



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 91802-1460

IN REPLY PLEASE
REFER TO FILE

March 24, 2026

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Miramonte Boulevard and 58th Drive (conditional) in the unincorporated community of Florence-Firestone, which have been superseded by relocation and are not required for public access or transportation. The proposed vacation was requested by Mr. Victor Chico on behalf of the City of Los Angeles Department of Water and Power, the underlying property owner.

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the intersection of Miramonte Boulevard and 58th Drive in the unincorporated community of Florence-Firestone have been superseded by relocation and are not useful as nonmotorized transportation facilities.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 (conditional) 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 (conditional) 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 all properties owned by the City of Los Angeles Department of Water and Power (DWP) to be consolidated for expansion of the pole yard, and will maintain the rights for construction, operation, and maintenance of existing utility facilities.

The proposed vacation of the easement was requested by DWP to remove the encumbrances on the property and expand their existing pole yard.

On September 25, 2025, DWP sent a letter (Enclosure A) with assurances that upon approval of the alleys vacation, they will assume full responsibility for addressing homeless activity, graffiti abatement, illegal dumping, etc., in the vacated area.

DWP will benefit from this transaction. Easement rights for existing utility facilities will be reserved in favor of 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 B).

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 proposed vacation is conditioned upon the dedication of a 20-foot-wide road easement recorded as an Irrevocable Offer to Dedicate document for public road and highway purposes by the underlying property owner of Assessor's Identification No. 6008-035-291. This condition must be met to the satisfaction of Public Works prior to the recordation of the Resolution or the vacation will terminate and become null and void.

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 C) 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 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 (Christine Frias)
- County Counsel
- County Sanitation Districts
- Executive Office, Board of Supervisors
- Fire
- Parks and Recreation
- Regional Planning

Enclosure A



BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners

Richard Katz, President

George S. McGraw, Vice President

Nurit D. Katz

Mia Lehrer

Wilma J. Pinder

Chante L. Mitchell, Secretary

Janisse Quiñones, Chief Executive Officer and Chief Engineer

September 25, 2025

Mr. Mark Pestrella, Director
Los Angeles County Public Works
900 South Fremont Avenue
Alhambra, CA 91803

Dear Mr. Pestrella:

Subject: LADWP File No. P-103178
Alley Vacation East of the Intersection of Miramonte Boulevard and 58th
Drive in the Unincorporated Community of Florence-Firestone

The Los Angeles Department of Water and Power (LADWP) currently operates the Miramonte Pole Yard Facility located at 5848 Miramonte Boulevard, Los Angeles, CA 90004. In addition, LADWP owns six adjacent parcels along Miramonte Boulevard. LADWP plans to consolidate these parcels to expand the Yard Facility in support of new personnel and equipment, as part of staffing efforts related to the Los Angeles 100 Percent Renewable Energy Study Initiative.

LADWP understands that our request for the vacation of the alley road easement overlying the LADWP-owned parcels (Agenda Item No. 3) was continued during the Los Angeles County Board of Supervisors Public Hearing on April 29, 2025, and has been rescheduled for May 13, 2025, due to requests to clarify responsibilities of on-going maintenance and repair of the alley requested to be vacated.

LADWP would like to assure the Board of Supervisors and Public Works that, upon approval of the alley vacation by resolution and clearance of the existing encampments, trash and debris, LADWP and the City of Los Angeles will assume full responsibility for addressing homeless activity, graffiti, vandalism, illegal dumping, etc. in the vacated area. This will include immediately securing the alley with fencing to prevent future encampments. Moreover, LADWP will assume full responsibility for maintenance, rehabilitation and liability issues as well as quickly addressing issues of tagging and blight within the vacated area. LADWP will provide the County with continued emergency response access for ingress and egress through a short-term agreement as LADWP works through its Board of Commissioners and City Council approval of the new alley dedication.

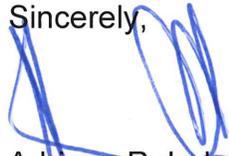
Mr. Pestrella
Page 2
September 25, 2025

LADWP acknowledges the existing utilities and will include reservations in the alley vacation for the three existing utilities, namely, Golden State Water Company–Florence Graham System, Southern California Edison, and AT&T Inc., which includes the right to construct, maintain, operate, and access their existing infrastructure within the alley vacation. LADWP understands that this alley vacation is limited to these utility companies and that public access through the vacated portion of the alley will be permanently removed.

LADWP appreciates your cooperation in this matter. If you have any real estate questions, please contact Mr. Victor Chico at (213)202-7921 or Luis Martinez, Jr. at (213) 202-6384.

For any questions or concerns regarding management of the vacated alley and vacant LADWP lots, please contact Mr. Surbjit Singh, facility site manager for the Miramonte Pole Yard, at (818) 771-4957.

Sincerely,



Adriana Rubalcava
Director of Real Estate

VC:ag

Approved by Los Angeles County Public Works



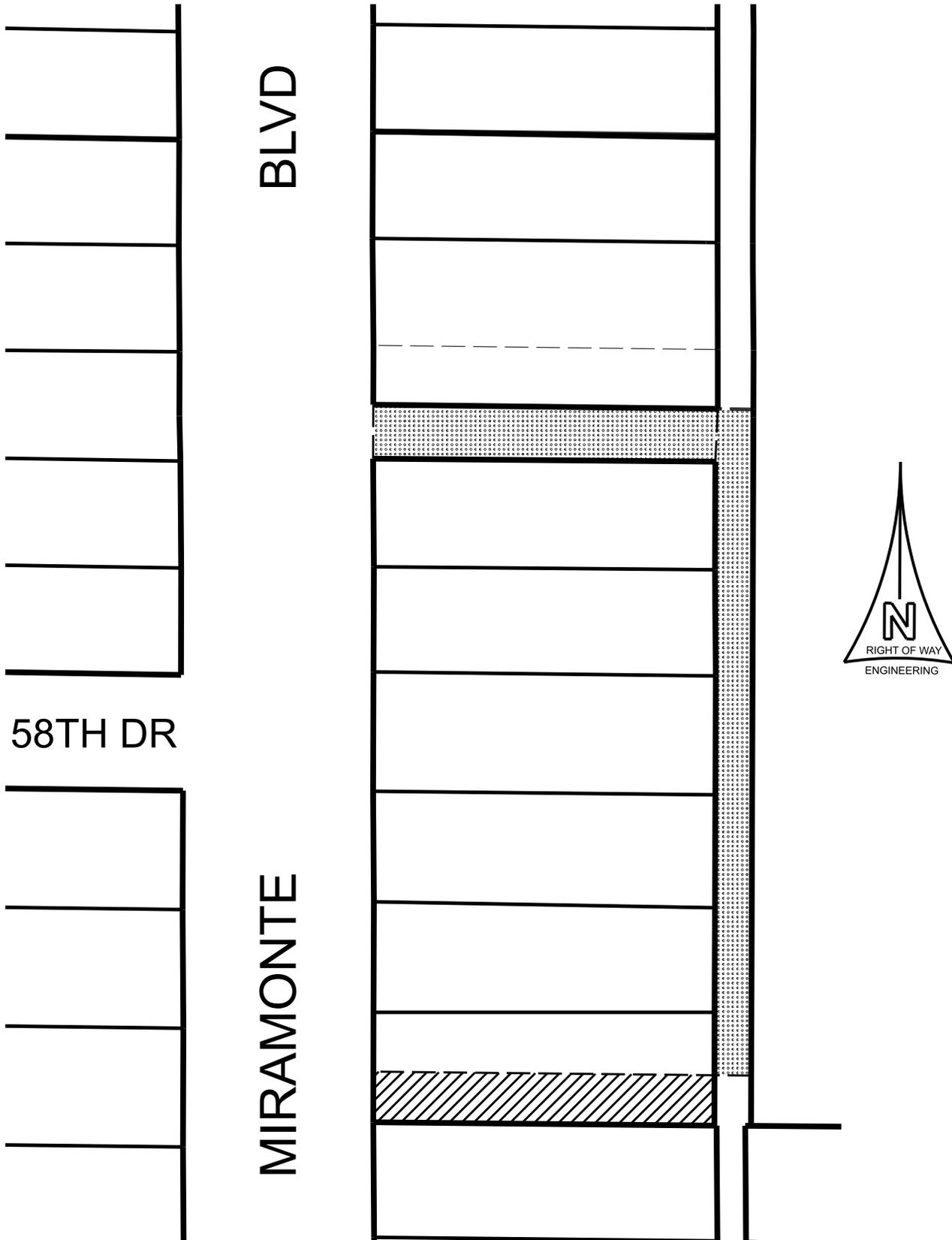
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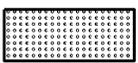
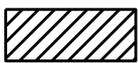
9/29/2025

Date

Enclosure B

PROPOSED VACATION OF
ALLEYS EAST OF MIRAMONTE BOULEVARD AND 58TH DRIVE
(CONDITIONAL)



NO SCALE  PROPOSED VACATION AREAS
TOTAL AREA: 6,849 ± SQ. FT.  TO BE DEDICATED BY A
SEPARATE DOCUMENT

Enclosure C

**RESOLUTION TO VACATE
ALLEYS EAST OF THE INTERSECTION OF
MIRAMONTE BOULEVARD AND 58TH DRIVE
(CONDITIONAL)
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 the 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 proposed vacation is conditioned upon the dedication of a 20-foot-wide road easement recorded as an Irrevocable Offer to Dedicate document for public road and highway purposes by the underlying property owner of Assessor's Identification No. 6008-035-291. This condition must be met to the satisfaction of Public Works or the vacation will terminate and become null and void.

The foregoing resolution was adopted on the ____ day of _____, 2026, 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.

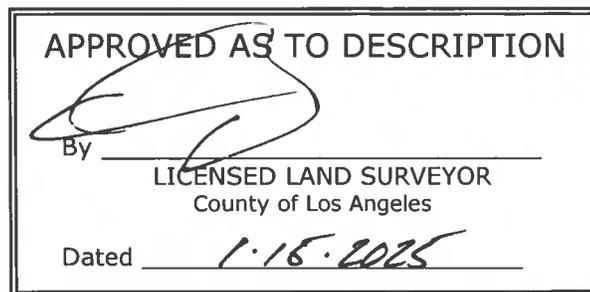
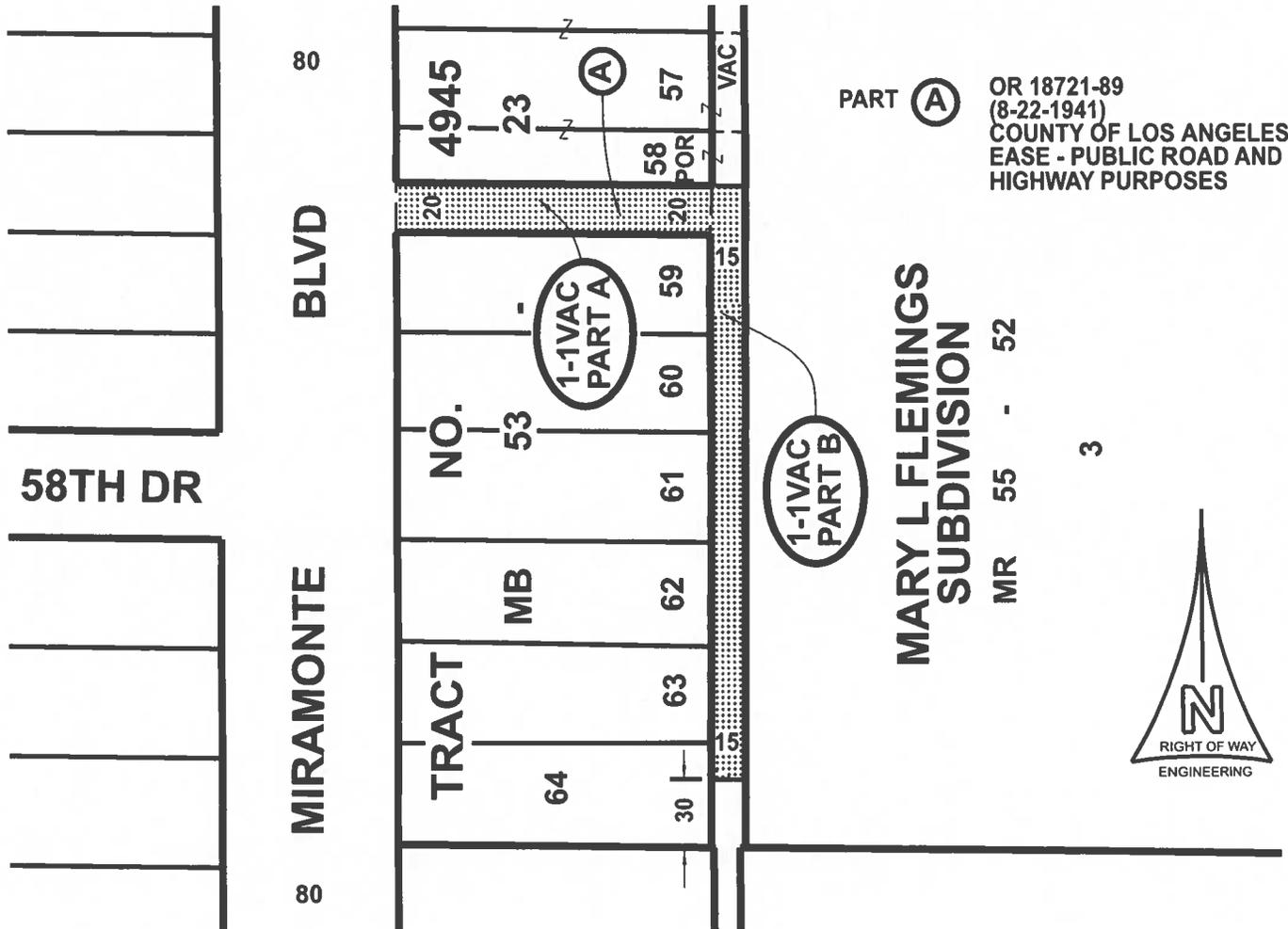


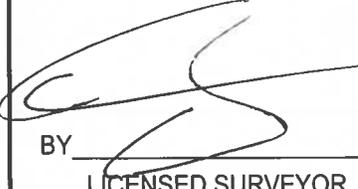
EXHIBIT B



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

BY  DATE 1.15.2025

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

LEGEND



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

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