



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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March 23, 2006

IN REPLY PLEASE
REFER TO FILE: **MP-5**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION TO VACATE
PORTIONS OF 204TH STREET, ET AL.
VICINITY OF CARSON - FUTURE PUBLIC HEARING
SUPERVISORIAL DISTRICT 2
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Rescind the Resolution to conditionally vacate with reservations portions of 204th Street, Berendo Avenue, Catalina Street, and alleys south of 204th Street, between Budlong and Berendo Avenues, adopted August 22, 2000, Synopsis 31.
2. Adopt the enclosed Resolution to Vacate with Reservations portions of 204th Street, Berendo Avenue, Catalina Street, and alleys south of 204th Street, between Budlong and Berendo Avenues, pursuant to Section 8324 of the California Streets and Highways Code, after finding that:
 - a. The vacation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Sections 15304, 15305, and/or 15321 of Title 14 of the California Code of Regulations (the State CEQA Guidelines).
 - b. The areas proposed to be vacated are no longer necessary for present or prospective public use and are not useful as nonmotorized transportation facilities.

- c. The public convenience and necessity require the reservation and exception of easements and rights as set forth in Section 8340 of the California Streets and Highways Code.
3. Upon approval, authorize Public Works to record the certified original Resolution in the Registrar-Recorder/County Clerk's office.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Triton Diagnostics, a subsidiary of Shell Oil Corporation, in partnership with the community residents, Department of Parks and Recreation, Sheriff's Department, and the Sheriff's Youth Foundation requested this vacation to remove from the record County interest and public easement rights within the proposed vacation areas.

Your action will enable Triton Diagnostics to construct park improvements that encompass the proposed vacation areas and adjoining lots.

It is in the County's best interest to vacate the rights of way since they no longer serve the purpose for which they were dedicated, and they are not required for general public access, circulation, or as nonmotorized transportation facilities.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goal of Service Excellence. By vacating and allowing the streets and alleys to merge with the adjoining parcels, the community center and park will help improve the quality of life of the residents in the immediate area.

FISCAL IMPACT/FINANCING

Vacation of portions of 204th Street, et al., will not have any negative fiscal impact on the County's budget. The vacation processing fee has been waived as this is a County-initiated project. The waiver of the fee is authorized by your Board in a Resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(f) of the California Streets and Highways Code.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The areas of roadway to be vacated are approximately 75,590 square feet and are shown on the map attached to the Resolution.

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The County's interest was acquired as gratis easements by dedication in separate documents and by map of Hammerton Tract recorded in Book 40, pages 2, 3, and 4, of Maps, on file in the Registrar-Recorder/County Clerk's office.

The areas to be vacated are paved roads and are depicted on the enclosed Exhibit B. The subject roads are currently closed to public use. In a previous action, your Board adopted a Resolution ordering the closure of these streets due to the existence of criminal activities, drag racing, and illegal dumping in the area.

After the Environmental Protection Agency found the area contaminated with the pesticide DDT, Triton Diagnostics purchased over 60 individual parcels adjoining the proposed vacation area, relocated the residents, and demolished over 30 structures. The contaminated soil was removed and replaced with clean soil. Triton Diagnostics proposes to remove the vacated roads and alleys, merge these areas with the adjoining parcels, and build park improvements. Triton Diagnostics will provide the resources needed to design and build the proposed improvements.

The Streets and Highways Code Section 8324(b) provides "If the legislative body finds, from all the evidence submitted, that the street, highway, or public service easement described in the notice of hearing or petition is unnecessary for present or prospective public use, the legislative body may adopt a resolution vacating the street, highway, or public service easement."

Adoption of the enclosed Resolution will terminate the County's rights and interest in the road rights of way. Your action will also result in the properties being unencumbered of the public easement, thereby allowing the underlying fee owner to exercise its reversionary rights over the vacated area.

ENVIRONMENTAL DOCUMENTATION

Based on the foregoing, this proposed vacation is categorically exempt from CEQA as specified in Sections 15304, 15305, and/or 15321 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Fire Department has determined that no fire protection facilities will be affected by the proposed vacation. The Regional Planning Commission has determined that the

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proposed vacation is not in conflict with the County-adopted General Plan. Parks and Recreation and Regional Planning have determined that the rights of way are not needed for bicycle paths and trails. Existing easement rights for utility facilities will be reserved for Southern California Edison Company, Southern California Gas Company, Pacific Bell Telephone Company (dba SBC), Mobil Oil Corporation, Tosco Refining Company, and Dominguez Water Company, as well as an easement for sanitary sewer purposes to the County of Los Angeles and an easement for storm drain and appurtenant structures and ingress and egress purposes to the Los Angeles County Flood Control District.

CONCLUSION

This action is in the County's best interest. Enclosed is a Resolution to Vacate with Reservations, approved as to form by County Counsel, vacating portions of 204th Street, Berendo Avenue, Catalina Street, and alleys south of 204th Street, between Budlong and Berendo Avenues. Upon adoption of the Resolution to Vacate with Reservations, please return one executed original to Public Works, together with two conformed copies and a copy of the Board's minute order, for further processing. We will record the Resolution to Vacate with Reservations and return the executed original Resolution to you when recorded. In the interim, please retain one executed original for your files.

One adopted copy of this letter is requested.

Respectfully submitted,


for DONALD L. WOLFE
Director of Public Works

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P5:bl204th St.doc

Enc.

cc: Chief Administrative Office
County Counsel

**RESOLUTION TO VACATE WITH RESERVATIONS
PORTIONS OF 204TH STREET, ET AL.**

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California, has hereby found and determined that portions of 204th Street, Berendo Avenue, Catalina Street, and alleys south of 204th Street, between Budlong and Berendo Avenues in the vicinity of Carson in the County of Los Angeles, State of California, legally described in Exhibit A and shown by map in Exhibit B, both attached to said Resolution; pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; and

WHEREAS, notice of proposed vacation has been given by publication and by posting; and

WHEREAS, said Board of Supervisors held a public hearing on said proposed vacation _____, 20____; and

WHEREAS, said Board of Supervisors has found and determined that the areas to be vacated are no longer necessary for present or prospective public use based upon the fact that the subject rights of way are not required for general public access or circulation and are not useful as nonmotorized transportation facilities.

NOW, THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, that the above-referenced rights of way are hereby vacated pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; reserving and excepting therefrom easements and rights for utility facilities owned by Southern California Edison Company, Southern California Gas Company, Pacific Bell Telephone Company (dba SBC), Mobil Oil Corporation, Tosco Refining Company, and Dominguez Water Company; easement for sanitary sewer purposes to the County of Los Angeles; and for storm drain and appurtenant structures, and ingress and egress purposes to the Los Angeles County Flood Control District, as set forth in Section 8340 and 8341 of said Streets and Highways Code.

AND BE IT FURTHER RESOLVED that Public Works be authorized to record the original Resolution in the Registrar-Recorder/County Clerk's office, at which time the areas vacated will no longer be County highways.

The foregoing Resolution was on the _____ day of _____, 20_____, adopted by the Board of Supervisors of the County of Los Angeles, State of California.

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By  _____
Deputy

JOANNE STURGES
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

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EXHIBIT A

204TH STREET, ET AL.

A.M.B. 7350-007, 7350-017, and
7350-018

T.G. 764-A4

I.M. 054-197

R.D. 232

S.D. Second District

P.C.A. M0576112

Legal Description

Those portions of 204th Street (formerly known as Maple Street), Catalina Street (formerly known as North Lawrence Avenue), Berendo Avenue (formerly known as North Oak Avenue), all 60 feet and variable width and those certain Alleys, 15 feet wide, in the unincorporated territory of the County of Los Angeles, State of California, as shown on and dedicated to the public use by map of HAMMERTON TRACT, recorded in Book 40, pages 2, 3, and 4, of Maps, in the Registrar-Recorder/County Clerk's Office of said County and described in deeds to said County for public road and highway purposes, recorded on October 22, 1970, in Book D4868, page 351, and on May 11, 1971, in Book D5053, page 643; in Book D5053, page 647; in Book D5053, page 651; and in Book D5053, page 683, all of Official Records, in said Registrar-Recorder/County Clerk's office lying within the following described boundaries.

Beginning at the northwesterly corner of Lot 176 of said tract; thence easterly along the northerly line of said lot and its easterly prolongation to the northeasterly corner of Lot 223 of said tract; thence northerly along the northerly prolongation of the easterly line of said last-mentioned lot to a line parallel with and 15.00 feet northerly, measured at right angles, from the northerly line of that certain alley adjacent to Lots 170 to 175 inclusive of said tract; thence easterly along said parallel line to the westerly line of Lot 224 of said tract; thence southerly along said westerly line and its southerly prolongation to the northwesterly corner of Lot 230 of said tract; thence easterly along the northerly line of said last-mentioned lot and its easterly prolongation to the northeasterly corner of Lot 277 of said tract; thence northerly along the northerly prolongation of the easterly line of said last-mentioned lot to a line parallel with and 15.00 feet northerly, measured at right angles, from the northerly line of that certain alley adjacent to Lots 224 to 229 inclusive of said tract, thence easterly along said last-mentioned parallel line to the westerly line of Lot 278 of said tract; thence northerly along said last-mentioned westerly line to the most southerly point of that certain parcel of land described as Parcel 2-7 and dedicated to said County for road purposes in said above-mentioned deed recorded May 11, 1971, as Instrument No. 1941 in Book D5053, page 643 of said Official Records; thence northeasterly along the easterly boundary of said certain parcel of land to the southerly line of said 204th Street; thence easterly along said southerly line to the northeasterly corner of Lot 283 of said tract; thence northerly along the northerly prolongation of the easterly line of said last-mentioned lot

to the most northerly point of that certain parcel of land described as Parcel 2-1 and dedicated to said County for road purposes in said above-mentioned deed recorded May 11, 1971, as Instrument No. 1961, in Book D5053, page 683 of said Official Records; thence southwesterly along the westerly boundary of said certain parcel of land to the northerly line of said 204th Street; thence westerly along said last-mentioned northerly line South 89°26'00" West 980.30 feet to a point of cusp with that certain curve concave to the southwest and having a radius of 60.00 feet, a radial of said curve to said last-mentioned point bears North 23°54'18" East; thence southeasterly along said curve through a central angle of 89°01'41" an arc distance of 93.23 feet; thence tangent to said last-mentioned curve South 22°55'59" West 14.50 feet to a point on the westerly line of said Lot 170, distant southerly along said westerly line South 00°33'55" East 31.81 feet from the westerly corner of said last-mentioned lot; thence southerly in a direct to the point of beginning.

RESERVING all easements and rights to the Southern California Edison Company, Southern California Gas Company, Pacific Bell Telephone Company (dba SBC), Dominquez Water Corporation, Tosco Refining Company, and Mobil Oil Corporation in, on, over, and across the above-described portions of 204th Street, Catalina Street, Berendo Avenue and Alleys herein being vacated.

Also RESERVING to the County of Los Angeles an easement for sanitary sewer purposes in, on, over, and across the above-mentioned portions of 204th Street, Catalina Street, Berendo Avenue, and Alleys herein being vacated.

Also RESERVING to the Los Angeles County Flood Control District an easement for storm drain and appurtenant structures, and ingress and egress purposes in, on, over, and across the above-mentioned portions of 204th Street, Catalina Street, Berendo Avenue, and Alleys herein being vacated.

The reservations herein being made are done in accordance with the provisions of Sections 8340 and 8341 of the Street and Highways Code of the State of California.

Total Area contains: 75,590 ± square feet.



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Description Approved
3/27, 20 09

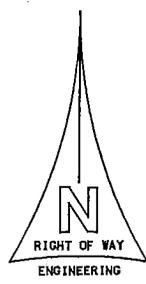
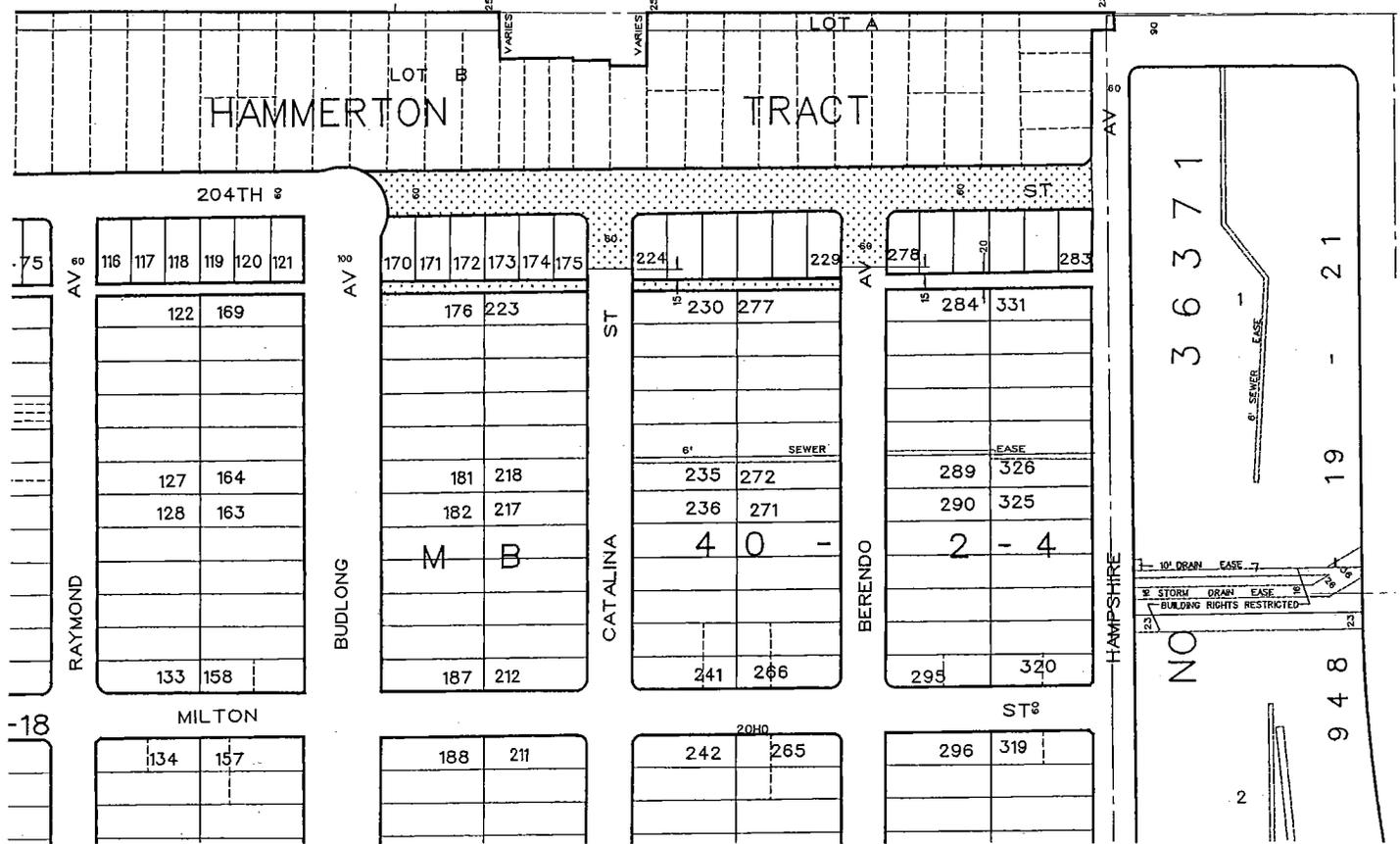
DONALD L. WOLFE
Director of Public Works

By [Signature]
Land Surveyor

Mapping & Property Management Division

M B 56 - 30 - 31

LOS ANGELES



SUBJECT LOCATION

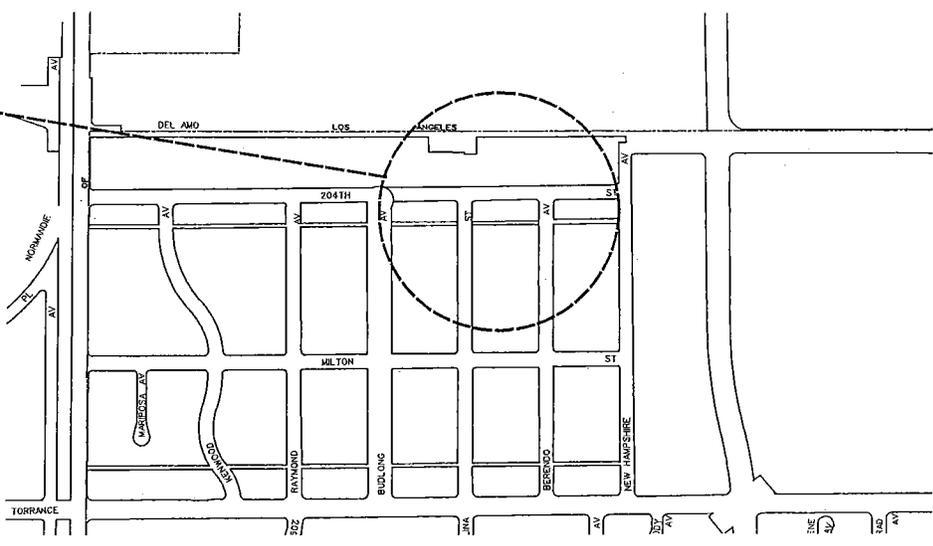


EXHIBIT B

LEGEND

Area to be vacated
Total Area 75,590± s.f.

REVISIONS

- | | | |
|----|----|----|
| 1. | 2. | 3. |
|----|----|----|

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD. 2	RD. 232	A.M.B. 7350	T.G. 764-A4	204TH STREET, ET AL.	DRAWING NO. M0576112
SCALE NONE		DATE 08-30-05	I.M. 054-197		