



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

October 28, 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 A PORTION OF ALLEY
WEST OF ALAMEDA STREET AND NORTH OF 134TH STREET
IN THE UNINCORPORATED COMMUNITY OF WILLOWBROOK
(SUPERVISORIAL DISTRICT 2)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to vacate a portion of the alley west of Alameda Street and North of 134th Street in the unincorporated community of Willowbrook, which is no longer needed for prospective public use.

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 portion of the alley west of Alameda Street and north of 134th Street in the unincorporated community of Willowbrook is unnecessary for prospective public use.
3. Find that the public convenience and necessity require the reservation and exception of easement to Southern California Edison Company 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 a portion of the alley west of Alameda Street and north of 134th Street with reservation 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 a portion of the alley west of Alameda Street and north of 134th Street in the unincorporated community of Willowbrook since it is unnecessary for prospective public use. The recommended actions will allow for the removal of the easement and for the area to be fenced off, which will prevent illegal dumping and other nuisance activities. In addition, the recommended actions will allow the Compton Unified School District, the underlying property owner, to use the vacated area and will allow the cul-de-sac portion of the alley to be removed from the County System of Highways as a public road.

The proposed vacation of the easement was requested by Public Works to remove the encumbrances from the property and protect the elementary school from the proximity of illegal dumping and persons experiencing homelessness. The County and the Compton Unified School District will benefit from this transaction.

Easement rights for an existing utility facility will be reserved for Southern California Edison Company 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 easement, 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 easement to be vacated is approximately 1,450 square feet as shown on the enclosed map (Enclosure A).

The County's interests in the alley were acquired by dedication on Lynwood Park Tract Book 9, page 60 of Maps, and Document No. 2150 recorded on April 1, 1970, as easements for public road and highway purposes.

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

The easement proposed to be vacated has been determined to be unnecessary for present or prospective public use and is not required for public access or transportation.

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 an existing utility facility will be reserved to Southern California Edison Company 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 easement and will result in the property being unencumbered by the easement.

ENVIRONMENTAL DOCUMENTATION

This proposed project is exempt from CEQA. The project, which is the vacation of easement 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,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE
Director

MP:GE:mr

Enclosures

c: Auditor-Controller (Accounting Division–Asset
Management)
Chief Executive Office (Christine Frias)
County Counsel
County Sanitation District
Executive Office, Board of Supervisors
Fire
Parks and Recreation
Regional Planning

Enclosure A

PROPOSED VACATION OF A PORTION OF ALLEY WEST OF ALAMEDA STREET AND NORTH OF 134TH STREET

133RD

ST

JEFFERSON

ELEMENTARY

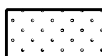
SCHOOL

134TH

ST

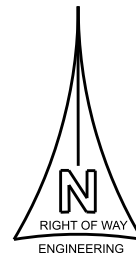
TO ALAMEDA ST →

LEGEND



PARCEL NO. 2-9VAC
AREA: 1,450± SQ. FT

VAC: DENOTES PROPOSED VACATION
OF A PORTION OF ALLEY



Enclosure B

**RESOLUTION TO VACATE
A PORTION OF THE ALLEY WEST OF ALAMEDA STREET
AND NORTH OF 134TH STREET
WITH RESERVATION**

WHEREAS, the Board of Supervisors of the County of Los Angeles has conducted a noticed public hearing regarding the proposed vacation of a portion of alley west of Alameda Street and north of 134th Street (hereinafter referred to as easement), in the unincorporated community of Willowbrook, 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 easement in the unincorporated community of Willowbrook is no longer needed for present or prospective public use.
2. The public convenience and necessity require the reservation of the easement to Southern California Edison Company 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 easement is 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 Southern California Edison Company 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. That 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 easement.

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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 A PORTION OF
ALLEY WEST OF ALAMEDA
STREET AND NORTH OF
134TH STREET
134TH STREET 2-9VAC
A.M.B. 6154-018--ALLEY (POR)
R.D. 241
I.M. 069-217
S.D. 2
R090HCSD2

LEGAL DESCRIPTION

PARCEL NO. 2-9VAC (Vacation of public road and highway easement):

Part A:

Those portions of Lots 11 and 12, Block 11, Lynwood Park Tract, as shown on map recorded in Book 9, page 60, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 2-5, in deed to said county, recorded on April 1, 1970, as Document No. 2150, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Part B:

Those portions of Lots 50 and 51 of above-mentioned Block 11, described as Parcel 2-6, in deed to above-mentioned county, recorded on April 1, 1970, as Document No. 2150, of Official Records, in the office of the above-mentioned Registrar-Recorder/County Clerk.

Part C:

That portion of that 15-foot-wide alley adjoining Lots 11, 12, 50, and 51 of the above-mentioned Block 11, bounded easterly by the northerly prolongation of the easterly line of said Lot 51, and bounded westerly by a line parallel with and 30 feet westerly, measured at right angles, from the easterly line of said Lot 51.

Total area of PARCEL NO. 2-9VAC, having 3 parts, containing 1,450± square feet.

EXHIBIT A

RESERVING an easement for the construction, maintenance, operation, replacement, removal, and renewal of utility facilities to Southern California Edison Company in, on, over, and across the above-described PARCEL NO. 2-9VAC.

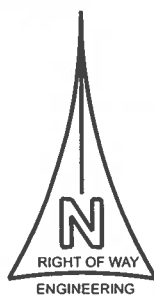
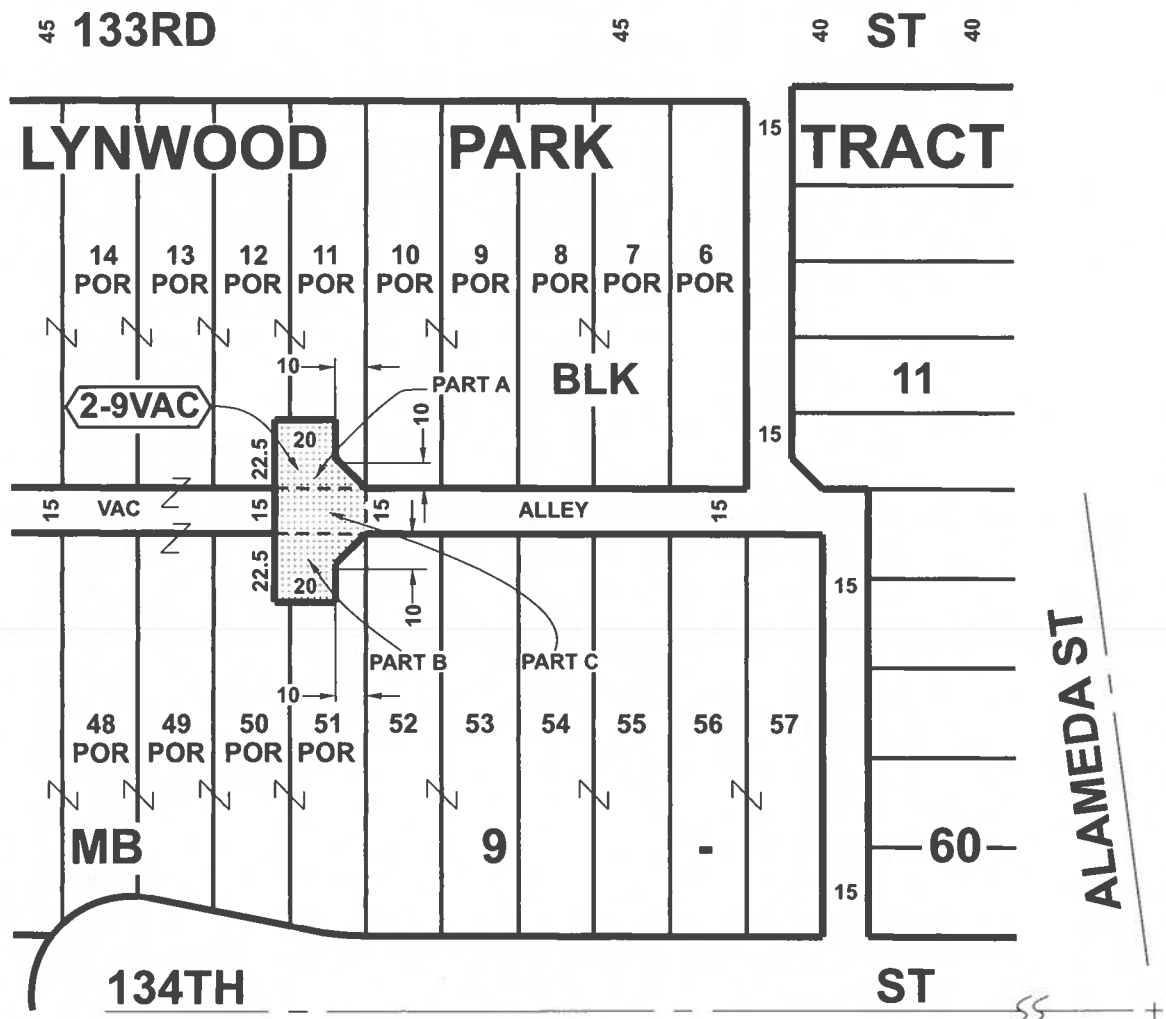


APPROVED AS TO DESCRIPTION

By 
LICENSED LAND SURVEYOR
Los Angeles County Public Works

Dated 6/24/2025

EXHIBIT B



BY *[Signature]*
LICENSED SURVEYOR

6/24/2025
DATE

LEGEND



PARCEL NO. 2-9VAC
TOTAL AREA: 1,450± SQ. FT

VAC: DENOTES VACATION OF A
PORTION OF ALLEY
FOR ROAD OR HIGHWAY PURPOSES

UNITS ARE IN FEET

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

I.M. 069-217
S.D. 2
R.D. 241

VACATION OF A
PORTION OF ALLEY
WEST OF ALAMEDA STREET
AND NORTH OF 134TH STREET

DATE
6-24-2025

SCALE:
NO SCALE

A.M.B.
6154-018-ALLEY (POR)

PREPARED BY
C. PADRON

REVIEWED BY
V. LIPANA

PROJECT I.D.
MPV0000253

PROJECT NO.
R090HCSD2