



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

September 01, 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:

**TRANSPORTATION CORE SERVICE AREA
RESOLUTION OF SUMMARY VACATION OF OFFERS OF DEDICATION
ON LADLE LANE SOUTH OF AVENUE M-12
AND WEST OF 45TH STREET WEST
IN THE UNINCORPORATED COMMUNITY OF QUARTZ HILL
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to abandon the offers of dedication on Ladle Lane, south of Avenue M-12 and west of 45th Street West in the unincorporated community of Quartz Hill. The offers are no longer needed for current or future public use, access, or transportation. The request was submitted by Mark Wittig on behalf of the underlying property owner.

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 offers of dedication for public road and highway purposes on Ladle Lane, south of Avenue M-12 and west of 45th Street West in the unincorporated community of Quartz Hill, are unnecessary for present or prospective public use and are not useful as nonmotorized transportation facilities.
3. Terminate the offers of dedication for public road and highway purposes on Ladle Lane and abandon the County's right to accept and open the streets pursuant to Section 66477.2(c) of the California Government Code.

4. Adopt the Resolution of Summary Vacation of Offers of Dedication on Ladle Lane, south of Avenue M-12 and west of 45th Street West, pursuant to Section 8335 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 of Summary Vacation of Offers of Dedication 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 abandon the offers of dedication for public road and highway purposes on Ladle Lane, south of Avenue M-12 and west of 45th Street West, in the unincorporated community of Quartz Hill. The offers of dedication are no longer needed for present or prospective public use and are not required for public access and transportation. The abandonment will be completed through the enclosed Resolution of Summary Vacation of Offers of Dedication (Enclosure A) and will remove the encumbrance from the properties for their further development.

The proposed summary vacation of the offers of dedication was requested by Mark Wittig on behalf of the underlying property owner to remove the encumbrance from the properties for their further development.

The underlying property owner will benefit from this transaction as the abandonment of the offers of dedication will allow for further development of the properties.

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 abandon the offers of dedication, which will 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 areas to be abandoned are approximately 10,698 square feet as shown on the enclosed map (Enclosure B).

The County's interest in the offers of dedication were acquired by Parcel Map No. 5089, recorded on February 28, 1977, as Document No. 207316, for Future Street purposes (shown as a portion of Avenue M-12 on Exhibit B map attached to the Resolution) and for Private and Future Street purposes (shown as Ladle Lane on Exhibit B map attached to the Resolution), filed with the Registrar-Recorder/County Clerk.

The offers of dedication proposed to be abandoned were reviewed by the Fire Department, Department of Parks and Recreation, Department of Regional Planning, and Public Works and were determined to have no current or future use as nonmotorized transportation facilities.

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 determines 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 pedestrians, 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 in Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8300.

The offers to dedicate the easements for public road and highway purposes were never accepted by the County, no improvements were ever made to the County's rights of way, and these areas have never been used for County highway purposes.

The Resolution was 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 offers of dedication and will result in the properties being unencumbered by the offers of dedication.

ENVIRONMENTAL DOCUMENTATION

This proposed project is exempt from CEQA. The project, which is the abandonment of the offers of dedication 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 California 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 impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this Board letter and signed Resolution 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:st

Enclosures

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

Enclosure A

**RESOLUTION OF SUMMARY VACATION
OF OFFERS OF DEDICATION ON LADLE LANE
SOUTH OF AVENUE M-12 AND WEST OF 45TH STREET WEST**

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

1. The County of Los Angeles is the recipient of the offers of dedication for public road and highway purposes on Ladle Lane south of Avenue M-12 and west of 45th Street West (hereinafter referred to as offers) in, over, and across the real property as legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The offers are located in the unincorporated community of Quartz Hill, in the County of Los Angeles, State of California.
2. The offers are not required for public use and are not useful as nonmotorized transportation facilities as defined in Section 887 of the California Streets and Highways Code.
3. The offers are hereby terminated pursuant to Section 66477.2(c) of the California Government Code and pursuant to Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8330.
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 offers will no longer constitute a street, highway, or public service easement.

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The foregoing resolution was adopted on the ____ day of ____, 2026, by the Board of Supervisors of the County of Los Angeles and ex officio of 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: ABANDONMENT OF
OFFERS OF DEDICATION
ON LADLE LANE
SOUTH OF AVENUE M-12
AND WEST OF 45TH STREET
WEST
AVENUE M-12 2-6ABN
A.I.N. 3101-031-026 & 027
R.D. 551
I.M. 339-217
S.D. 5
M2588107

LEGAL DESCRIPTION

PARCEL NO. 2-6ABN (Abandonment of offers of dedication for future street and private and future street purposes):

All those certain parcels of land, designated as "FUTURE STREET" and "LADLE LANE (PRIVATE & FUTURE STREET)" and lying within Parcels 1 and 2, as shown on Parcel Map No. 5089, filed in Book 77, page 7, of Parcel Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

Containing: 10,698± square feet.

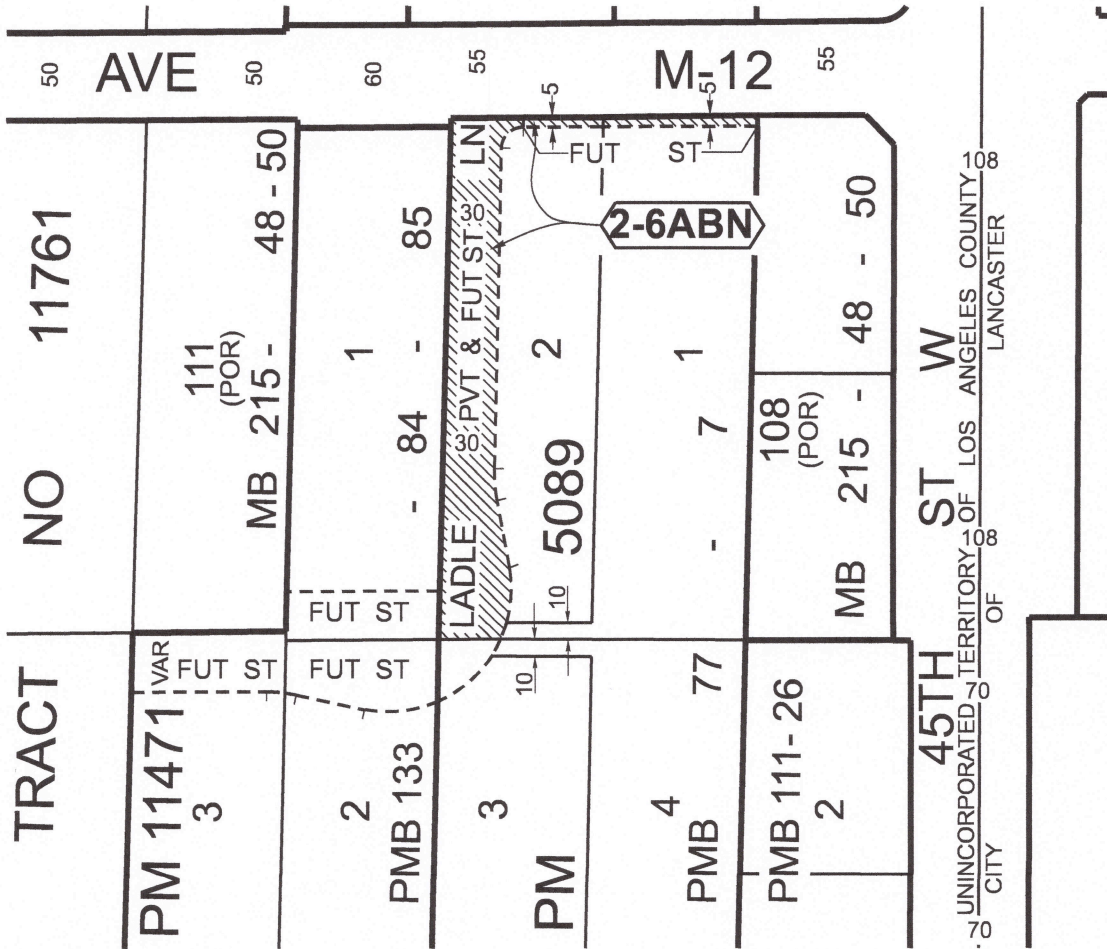


APPROVED AS TO DESCRIPTION

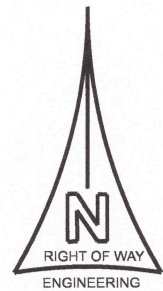
By Vanessa X. Langsfeld
LICENSED LAND SURVEYOR
Los Angeles County Public Works

Dated 5/27/20

EXHIBIT B



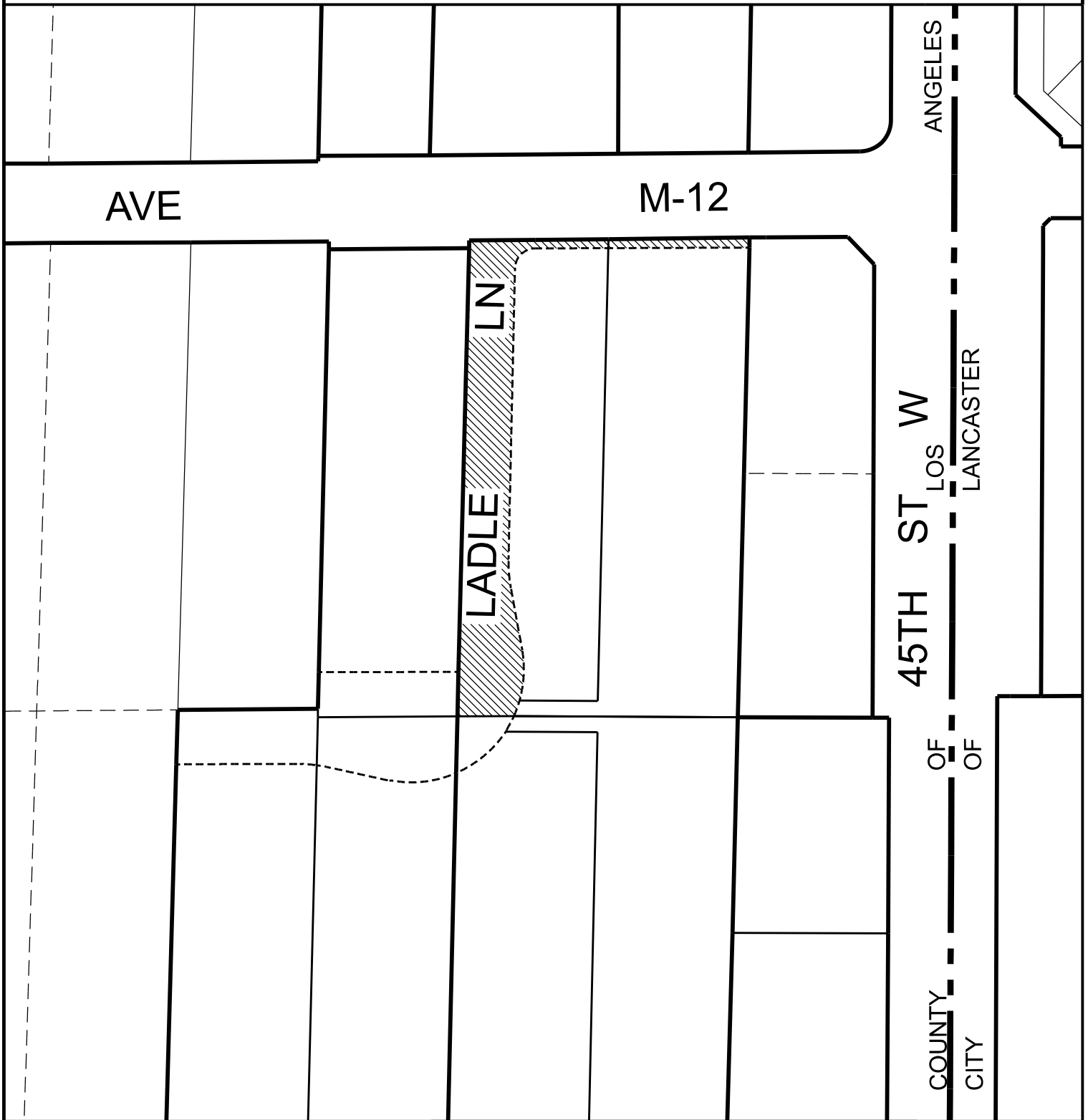
BY Vanessa X. Langsfeld 5/27/26
 LICENSED SURVEYOR DATE



LEGEND		LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
 PARCEL NO. 2-6ABN TOTAL AREA: 10,698± SQ. FT. ABN: DENOTES ABANDONMENT OF OFFERS OF DEDICATION UNITS ARE IN FEET		I.M. 339-217 S.D. 5 R.D. 551	ABANDONMENT OF OFFERS OF DEDICATION ON LADLE LANE SOUTH OF AVENUE M-12 AND WEST OF 45TH STREET WEST		
		DATE 5-27-2026	SCALE: NO SCALE	A.I.N. 3101-031-026 & 027	
		PREPARED BY C. PADRON	REVIEWED BY V. LANGSFELD	PROJECT I.D. MPV0000257	PROJECT NO. M2588107

Enclosure B

PROPOSED ABANDONMENT OF OFFERS OF DEDICATION ON LADLE LANE
SOUTH OF AVENUE M-12 AND WEST OF 45TH STREET WEST



AVE

M-12

LADLE LN

ANGELES
45TH ST W
LOS
LANCASTER
COUNTY
CITY

LEGEND



PROPOSED ABANDONMENT AREA
AREA: 10,698± SQ. FT.