COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ALHAMBRA, CALIFORNIA 91803-1331
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JAMES A. NOYES, Director

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

IN REPLY PLEASE
REFER TO FILE:
MP-5

July 2, 2003

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

Dear Supervisors:

RESOLUTION OF SUMMARY VACATION
STONYVALE ROAD - BIG TUJUNGA
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this action categorically exempt from the provisions of the California Environmental Quality Act (CEQA).

2. Find that:

   a. Pursuant to Section 8331(a) of the Streets and Highways Code, the street or highway has been impassable for vehicular travel for a period of five consecutive years.

   b. Pursuant to Section 8331(b) of the Streets and Highways Code, no public monies were expended for the maintenance of the street during that period.

   c. Pursuant to Section 8334(a) of the Streets and Highways Code, the street right of way is excess and not required for street or highway purposes.

3. Find pursuant to Section 2381 of the Streets and Highways Code that the street to be vacated is not useful as a nonmotorized transportation facility and is not needed for present or prospective public use.

4. Adopt the enclosed Resolution of Summary Vacation to vacate the portion of Stonyvale Road located northwest of Vogel Flats Road, legally described in Exhibit "A" of the Resolution.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Pierre and Kelly Chatelain, the underlying fee owners, requested this vacation to consolidate their property that is currently separated by the road easement they are seeking to vacate. The proposed vacation area terminates on the northerly boundary of the Chatelain's property. No provision has been made to extend the right of way northerly. The vacation of the road will not have a negative impact on any adjacent properties, nor will it impact the County Highway Plan. No existing public utility easements will be affected by the proposed vacation.

The right of way was dedicated to the County for public road in October 1945 to replace an existing road alignment. However, before all the necessary rights of way were acquired, the proposed alignment was shelved and abandoned. It is in the County's interest to vacate the portion of Stonyvale Road (formerly Big Tujunga Canyon Road) since it no longer serves the purposes for which it was dedicated and is not required for general public access, circulation, or for bicycle paths or trails.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Fiscal Responsibility as the vacation of this portion of Stonyvale Road will result in added revenue through assessment and taxation, eliminates unnecessary maintenance costs, and removes possible County exposure to liability.

FISCAL IMPACT/FINANCING

Vacation of the street will not have a negative fiscal impact on the County's budget. The applicant has paid a fee of $1,000 to defray the expense of the investigation. The fee is 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 to be vacated contains approximately 2,478 square feet and is shown on the map attached to the Resolution.

The County's interest was acquired as an easement for road purposes by dedication in Official Record Book 22337, page 366, on file in the office of the Recorder of the County of Los Angeles.

Stonyvale Road (new and old alignments) north of the Chatelain's property has been closed to public use for over five years due to flooding and slides. Sand and rocks have made the roads impassable to vehicular traffic. Mr. Chatelain also indicated that the vacation area has become a place frequented by undesirables involved in drugs and illegal activities. The proposed vacation area also provides parking to off-road vehicle riders that often trespass on the applicant's and neighbor's properties. As a result, graffiti is widespread in the area. Since the road terminates on Mr. Chatelain's property and is inaccessible from the north side, the portion proposed for vacation is excess and unnecessary. Big Tujunga Road, approximately 400 feet on the northeast, has superseded Stonyvale Road as a major north/south route.

The Public Streets, Highways, and Service Easement Vacation Law allows your Board to voluntarily relinquish the County's interest over the street. Adoption by your Board of Public Work's recommendation terminates the rights of the public to the vacated area and disposes of an unnecessary County right of way. Your action will also result in the property being unencumbered of the public easement, thereby allowing the underlying fee owners to exercise their reversionary rights over the vacated area.

ENVIRONMENTAL DOCUMENTATION

This proposed vacation is categorically exempt, as specified in Class 21(a) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15321 of State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Los Angeles County Fire Department has found that no fire protection facilities will be affected by the proposed vacation. The Los Angeles County Regional Planning Commission has determined that the proposed vacation does not conflict with the County-Adopted General Plan and that the proposed vacation area is not suitable for bicycle paths and trails.

CONCLUSION

This action is in the County's best interest. Enclosed is a Resolution of Summary Vacation approved as to form by County Counsel. Upon adoption of the Resolution, please return one executed original and a copy to Public Works for further processing. In the interim, please retain one executed copy for your files. Public Works will record the Resolution and return the executed original Resolution to you subsequent to recordation.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

CVC:lf
p:5/blStonyvale

Enc.

cc: Chief Administrative Office
County Counsel

RESOLUTION OF SUMMARY VACATION

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles that it is hereby found and determined that the portion of Stonyvale Road in Section 3, Township 2 North, Range 13 West, San Bernardino Base and Meridian, legally described in Exhibit "A" and as shown by the map in Exhibit "B" attached hereto and incorporated herein by this reference, which right of way is located in the vicinity of Big Tujunga, in the County of Los Angeles, State of California, is no longer needed for present or prospective public use based upon the following facts: (1) that the subject right of way (street) has been impassable for vehicular travel for a period of five consecutive years and that no public monies were expended for maintenance on the right of way during that period; (2) that the right of way is an excess right of way not required for street or highway purposes; and (3) that the right of way is not required for general public access, circulation, or for bicycle paths or trails.

BE IT FURTHER RESOLVED that the right of way in, over, and across said property for street and highway purposes legally described in Exhibit "A" is hereby vacated pursuant to Chapter 4, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8330.

BE IT FURTHER RESOLVED that said vacation does not terminate any public service easements.

BE IT FURTHER RESOLVED that the Los Angeles County Department of Public Works be authorized to record the certified original Resolution in the office of the Recorder of the County of Los Angeles, at which time the area vacated will no longer be a public highway.

The foregoing Resolution was on the _____ day of _____, 20_____, 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.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By_____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By _____
Deputy

CVC:lf/p:5/blStonyvale

EXHIBIT AA@
STONYVALE ROAD SE/O DOSKE ROAD
(M0288107)

That portion of Stonyvale Road (formerly known as Big Tujunga Canyon Road), 24 feet wide described in deeds to the County of Los Angeles for road purposes recorded on October 25, 1945, in Book 22337, page 336 of Official Records, in the Office of the Recorder of said County, lying northeasterly of a line concentric with and 30 feet northeasterly measured radially from that certain 800-foot radius curve concave to the northeast in the center line of said Big Tujunga Road, 24 feet wide described in Official Records, to said County for road purposes recorded on June 17, 1932, in Book 11703, page 175 of Deeds, in the office of said Recorder.

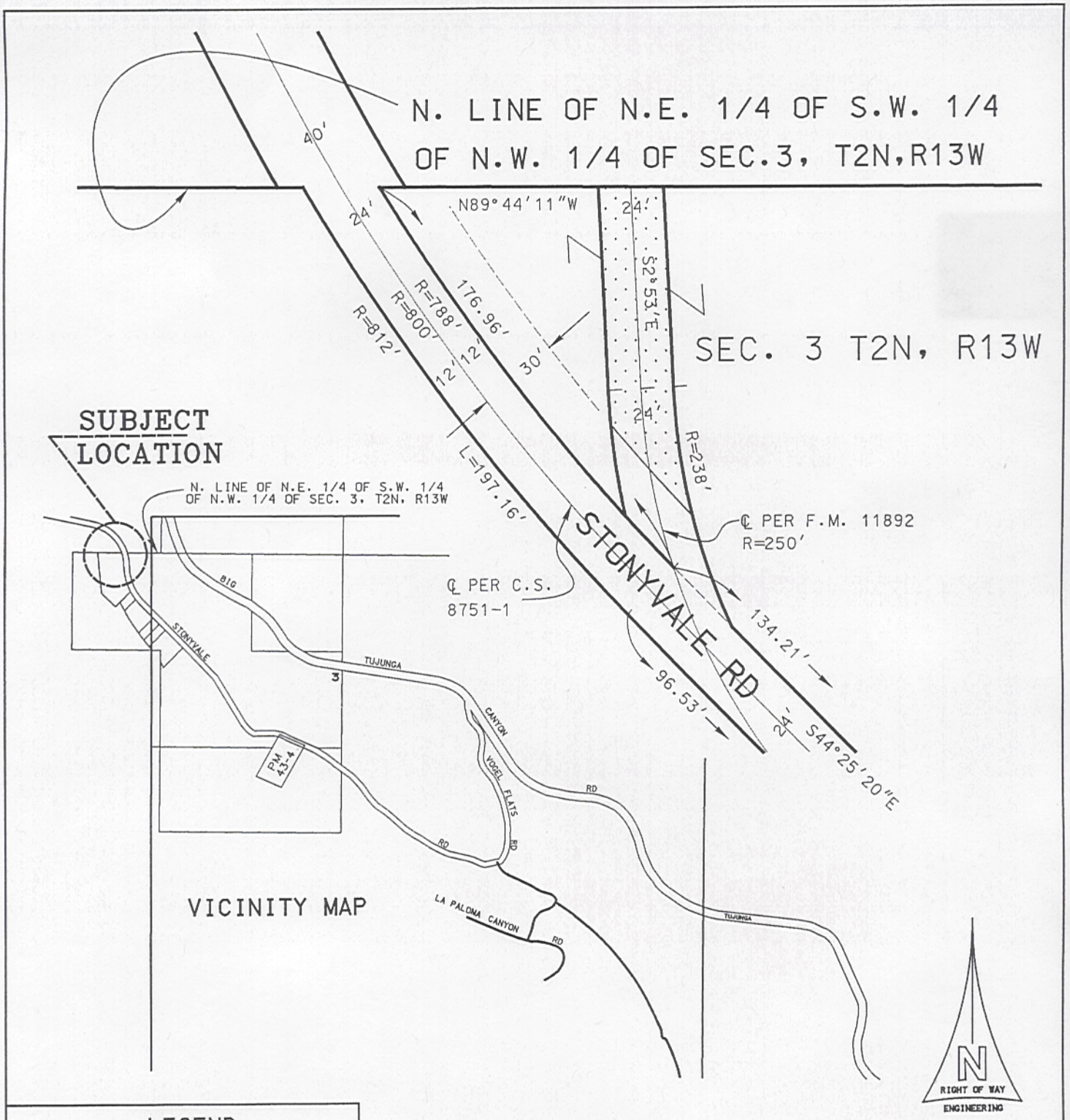
Total Area: 2,478± square feet

Description Approved

JAMES A. NOYES
Director of Public Works

By_____
Deputy

CVC:lf/p:5/blStoneyvale



LEGEND				
PROPOSED VACATION				
Total Area 2,478 ± s.f.	REVISIONS	1. 1/31/02	2. 6/16/03	3.
DEPARTMENT OF PUBLIC WORKS		MAPPING & PROPERTY MANAGEMENT DIVISION		

SD.	RD.	A.M.B.	T.G.	STONYVALE ROAD SE/O DOSKE ROAD IN SEC. 3, T2N, R13W	DRAWING NO.
5	514	5869-4	4724-G6		M0288107
SCALE NONE		DATE 1/02	I.M. 204-197		

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