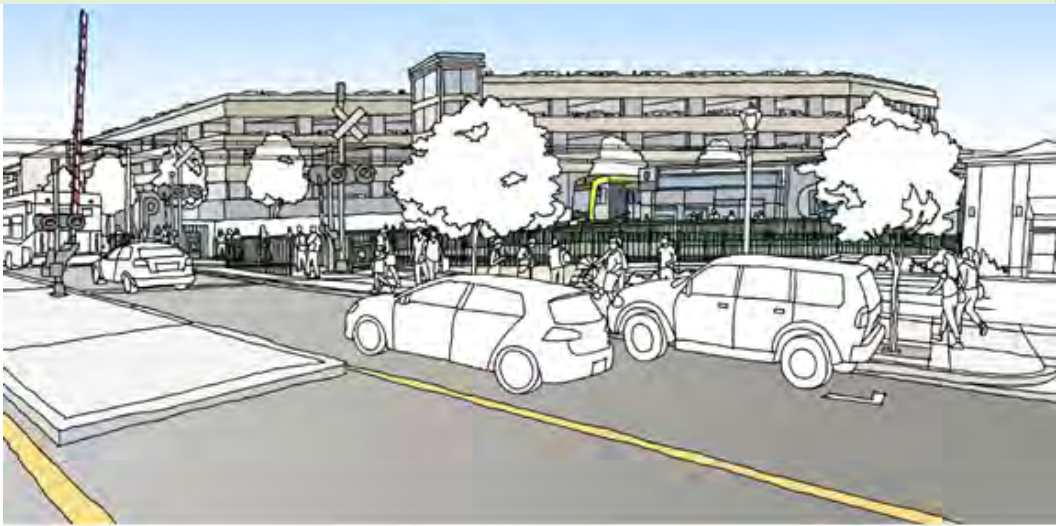


Parking Facilities

Bellflower Station Surface Parking Lot



Pioneer Station Parking Structure



Conceptual rendering of Pioneer Station Parking Structure

Key Real Estate Acquisition Term

> **Uniform Relocation Act and the State Act:**

- Provide guidelines for the uniform, fair and equitable treatment of persons or businesses affected by a federally or state funded project



Acquisition and Negotiation Process

Appraisal

- Appraisal of Real Property
- Appraisal of furniture, fixtures & equipment (if needed)
- Required for government acquisition of all interests in real property.

Acquisition

- Offers are made to property owners
- Negotiation process
- Escrow

Relocation

- A person or business displaced as a result of an acquisition or other project impacts is eligible for Relocation Assistance
- Property owners(s) and tenants(s) – “Displacees”

Time for acquisition process is about 2 years

Pre-Acquisition Activities

- > Property Owner/Tenant contact
- > Notice of Intent to Appraise
- > Phase 1/Lead & Asbestos testing and
Phase 2 Environmental Assessment (if required)
- > Relocation coordination

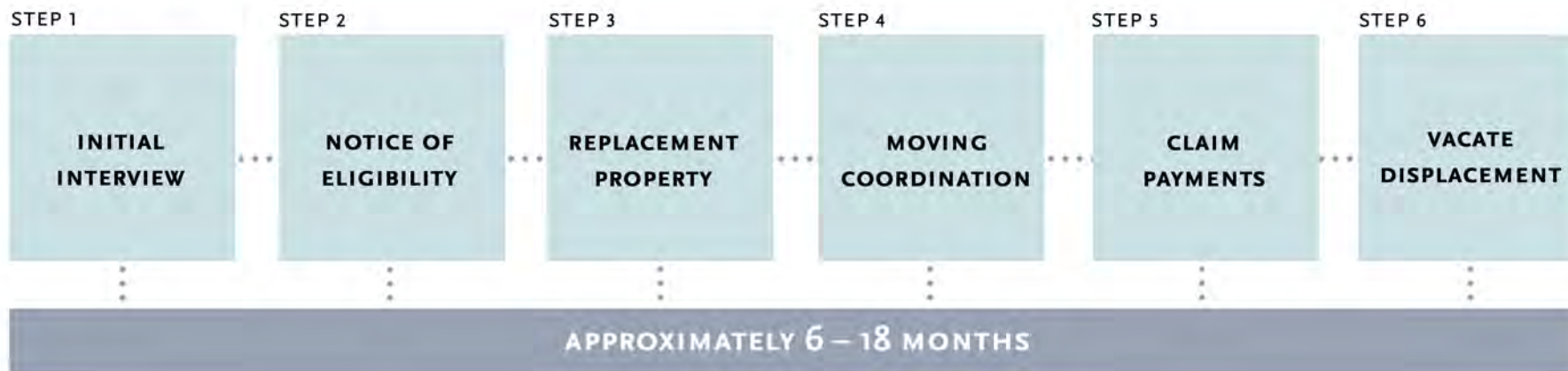
Overall Proposed Acquisition and Relocation Processes

- > The acquisition process typically begins after the environmental process is completed

Acquisitions and Negotiation Process



Relocation Process



Typical Relocation Schedule

- > **Prepare relocation plan**
- > **General information notices**
- > **Interview potential displaces**
- > **Provide advisory services**

- > **Provide a Notice of Eligibility**
- > **Provide a 90-day Informational Notice**
- > **Provide a 30-day Notice to Vacate**
- > **Process relocation claims**

Schedule

Milestone/Review	Schedule
Federal Register Publication, Draft EIS/EIR Release	July 30, 2021
Public Comment Period	July 30 to September 13, 2021* *Extended to September 28, 2021 (45 days to 60 days)
Compilation of Public Comments for Metro Board Consideration	October/November 2021
Board Selects LPA	December 2021
Final EIR Certification/Record of Decision	Summer 2022

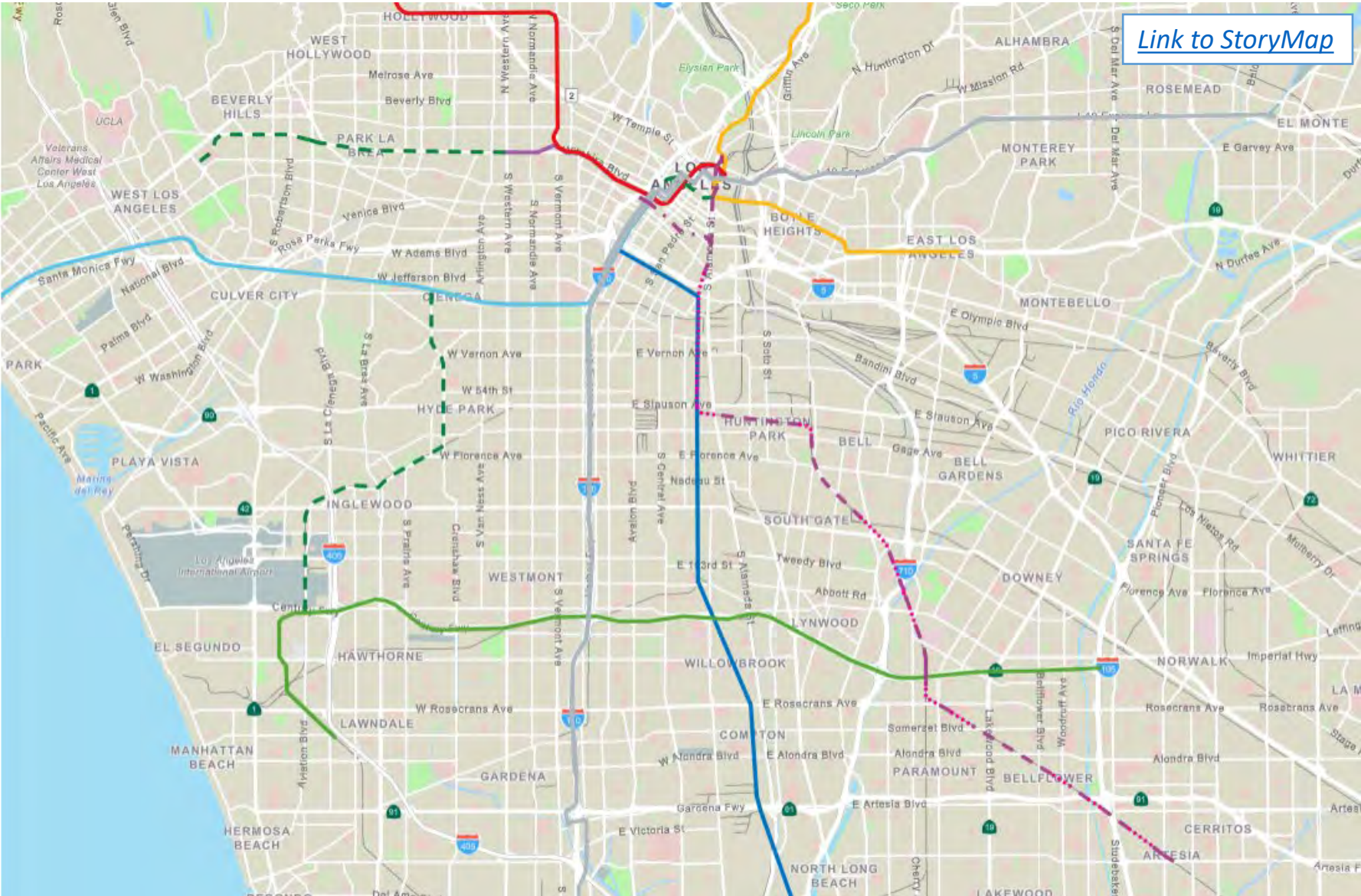
Interactive StoryMap (MetroWSAB.com)

Draft EIS/EIR: Key Findings

This interactive map was developed to enhance your understanding of key project features (e.g. stations, grade separations, corridor alignment/elevations, etc.) and Draft EIS/EIR findings of most public interest (e.g. property impacts/acquisitions, maintenance and storage facility options, park-and-ride locations, etc.). Please click on the layers to activate information on the areas that are of most interest to you. For complete details on each section, please visit each respective chapter of the Draft EIS/EIR, as outlined below:

Click on the legend icon on the bottom left corner of the interactive map for a definition of each of the shown lines and attributes on the map

- Stations
- Property Impacts / Acquisitions
- Soundwalls
- Maintenance & Storage Facilities



Comment Submittal & Public Participation

How to comment on the Draft Environmental document

> **Comment Submittal options**

- **Mail:** Meghna Khanna, Project Manager
Metro
One Gateway Plaza, MS 99-22-7
Los Angeles, CA 90012
- **Online Comment Form:** tinyurl.com/wsabcomments
- **Interactive StoryMap:** MetroWSAB.com

> **Virtual Public Hearings:**

#1 Thursday, August 19, 2021 – 6-8pm

#2 Tuesday, August 24, 2021 – 12-2pm

#3 Saturday, August 28, 2021 – 10am-12pm

**Submit your
comments by
September 28, 2021**

Community Information Sessions

Three virtual community information sessions have been added

- > Purpose: provide an opportunity for a focused dialogue to specific topics
- > Formal comments will not be accepted

Schedule

Session 1: Property Acquisitions, Relocation Process and Timing

Monday, August 16, 2021
5 – 7pm

Session 2: Traffic, Noise and Safety

Saturday, August 21, 2021
10am – 12pm

Session 3: Property Acquisitions, Relocation Process and Timing

Thursday, August 26, 2021
10am – 12pm

Breakout Room Format



Breakout rooms will be recorded.



Consecutive interpretation can be made available upon request



Webcams may be **enabled**



Use the "raise hand" feature to be unmuted ask questions (up to 2 minutes). Phone callers can press *9 to request to be unmuted



Chat will be **enabled**



For technical support, call 909.497.6339

Our Expectation

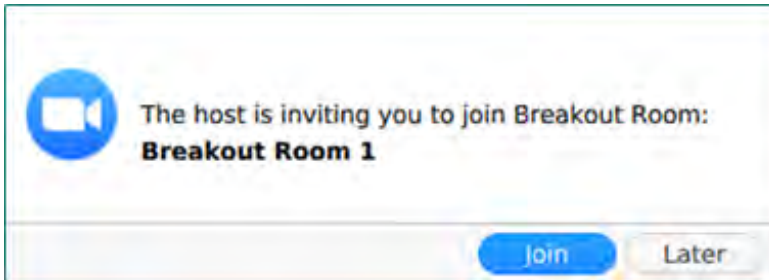
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Community Input

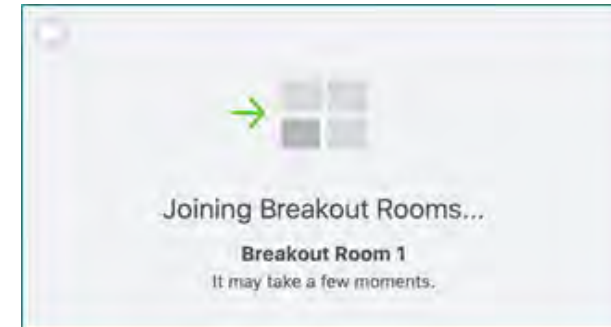
Breakout group instructions

- > Format review: facilitator, note taker, tech support
- > 75 minutes, then will return to the main room
- > Phone line – message prompt

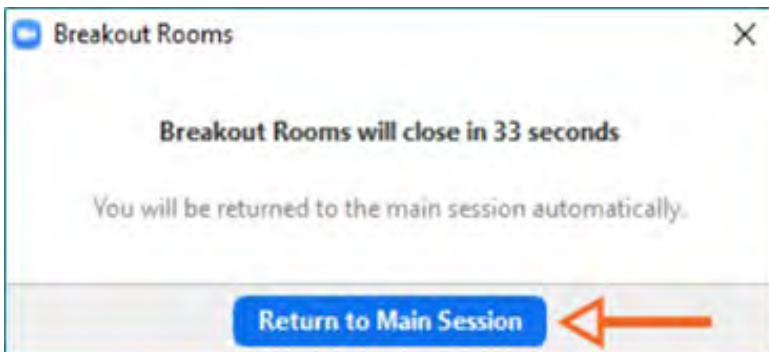
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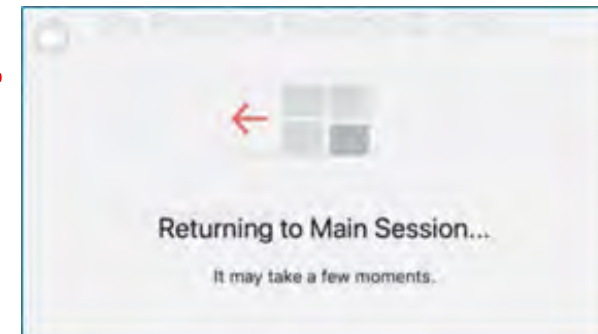
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3



4



Questions / Discussion

For technical support, use Q&A function or call 909.497.6339



2 minutes per speaker to ask questions



To request to speak:

- > Zoom app users: Raise Hand Feature
- > Call-in users: Dial *9 to raise your hand



When it is your turn to speak:

- > Zoom app users: You will be unmuted
- > Call-in users: Dial *6 to unmute your mic when you hear your number announced



- > To hear questions asked in Spanish/or Japanese, click the “Interpretation” icon and select the English channel



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Do you have additional questions before submitting your formal comments?

If so, please fill out the following form to request a follow up discussion with WSAB staff.

tinyurl.com/WSABdiscussions

Stay Connected



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Los Angeles, CA 90012



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