



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

April 29, 2025

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

Dear Supervisors:

PUBLIC HEARING
TRANSPORTATION CORE SERVICE AREA
RESOLUTION TO VACATE ALLEYS EAST OF
THE INTERSECTION OF MIRAMONTE BOULEVARD AND 58TH DRIVE
IN THE UNINCORPORATED COMMUNITY OF FLORENCE-FIRESTONE
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)

SUBJECT

Public Works is seeking Board approval to vacate alleys east of the intersection of Miramonte Boulevard and 58th Drive in the unincorporated community of Florence-Firestone, which have been superseded by relocation and are not required for public access or transportation.

IT IS RECOMMENDED THAT THE BOARD:

AFTER THE PUBLIC HEARING:

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the easements for alley purposes east of the intersection of Miramonte Boulevard and 58th Drive, in the unincorporated community of Florence-Firestone, have been superseded by relocation and are not useful as nonmotorized transportation facilities.
3. Find that the public convenience and necessity require the reservation and exception of easements to Golden State Water Company-Florence Graham System, Southern California Edison Company, and AT&T Inc. for construction, maintenance, operation, and use of appurtenant

structures with ingress and egress purposes pursuant to Sections 8340 and 8341 of the California Streets and Highways Code.

4. Adopt the Resolution to vacate alleys east of the intersection of Miramonte Boulevard and 58th Drive with reservations pursuant to Section 8324 of the California Streets and Highways Code.

5. Upon approval, authorize the Director of Public Works or his designee to record the certified original resolution with the Registrar-Recorder/County Clerk.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the County to vacate alleys east of the intersection of Miramonte Boulevard and 58th Drive, in the unincorporated community of Florence-Firestone, since they are superseded by relocation and are not required for public access or transportation. The recommended actions will allow for the removal of the easements, will allow access to all properties owned by the City of Los Angeles Department of Water and Power separated by the alleys to be vacated, and will maintain the rights for construction, operation, and maintenance of existing utility facilities.

The proposed vacation of the easements was requested by Mr. Victor Chico, on behalf of the City of Los Angeles Department of Water and Power, the underlying property owner, to remove the encumbrances on the property.

The underlying property owner will benefit from this transaction. Easement rights for existing utility facilities will be reserved for Golden State Water Company-Florence Graham System, Southern California Edison Company, and AT&T Inc. within the area to be vacated.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by allowing the County to vacate the easements, which will help promote fiscal sustainability and reduce the County's exposure to potential liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area of the easements to be vacated is approximately 6,849 square feet as shown on the enclosed map (Enclosure A).

The County's interest in the easements was acquired by dedication in Tract No. 4945, recorded in Book 53, page 23 of Maps, and Book 18721, page 89, recorded on August 22, 1941, filed with the Registrar-Recorder/County Clerk as easements for public road and highway purposes.

The easements proposed to be vacated have been superseded by relocation and are not required for public access or transportation.

The easements proposed to be vacated were reviewed by the County Sanitation Districts, Fire Department, Department of Parks and Recreation, Department of Regional Planning, and Public Works.

The procedure for the vacation of a County highway is set forth in Chapter 3, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8320. Easement rights for existing utility facilities will be reserved to Golden State Water Company-Florence Graham System, Southern California Edison Company, and AT&T Inc. for construction, maintenance, operation, and use of appurtenant structures with ingress and egress purposes pursuant to Sections 8340 and 8341 of the California Streets and Highways Code.

The enclosed Resolution (Enclosure B) has been approved as to form by County Counsel and will be recorded. Adoption and subsequent recordation of the Resolution will terminate the County's rights and interest in the easements and will result in the property being unencumbered by the easements.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project, which is the vacation of easements for public road and highway purposes, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15321 of the CEQA Guidelines relating to minor alterations in land use and regulatory actions to enforce use entitlement. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that they may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have no significant impact on current County services or projects.

CONCLUSION

Public Works will post notices of the hearing in accordance with Section 8323 of the California Streets and Highways Code.

Please return one adopted copy of this Board letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:GE:mr

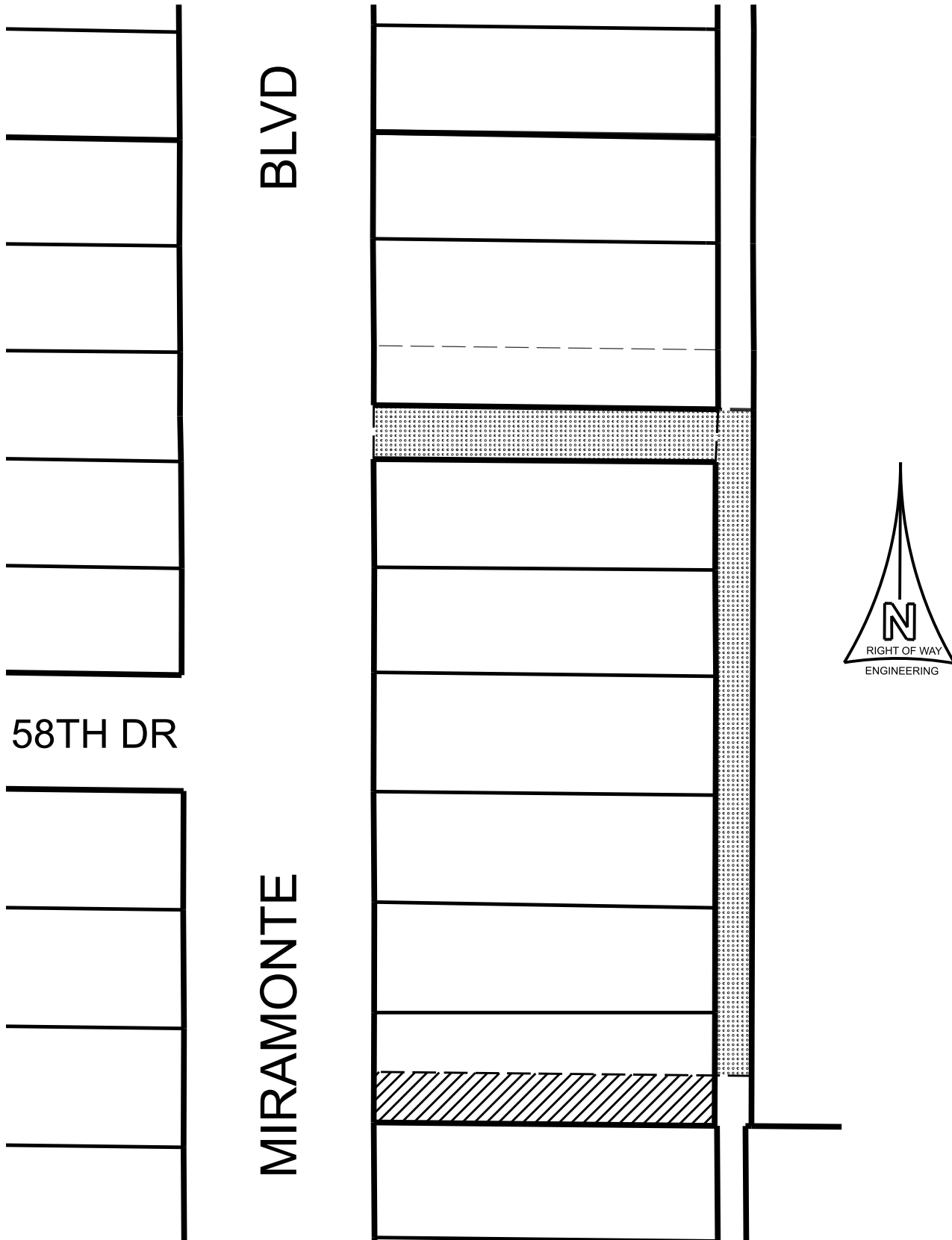
Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office, Board of Supervisors

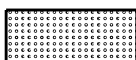
Enclosure A

PROPOSED VACATION OF ALLEYS

EAST OF THE INTERSECTION OF MIRAMONTE BOULEVARD
AND 58TH DRIVE



NO SCALE



PROPOSED VACATION AREAS
TOTAL AREA: 6,849 ± SQ. FT.



TO BE DEDICATED BY A
SEPARATE DOCUMENT

Enclosure B

**RESOLUTION TO VACATE
ALLEYS EAST OF THE INTERSECTION OF
MIRAMONTE BOULEVARD AND 58TH DRIVE
WITH RESERVATIONS**

WHEREAS, the Board of Supervisors of the County of Los Angeles has conducted a noticed public hearing regarding the proposed vacation of alleys east of the intersection of Miramonte Boulevard and 58th Drive (hereinafter referred to as easements), in the unincorporated community of Florence-Firestone, in the County of Los Angeles, State of California, as legally described in Exhibit A and depicted on Exhibit B, both attached hereto, in accordance with Chapter 3, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8320, and has considered all evidence submitted at the hearing;

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The easements, in the unincorporated community of Florence-Firestone, have been superseded by relocation, are unnecessary for present or prospective public use, and are not useful as nonmotorized transportation facilities.
2. The public convenience and necessity require the reservation of easements to Golden State Water Company-Florence Graham System, Southern California Edison Company, and AT&T Inc. for construction, maintenance, operation, and use of appurtenant structures with ingress and egress purposes pursuant to Sections 8340 and 8341 of the California Streets and Highways Code.
3. The easements are hereby vacated pursuant to Chapter 3, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8320, reserving and excepting therefrom easement rights to Golden State Water Company-Florence Graham System, Southern California Edison Company, and AT&T Inc. for construction, maintenance, operation, and use of appurtenant structures with ingress and egress purposes pursuant to Sections 8340 and 8341 of the California Streets and Highways Code.
4. The Director of Public Works or his designee is authorized to record the certified original resolution with the Registrar-Recorder/County Clerk.
5. From and after the date this resolution is recorded, the easements will no longer constitute streets, highways, or public service easements.

The foregoing resolution was adopted on the ____ day of _____, 2025, by the Board of Supervisors of the County of Los Angeles, and ex officio the governing body of all other special assessment and taxing districts for which said Board so acts.

EDWARD YEN
Executive Officer of the
Board of Supervisors of
the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Deputy

EXHIBIT A

Project Name: VACATION OF ALLEYS EAST OF
THE INTERSECTION OF
MIRAMONTE BOULEVARD
AND 58TH DRIVE
MIRAMONTE BOULEVARD 1-1VAC
A.M.B. 6008-035 - ALLEY
R.D. 241
I.M. 099-197
S.D. 2
M2388101

LEGAL DESCRIPTION

PARCEL NO. 1-1VAC (Vacation of easement for public road and highway purposes):

Part A:

That certain alley, 20 feet wide, being the southerly 20 feet of Lot 58, Tract No. 4945, recorded in Book 53, page 23, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to said county, recorded on August 22, 1941, in Book 18721, page 89, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Part B:

That portion of that certain alley, 15 feet wide, lying easterly of Lots 58 through 64, as shown on map of the above-mentioned tract, bounded northerly by the easterly prolongation of the northerly line of the above-mentioned southerly 20 feet of Lot 58 and bounded southerly by a line parallel with and 30 feet northerly, measured at right angles, from the southerly line of said Lot 64.

Total area of Parcel No. 1-1VAC, having 2 parts, containing: 6,849± square feet

RESERVING an easement for the construction, maintenance, operation, replacement, removal, and renewal of utility facilities to Golden State Water Company-Florence Graham System, and Southern California Edison Company, and AT&T Services Inc. in, on, over, and across the above-described Parcel 1-1VAC.

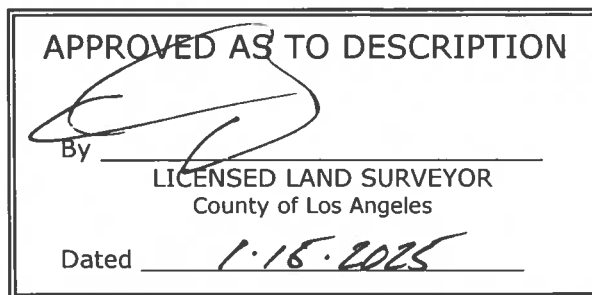
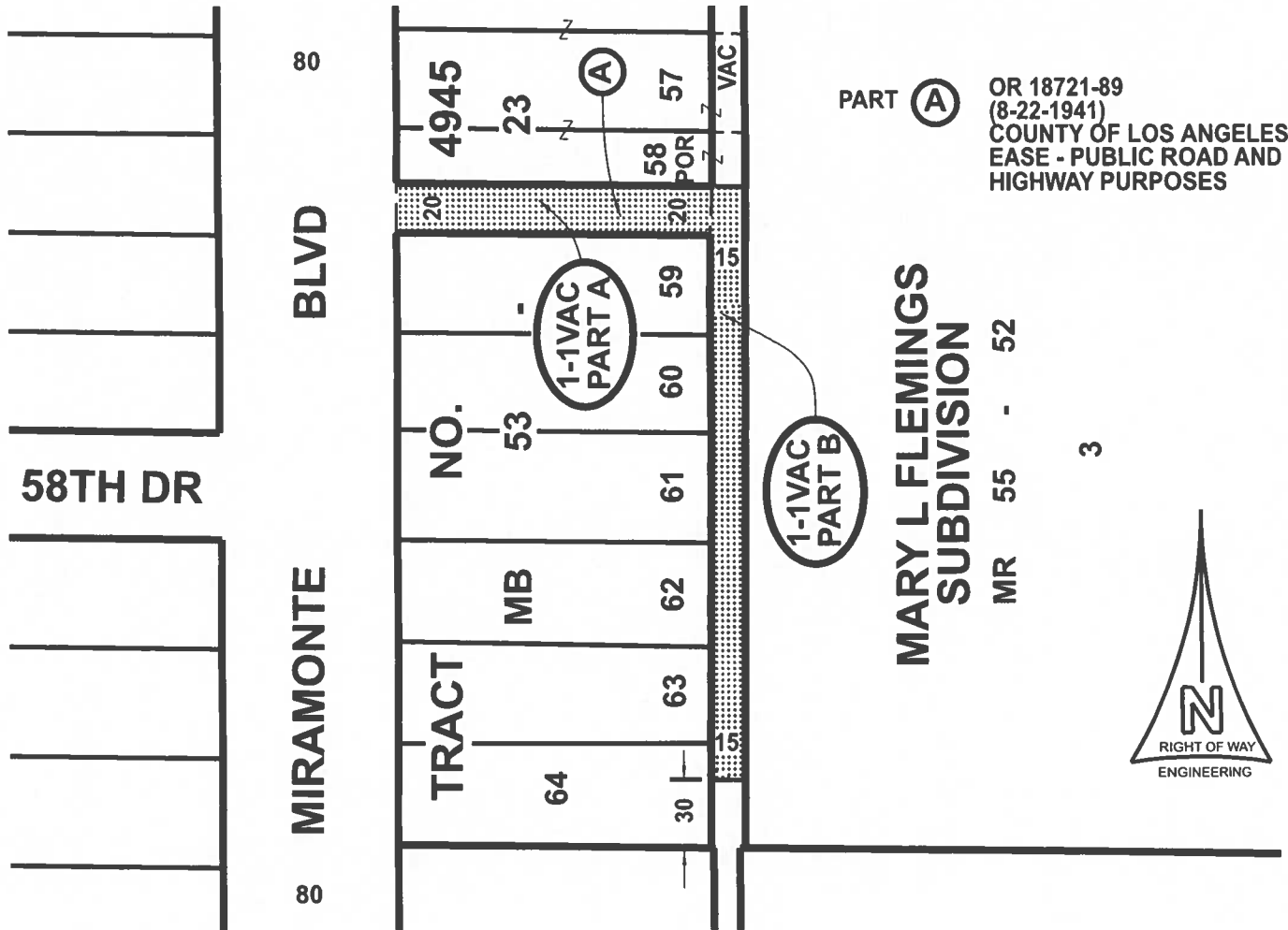



EXHIBIT B



BY  1.15.2025
 LICENSED SURVEYOR DATE

ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LOS ANGELES COUNTY PUBLIC WORKS
 SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

VACATION OF ALLEYS
 EAST OF THE INTERSECTION OF
 MIRAMONTE BOULEVARD
 AND 58TH DRIVE

I.M. 099-197
 S.D. 2
 R.D. 241

DATE
 01-15-2025

SCALE:
 NONE

A.M.B.
 6008-035

PREPARED BY
 P. HERNANDEZ

REVIEWED BY
 N. SALAZAR

PROJECT I.D.
 MPV0000246

PROJECT NO.
 M2388101

PARCEL NO. 1-1VAC
 VAC: DENOTES VACATION OF
 EASEMENT FOR PUBLIC ROAD
 AND HIGHWAY PURPOSES
 AREA: 6,849± SQUARE FEET
 UNITS ARE IN FEET



LEGEND