



MARK PESTRELLA, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

May 06, 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:

**TRANSPORTATION CORE SERVICE AREA  
RESOLUTION OF SUMMARY VACATION  
OF AN EASEMENT FOR AVIGATION PURPOSES AND ABANDONMENT  
OF PRIVATE AND FUTURE STREETS ON PARCEL MAP NO. 23784  
IN THE UNINCORPORATED COMMUNITY OF WEST ANTELOPE VALLEY  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to vacate an easement for avigation purposes and abandon the offer of dedication for private and future streets on Parcel Map No. 23784 in the unincorporated community of West Antelope Valley, which have been determined to be excess and therefore not required for their intended purposes.

**IT IS RECOMMENDED THAT THE BOARD:**

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 easement for avigation purposes on Parcel Map No. 23784, in the unincorporated community of West Antelope Valley, has not been used for the purpose for which it was dedicated or acquired for 5 consecutive years immediately preceding the proposed vacation and can be vacated pursuant to Section 8333(a) of the California Streets and Highways Code.
3. Find that the offer of dedication for private and future streets proposed to be abandoned on Parcel Map No. 23784, in the unincorporated community of West Antelope Valley, is unnecessary for prospective public use and is not useful as a nonmotorized transportation facility.

4. Terminate the offer of dedication for private and future streets on Parcel Map No. 23784 and abandon the County's right to accept the private and future streets pursuant to Section 66477.2(c) of the California Government Code.
5. Adopt the Resolution of Summary Vacation of an Easement for Avigation Purposes and Abandonment of Private and Future Streets on Parcel Map No. 23784 pursuant to Section 8335 of the California Streets and Highways Code.
6. 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 an easement for avigation purposes and abandon the offer of dedication for private and future streets on Parcel Map No. 23784, in the unincorporated community of West Antelope Valley, since they have been determined to be excess and therefore not required for their intended purposes. The recommended actions will allow for the removal of the encumbrances to allow for the construction of a water bank.

The vacation and abandonment were requested by Mr. Joseph Roberts, on behalf of Antelope Valley-East Kern Water Agency (AVEK), the underlying property owner, to remove the encumbrances from the property.

AVEK and the communities it serves will benefit from this transaction as it will increase water supply reliability.

#### **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. Furthermore, the abandonment of private and future streets will result in the added revenue through assessment and taxation.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The area of the easement to be vacated is approximately 943.53 acres and the areas to be abandoned are approximately 74.17 acres as shown on the enclosed map (Enclosure A).

The County's interest in the easements was acquired by Parcel Map No. 23784, recorded on December 23, 1997, as Document No. 97-2013504, filed with the Registrar-Recorder/County Clerk as easements for avigation purposes and as private and future streets.

The areas proposed for vacation and abandonment were reviewed by the County Sanitation Districts, Fire Department, Department of Parks and Recreation, Department of Regional Planning, and Public Works.

The California Streets and Highways Code, Section 8333(a), provides that the legislative body of a local agency may summarily vacate a public service easement if the easement has not been used for the purpose for which it was dedicated or acquired for 5 consecutive years immediately preceding the proposed vacation.

The California Streets and Highways Code, Section 8335, provides that the legislative body of a local agency may summarily vacate an excess right of way of a street or highway not required for street or highway purposes.

The California Streets and Highways Code, Section 8335, provides that upon making the required finding, the legislative body of a local agency may effectuate the summary vacation of a street, highway, or public service easement by adopting a resolution vacation.

The California Streets and Highways Code, Section 892(a), provides that rights of way established for other purposes by cities, counties, or local agencies shall not be abandoned unless the governing body determined that rights of way or parts thereof are not useful as nonmotorized transportation facility. A nonmotorized transportation facility is defined in Section 887 of the California Streets and Highways Code as a facility designed primarily for the use of pedestrian, bicyclists, or equestrians.

The California Government Code, Section 66477.2 (c), provides that offers of dedication, which are covered by subdivision (a), may be terminated and abandoned in the same manner prescribed for the summary vacation as set forth on Chapter 3, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8300.

The offer to dedicate an easement for public road and highway purposes was never accepted by the County, no improvements were ever made to the right of way by the County, and this area has never been used for County highway purposes.

The enclosed Resolution of Summary Vacation of an Easement for Avigation Purposes and Abandonment of Private and Future Streets on Parcel Map No. 23784 (Enclosure B) has been approved by County Counsel as to form and it 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 and available to AVEK for use without restriction of the easements.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. The project, which is the vacation of the easement for avigation purposes and abandonment of the offer of dedication for public road and highway purposes, are 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**

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

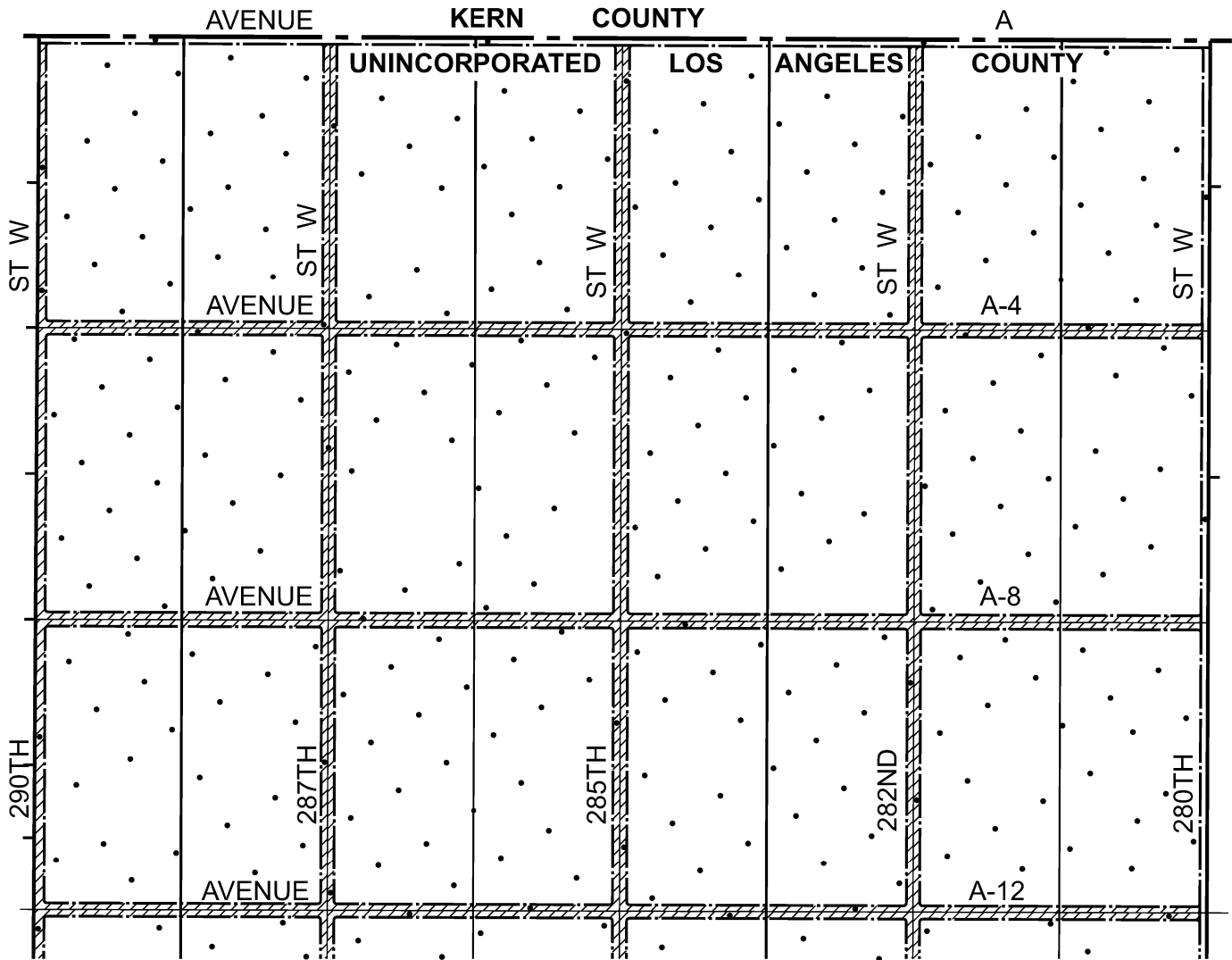
MP:GE:mr

Enclosures

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

# Enclosure A

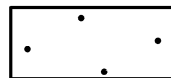
# PROPOSED VACATION OF EASEMENT FOR AVIGATION AND ABANDONMENT OF PRIVATE AND FUTURE STREETS



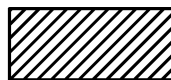
SEE SHEET 2

\*NOTE: BLANKET EASEMENT FOR AVIGATION PURPOSES OVER ALL 46 PARCELS,  
AS DEDICATED ON PARCEL MAP NO. 23784

## LEGEND

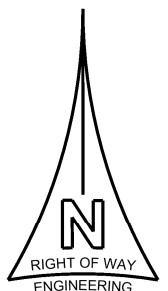


PARCEL NO. 2-1VAC  
AREA: 943.53± ACRES



PARCEL NO. 2-1ABN  
AREA: 74.17± ACRES

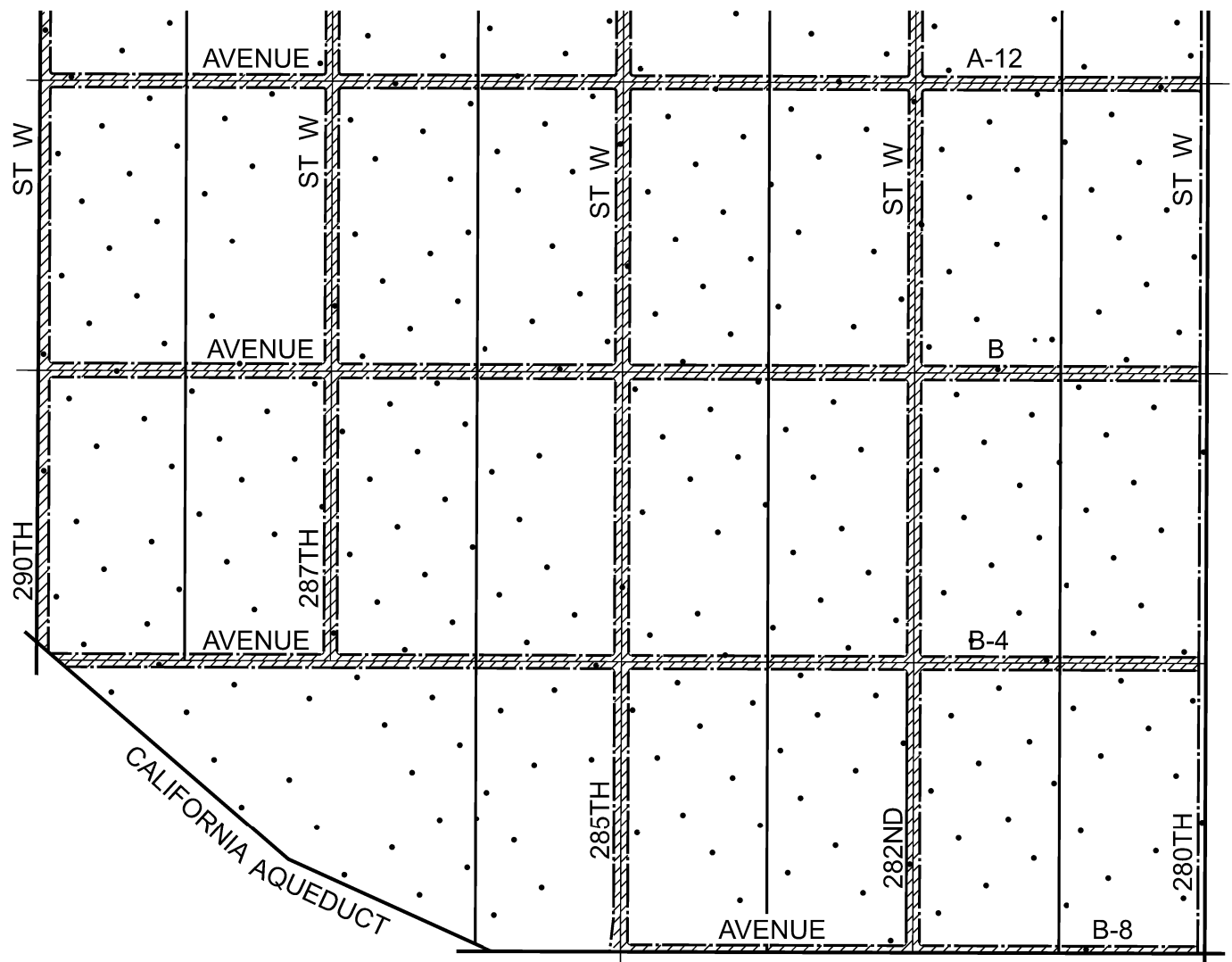
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ABN: DENOTES ABANDONMENT OF PRIVATE AND  
FUTURE STREETS



*Public Works*  
LOS ANGELES COUNTY

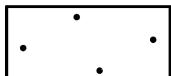
# PROPOSED VACATION OF EASEMENT FOR AVIGATION AND ABANDONMENT OF PRIVATE AND FUTURE STREETS

SEE SHEET 1

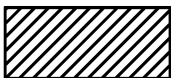


\*NOTE: BLANKET EASEMENT FOR AVIGATION PURPOSES OVER ALL 46 PARCELS,  
AS DEDICATED ON PARCEL MAP NO. 23784

## LEGEND



PARCEL NO. 2-1VAC  
AREA: 943.53± ACRES



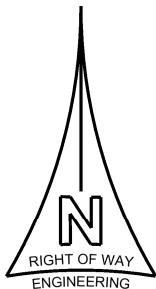
PARCEL NO. 2-1ABN  
AREA: 74.17± ACRES

VAC: DENOTES VACATION OF AVIGATION EASEMENT

ABN: DENOTES ABANDONMENT OF PRIVATE AND  
FUTURE STREETS



*Public Works*  
LOS ANGELES COUNTY



# **Enclosure B**

**RESOLUTION OF SUMMARY VACATION  
OF AN EASEMENT FOR AVIGATION PURPOSES  
AND ABANDONMENT OF PRIVATE AND FUTURE STREETS  
ON PARCEL MAP NO. 23784**

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

1. The County of Los Angeles will vacate an easement for avigation purposes and abandon the offer of dedication for private and future streets in, over, and across the real property as legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The easement and offer of dedication are located in the unincorporated community of West Antelope Valley, in the County of Los Angeles, State of California.
2. The above-described easement for avigation purposes is hereby vacated pursuant to Chapter 3, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8320.
3. The above-referenced offer of dedication is terminated pursuant to Section 66477.2(c) of the California Government Code, as recommended by the Director of Public Works.
4. The Director of Public Works or his designee is authorized to record the certified original resolution with the Registrar-Recorder/County Clerk, at which time the easement shall be vacated and will no longer constitute a street, highway, or public service easements.

[illegible]

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 AVIGATION  
EASEMENT AND  
ABANDONMENT OF PRIVATE  
AND FUTURE STREETS ON  
PARCEL MAP NO. 23784  
**280TH STREET WEST 2-1VAC**

**Includes: PARCEL NO. 2-1ABN**

A.I.N. 3275-021-900 through 945  
I.M. 399-077 & 399-097  
R.D. 526  
S.D. 5  
M2488105

### LEGAL DESCRIPTION

#### **PARCEL NO. 2-1VAC** (Vacation of easement for avigation purposes):

All that portion of that certain easement in Parcels 1 through 46, Parcel Map No. 23784, as shown on map filed in Book 279, pages 61 through 67 of Parcel Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, shown and designated on said map as "BLANKET EASEMENT FOR AVIGATION PURPOSES OVER ALL LOTS TO COUNTY OF LOS ANGELES".

Containing: 943.53± Acres

#### **PARCEL NO. 2-1ABN** (Abandonment of private and future streets):

All those portions of those certain easements in above-mentioned Parcels 1 through 46, shown and designated on above-mentioned Parcel Map as "PRIVATE AND FUTURE STREET".

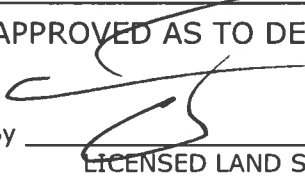
EXCEPTING therefrom those private and future streets lying within the following described boundaries:

Beginning at the northwest corner of said Parcel 1; thence easterly, along the northerly boundary of said Parcel Map, to the northeast corner of Parcel 8 of said map; thence southerly, along the easterly boundary of said map, to the southeast corner of Parcel 41 of said map; thence westerly, along the southerly line of said Parcel 41, to a line parallel with and 32 feet westerly, measured at right angles, from said easterly boundary; thence northerly, along said parallel line, to the beginning of that certain curve concave to the southwest and having a radius of 13 feet in the sideline of said private and future streets, as shown in the vicinity of the northeasterly corner of said Parcel 8; thence northwesterly, along said curve, to a line parallel with and 32 feet southerly, measured at right angles, from said northerly boundary; thence westerly, along said last-mentioned

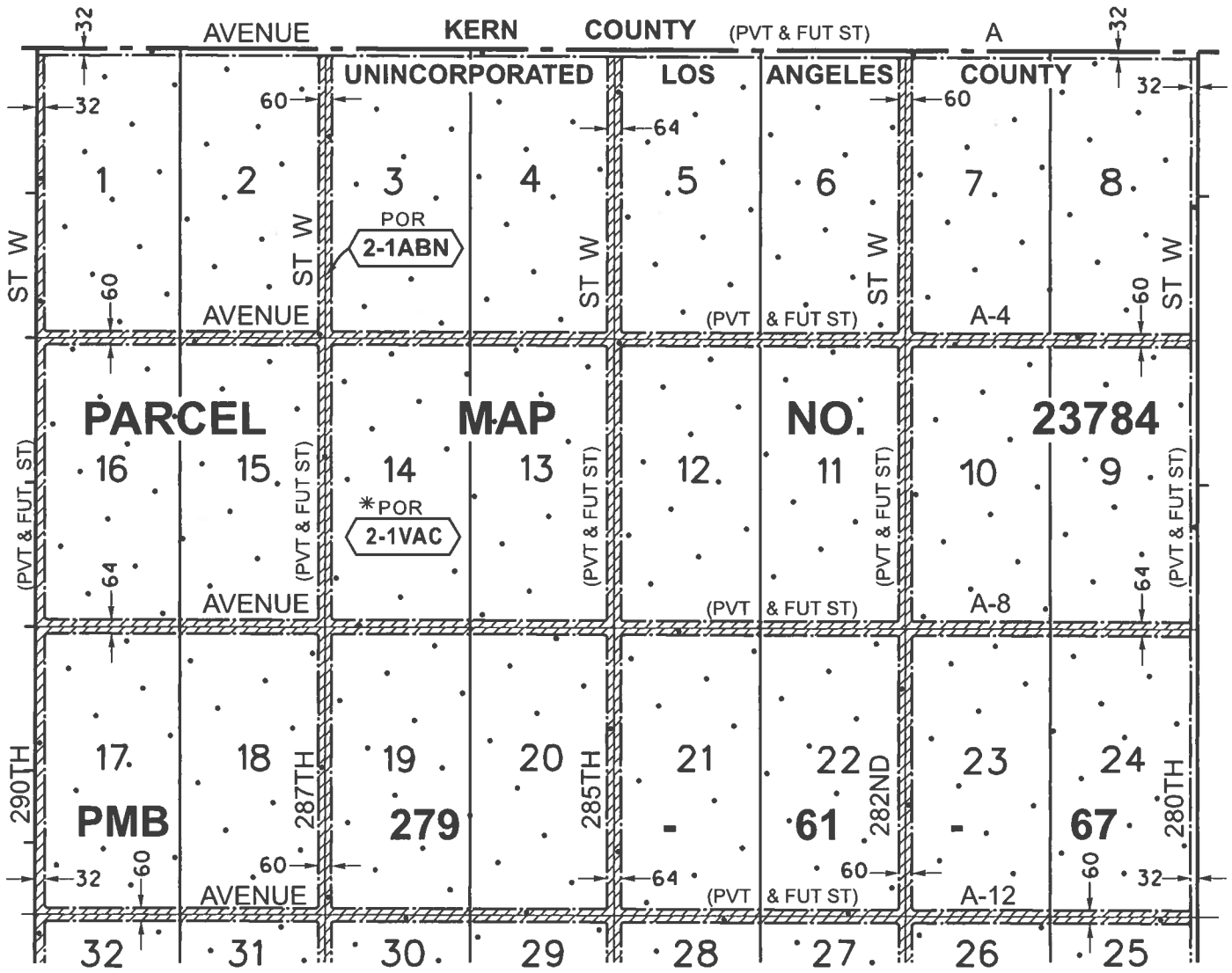
parallel line to the westerly boundary of said Parcel 1; thence northerly, along said westerly boundary, to the point of beginning.

Containing: 74.17± Acres



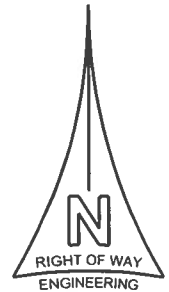
APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
Los Angeles County Department of Public Works	
Dated	<u>October 1, 2024</u>

# EXHIBIT B



SEE SHEET 2

**\* NOTE: BLANKET EASEMENT FOR AVIGATION PURPOSES OVER ALL 46 PARCELS,  
AS DEDICATED ON PARCEL MAP NO. 23784**



BY: [Signature]  
LICENSED LAND SURVEYOR

DATE: 10.1.24

ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

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

I.M. 399-077 &  
399-097  
S.D. 5  
R.D. 526

PROPOSED VACATION OF AVIGATION  
EASEMENT AND ABANDONMENTS OF  
PRIVATE AND FUTURE STREETS ON  
PARCEL MAP NO. 23784

DATE  
9/23/2024

SCALE:  
NO SCALE

A.I.N  
3275-021-900 to 945

PROJECT I.D.  
MPV0000250

PROJECT NO.  
M2488105

PREPARED BY  
L. ROCKETT

REVIEWED BY  
N. SALAZAR

SHEET 1 OF 2

## LEGEND



PARCEL NO. 2-1VAC  
AREA: 943.53± ACRES



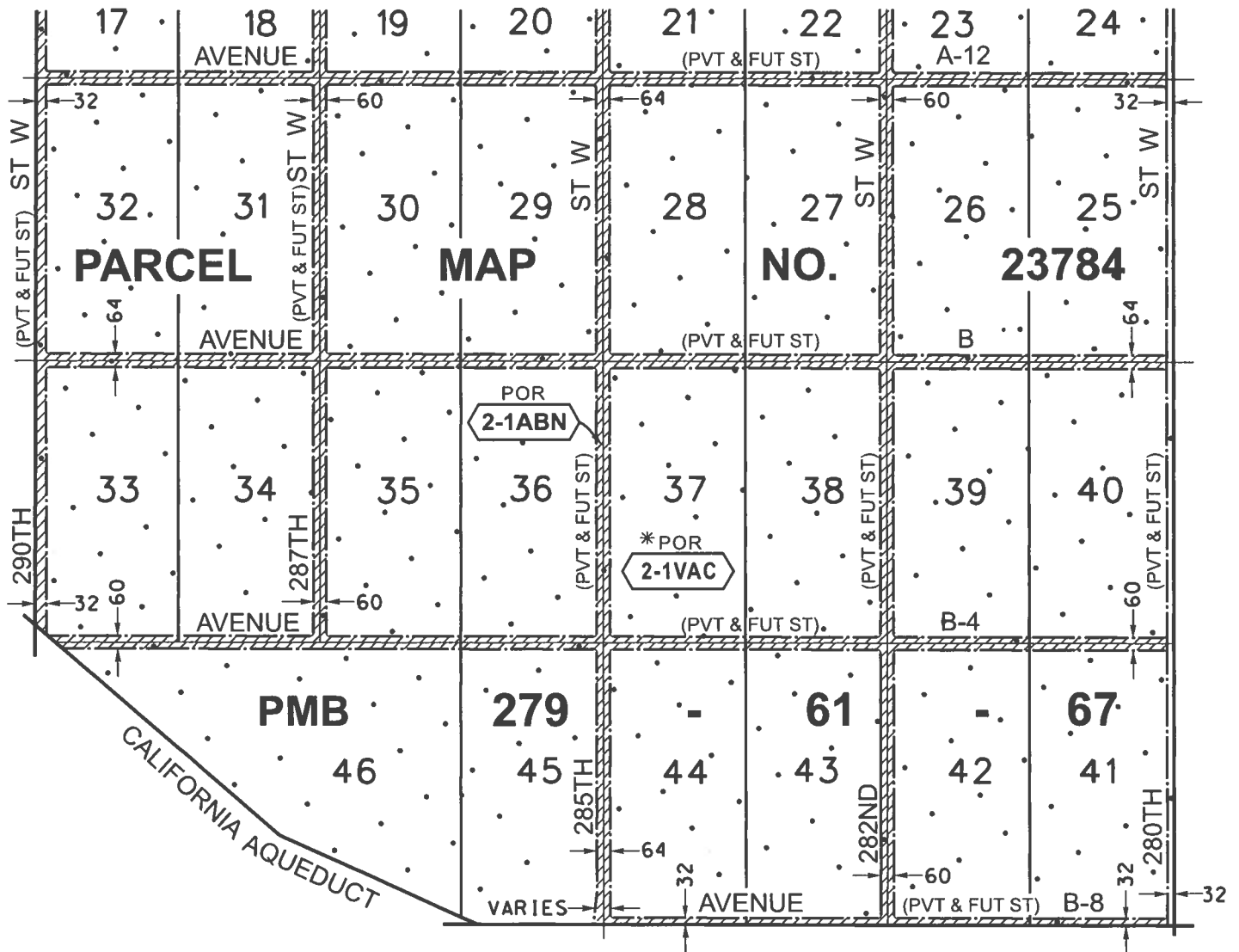
PARCEL NO. 2-1ABN  
AREA: 74.17± ACRES

VAC: DENOTES VACATION OF AVIGATION EASEMENT

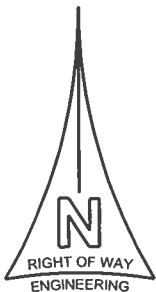
ABN: DENOTES ABANDONMENT OF PRIVATE AND FUTURE STREETS

UNITS ARE IN FEET

SEE SHEET 1



**\*NOTE: BLANKET EASEMENT FOR AVIGATION PURPOSES OVER ALL 46 PARCELS,  
AS DEDICATED ON PARCEL MAP NO. 23784**



ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

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

I.M.	399-077 & 399-097
S.D.	5
R.D.	526

PROPOSED VACATION OF AVIGATION  
EASEMENT AND ABANDONMENTS OF  
PRIVATE AND FUTURE STREETS ON  
PARCEL MAP NO. 23784

DATE  
9/23/2024

NO SCALE

A.I.N  
3275-021-900 to 945

PROJECT I.D.   
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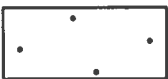
PROJECT NO.  
M2488105

PREPARED BY  
L. ROCKETT

REVIEWED BY  
N. SALAZAR

SHEET 2 OF 2

## LEGEND



PARCEL NO. 2-1VAC  
AREA: 943.53± ACRES



PARCEL NO. 2-1ABN  
AREA: 74.17± ACRES

VAC: DENOTES VACATION OF AVIGATION EASEMENT

ABN: DENOTES ABANDONMENT OF PRIVATE AND  
FUTURE STREETS

UNITS ARE IN FEET