



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

GAIL FARBER, Director

July 19, 2011

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

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

16 July 19, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**RESOLUTION OF SUMMARY VACATION FOR ABANDONMENT OF AN OFFER TO DEDICATE  
ROAD EASEMENT AND VACATION OF SLOPE EASEMENTS ON SANDHILL AVENUE  
(CONDITIONAL) IN THE VICINITY OF CANYON COUNTRY  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### SUBJECT

This action will allow the County of Los Angeles to abandon an offer of dedication for road easement and vacate slope easements on Sandhill Avenue in the vicinity of Canyon Country that are no longer needed for public use. The vacation has been requested by the underlying property owners to enhance the property and provide an additional buildable area.

### **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that this action is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the offer of dedication for road easement and the easements for slope purposes on Sandhill Avenue in the vicinity of Canyon Country have not been used for the purpose for which they were dedicated or acquired for five consecutive years immediately preceding the proposed vacation and that they may, therefore, be vacated pursuant to Section 8333(a) of the California Streets and Highways Code.
3. Find that the offer of dedication for road easement and the easements for slope purposes on Sandhill Avenue in the vicinity of Canyon Country are excess and there are no other public utilities located within the easements and that they may, therefore, be vacated pursuant to Section 8333(c)

of the California Streets and Highways Code.

4. Find that the offer of dedication for road easement on Sandhill Avenue in the vicinity of Canyon Country is not useful as a nonmotorized transportation facility as required by Section 892 of the California Streets and Highways Code.

5. Terminate the offer of dedication for road easement on Sandhill Avenue in the vicinity of Canyon Country and abandon the County of Los Angeles' right to accept and open the street pursuant to Section 66477.2(c) of the California Government Code.

6. Adopt the Resolution of Summary Vacation.

7. Upon approval, authorize the Director of Public Works to record the certified original resolution with the office of the Los Angeles County Registrar Recorder/County Clerk.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles (County) to abandon the offer of dedication for road easement and vacate easements for slope purposes on Sandhill Avenue (Easements), in the vicinity of Canyon Country, since they no longer serve the purpose for which they were dedicated and are not required for public use.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The vacation of the Easements will result in added revenue through assessment and taxation and reduce the County's exposure to potential liability.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The vacation of the Easements will not have a negative fiscal impact on the County's budget. The applicant has paid a \$1,500 fee to defray the expense of the investigation. This amount has been deposited into the Road Fund. The fee was authorized by your Board in a resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the California Streets and Highways Code.

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

The area of the offer of dedication for road easement to be abandoned contains approximately 60,854 square feet, and the area of the easements for slope purposes to be vacated contain approximately 43,178 square feet. Both are shown on the map that is attached to the enclosed Resolution of Summary Vacation.

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 five consecutive years immediately preceding the proposed vacation.

The California Streets and Highways Code Section 8333(c) provides that the legislative body of a local agency may summarily vacate a public service easement that has been determined to be excess, and there are no other public utilities located within the easement.

Government Code Section 66477.2(c) provides "Offers of dedication which are covered by subdivision (a) may be terminated and abandoned in the same manner as prescribed for the summary vacation of streets by Part 3 (commencing with Section 8300) of Division 9 of the Streets and Highways Code."

The County's interest in the offer of dedication for road easement (private and future street), and the slope easements were acquired on August 31, 1978, by dedication in Parcel Map No. 7360, as shown on map filed in Book 100, pages 1 and 2, of Parcel Maps, in the office of the Los Angeles County Registrar-Recorder/County Clerk as easements for public road and highway purposes and slope purposes respectively.

The offer of dedication for road easement 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.

Plutus Properties, LLC, on behalf of the underlying property owners, requested the vacation to remove the restriction of the Easements and allow for development of the property.

The proposed vacation is conditioned upon the underlying property owners dedicating an easement for slope purposes. This condition must be met to Public Works' satisfaction within one year of the date this Resolution is adopted by your Board or the abandonment of the Easement will terminate and become null and void.

Adoption of the enclosed resolution and the subsequent recordation will terminate the County's rights and interest in the Easements. Your action will result in the property being unencumbered by the Easements and available to the property owner for use without restriction of the Easements.

### **ENVIRONMENTAL DOCUMENTATION**

This action is categorically exempt from the provisions of CEQA as specified in Sections 15305 and 15321 of the State CEQA Guidelines, which state that this class of projects consisting of minor alterations in land use, limitations, and actions to revoke entitlement for use, issued and adopted by the regulatory agency, have been determined not to have a significant effect on the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will allow for additional property taxes through the elimination of the Easements.

### **CONCLUSION**

Please return one adopted copy of this letter and one original and one copy of the resolution to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of your Board's minute order. Retain one original for your files.

The Honorable Board of Supervisors

7/19/2011

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

**RESOLUTION OF SUMMARY VACATION  
FOR ABANDONMENT OF AN OFFER TO DEDICATE ROAD EASEMENT AND  
VACATION OF SLOPE EASEMENTS ON SANDHILL AVENUE (CONDITIONAL)**

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 an offer of dedication for road easement and the holder of easements for slope purposes (hereinafter referred to as the Easements) in, over, and across the real property legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Easements, on Sandhill Avenue, are located in the vicinity of Canyon Country in the County of Los Angeles, State of California.
2. The Easements have not been used for the purpose for which they were dedicated or acquired for five consecutive years immediately preceding the proposed vacation.
3. The Easements are excess and there are no other public utilities located within the Easements.
4. The Easements are not useful as nonmotorized transportation facilities as defined in Section 887 of the California Streets and Highways Code.
5. The Easements are hereby vacated and abandoned 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, State of California, commencing with Section 8330.
6. The proposed vacation is conditioned upon the underlying property owners dedicating an easement for slope purposes. This condition must be met to Public Works satisfaction within one year of the date this Resolution is adopted by the Board of Supervisors or the vacation of the Easements will terminate and become null and void.
7. Upon the satisfaction of the condition specified in paragraph 6, above, the Director of Public Works is authorized to record the certified original resolution in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the Easements will be terminated, and the County's rights to accept said offer of dedication will be abandoned.
8. From and after the date this resolution is recorded, the Easements will no longer constitute street, highway, or public service easements.

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The foregoing resolution was on the 19<sup>th</sup> day of July, 2011, adopted 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.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By *Rosa Linda Ortiz*  
Deputy

SACHI A. HAMAI  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By *Ch. Tol*  
Deputy

GT:mr

P:\MPPUB\ADMIN\MARIA\BOARD LETTER ENCLOSURE\SANDHILL AVE RES ENCLOSURE



## EXHIBIT A

Project name: SANDHILL AVENUE SOUTH OF  
BAKER CANYON ROAD  
**BAKER CANYON ROAD 1-1ABN**  
Includes: Parcel Nos. 1-2ABN, and 1-3ABN  
Also includes: Parcel Nos. 1-1VAC, 1-2VAC, and 1-3VAC  
A.I.N. 2853-005-006, 007, and 008  
T.G. 4462-E4 & E5  
I.M. 264-157  
R.D. 553  
S.D. 5  
M0688116

### LEGAL DESCRIPTION

**PARCEL NOS. 1-1ABN, 1-2ABN and 1-3ABN** (Abandonment of offer of dedication for private and future street):

Those portions of Parcels 1, 2, and 3, Parcel Map No. 7360, as shown on map filed in Book 100, pages 1 and 2, of Parcel Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, shown and designated as SANDHILL AVENUE, a private and future street, on said map, lying southerly of the following described curve and line:

Commencing at the westerly terminus of that certain 500.00-foot radius curve, having a central angle 16°42'57" and an arc length of 145.87 feet in the northerly boundary of said Parcel 1; thence southerly along a radial of said curve at said westerly terminus to a point in a curve, concentric with and 32 feet southerly, measured radially, from said 500-foot radius curve, said concentric curve being in the southerly sideline of Baker Canyon Road, formerly known as MANTLE STREET, as shown on said map, said point being the **TRUE POINT OF BEGINNING**; thence easterly along said concentric curve, through a central angle of 16°42'57", an arc distance of 136.54 feet to a line parallel with and 32 feet southerly, measured at right angles, from that certain course having a bearing and length of N. 88°14'25" E. 257.63 feet in the northerly line of said Parcel 2; thence easterly along said parallel line, a distance of 42.15 feet to its intersection with that certain 13-foot radius curve in the easterly sideline of said SANDHILL AVENUE.

Containing: 60,854± square feet

**PARCEL NO. 1-1VAC** (Vacation of easement for slope purposes):

That portion of the above-mentioned Parcel 1, shown and designated as "10' EASEMENT TO LOS ANGELES COUNTY FOR SLOPE PURPOSES" on the above-mentioned parcel map, adjoining the above-mentioned SANDHILL AVENUE and lying

southerly of a curve concentric with and 42 feet southerly, measured radially, from the above-mentioned certain 500.00-foot radius curve.

Containing: 2,914± square feet

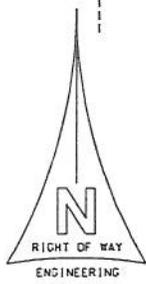
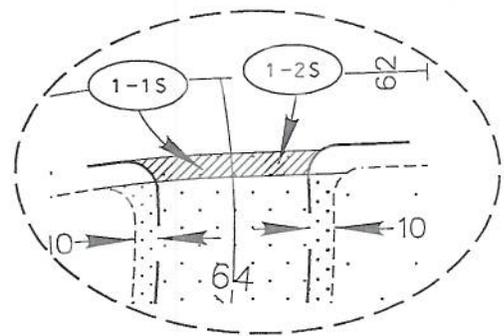
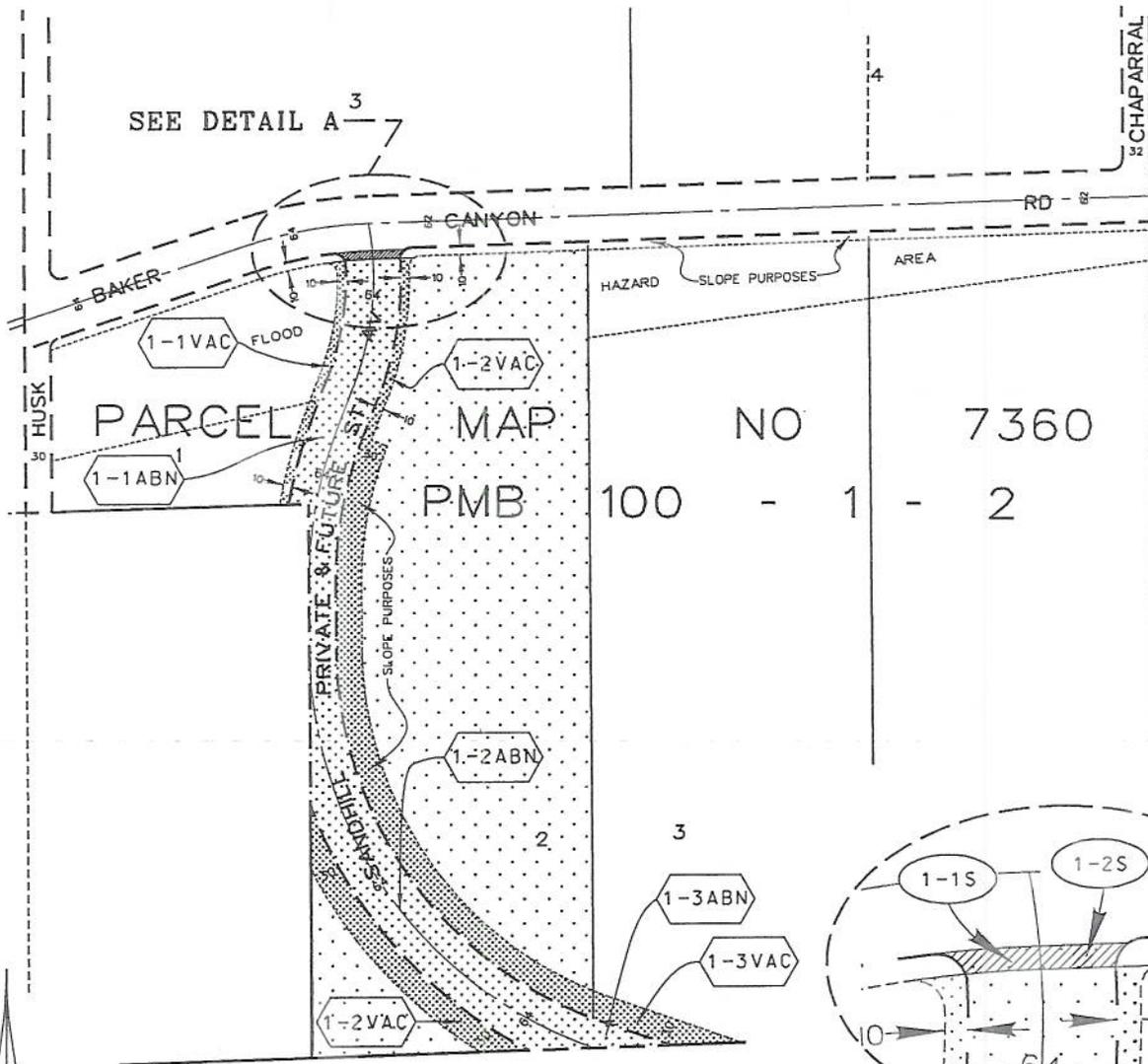
**PARCEL NO. 1-2VAC and 1-3VAC** (Vacation of easements for slope purposes):

All those portions of the above-mentioned Parcels 2 and 3, shown and designated as "... EASEMENT TO LOS ANGELES COUNTY FOR SLOPE PURPOSES" on the above-mentioned parcel map, adjoining above-mentioned SANDHILL AVENUE and lying southerly of a line parallel with and 42 feet southerly, measured at right angles, from the above-mentioned certain course having a bearing and length of N. 88°14'25" E. 257.63 feet.

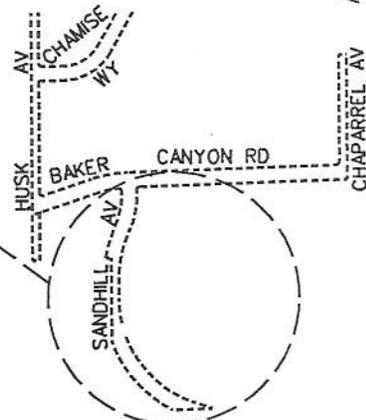
Containing: 40,264± square feet

APPROVED AS TO DESCRIPTION	
_____ May 18 _____, 2011 _____	
COUNTY OF LOS ANGELES	
By _____	_____
SUPERVISING CADASTRAL ENGINEER III Mapping and Property Management Division	

*This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.*



**SUBJECT LOCATION**



**DETAIL A**

**EXHIBIT B**

SANTA CLARITA  
CITY OF

**LEGEND**

- Proposed abandonment of private and future street.  
Total Area 60,854± s.f.
- Proposed vacation of slope easement.  
Total Area 43,178± s.f.
- Proposed slope easement.  
Total Area 701± s.f.
- Owned by Applicant

REVISIONS	1.	2.	3.
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DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

SD. 5	RD. 553	A.I.N. 2853-005-006, 007, and 008	T.G. 4462-E4&5	<p><b>SANDHILL AVE</b> <b>S/O</b> <b>BAKER CANYON ROAD</b></p>	<p>DRAWING NO.  M0688116</p>
SCALE NONE		DATE 05-04-11	I.M. 264-157		