



MARK PESTRELLA, Director

**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

IN REPLY PLEASE  
REFER TO FILE

April 23, 2024

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:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

41 April 23, 2024

JEFF LEVINSON  
INTERIM EXECUTIVE OFFICER

**ENVIRONMENTAL SERVICES CORE SERVICE AREA  
RESOLUTION OF SUMMARY VACATION  
A PORTION OF SANITARY SEWER EASEMENTS  
NORTH OF VALLEY BOULEVARD BETWEEN  
ALDERTON AVENUE AND GIANO AVENUE  
IN THE UNINCORPORATED COMMUNITY OF SAN JOSE HILLS  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to vacate a portion of the sanitary sewer easements north of Valley Boulevard between Alderton Avenue and Giano Avenue in the unincorporated community of San Jose Hills, which is excess and no longer needed for public use.

**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 the record of the project.
2. Find that the portion of the easements for sanitary sewer purposes north of Valley Boulevard between Alderton Avenue and Giano Avenue, in the unincorporated community of San Jose Hills, is no longer required for public use and can be vacated pursuant to Section 5400 of the California Health and Safety Code.

3. Find that the portion of the easements for sanitary sewer purposes north of Valley Boulevard between Alderton Avenue and Giano Avenue is determined to be excess by the easement holder and there are no public facilities located within the easements pursuant to Section 8333(c) of the California Streets and Highways Code.

4. Adopt the Resolution of Summary Vacation of a Portion of Sanitary Sewer Easements north of Valley Boulevard between Alderton Avenue and Giano Avenue 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 with the Registrar-Recorder/County Clerk.

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

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA) and will allow the County to vacate a portion of the sanitary sewer easements north of Valley Boulevard between Alderton Avenue and Giano Avenue, in the unincorporated community of San Jose Hills, since it was determined to be excess and is no longer needed for public use. The southerly continuation of the sewer easements will remain on the private property.

The proposed vacation of a portion of the easements was requested by Mr. Rick Whitney of U-Haul Corporation Real Estate, Inc., on behalf of AREC 12, LLC, the underlying property owner. The purpose of the vacation is needed to release the encumbrance on the property and allow for the construction of new structures.

The underlying property owner will benefit from this transaction as the vacation of a portion of the easements will allow for further development of the property.

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

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, by allowing the County to vacate the portion of the easements, which will provide fiscal sustainability and reduce the County's exposure to potential liabilities.

### **FISCAL IMPACT/FINANCING**

There will be no significant impact to the County General Fund.

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

The total area of the easements to be vacated contains approximately 2,046± square feet as shown on the enclosed map (Enclosure A).

The County's interest in the easements for sanitary purposes were acquired per Instrument No. 2722, recorded on November 2, 1967, and Instrument No. 2723, recorded on November 2, 1967, both filed with the Registrar-Recorder/County Clerk.

The California Health and Safety Code, Section 5400, provides that the County Board of Supervisors may vacate easements for sewage or drainage purposes whenever it determines the easements are no longer needed for public use.

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 if the easement has been determined to be excess by the easement holder and there are no other public facilities located within the easement.

The California Streets and Highways Code, Section 8335, provides that upon making the required finding, the legislative body of the local agency may effectuate the summary vacation of a street, highway, or public service easement by adopting a resolution of summary vacation.

The enclosed "Resolution of Summary Vacation of a Portion of Sanitary Sewer Easements north of Valley Boulevard between Alderton Avenue and Giano Avenue" (Enclosure B) has been approved by County Counsel as to form and it 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 a portion of the easements, 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, limitations, and actions to enforce or revoke entitlement for use issued and adopted by the regulatory agency.

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

The recommended actions will have no significant impact on current County services or projects.

**CONCLUSION**

Please return on adopted copy of this letter to Public Works, Survey/Mapping & Property Management.

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

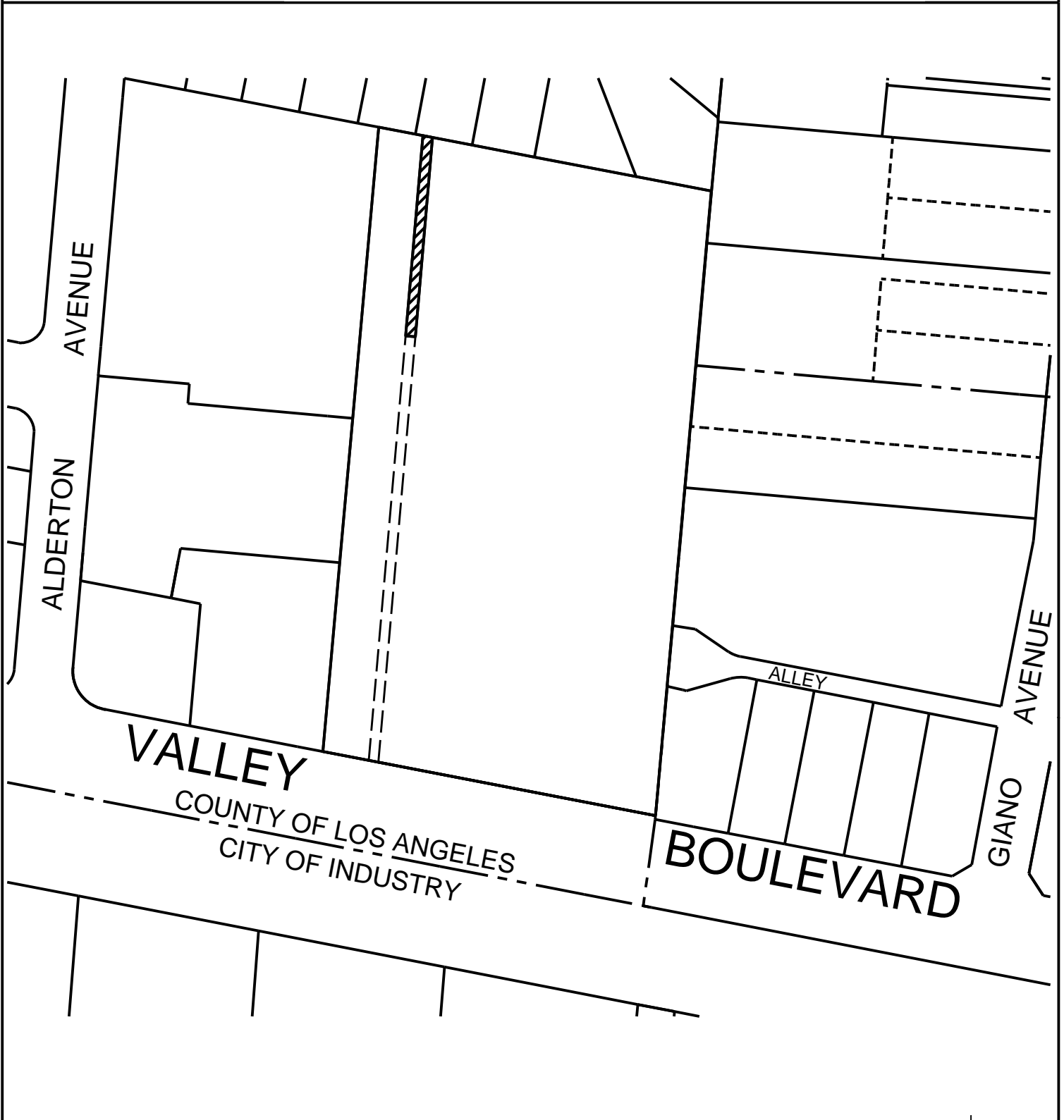
MP:GE:do

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

# **Enclosure A**

**PROPOSED VACATION OF A PORTION OF  
SANITARY SEWER EASEMENTS  
NORTH OF VALLEY BOULEVARD BETWEEN  
ALDERTON AVENUE AND GIANO AVENUE**



**VALLEY**

COUNTY OF LOS ANGELES  
CITY OF INDUSTRY

**BOULEVARD**

ALLEY

ALDERTON  
AVENUE

GIANO  
AVENUE

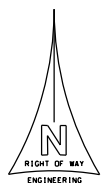
**LEGEND**



SEWER EASEMENTS TO BE VACATED  
TOTAL AREA: 2,046 ± SQ FT



SEWER EASEMENTS TO REMAIN



NOT TO SCALE

# **Enclosure B**

**RESOLUTION OF SUMMARY VACATION  
OF A PORTION OF SANITARY SEWER EASEMENTS  
NORTH OF VALLEY BOULEVARD BETWEEN  
ALDERTON AVENUE AND GIANO AVENUE**

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles,  
State of California:

1. The County of Los Angeles is the recipient of a portion of the sanitary sewer easements north of Valley Boulevard between Alderton Avenue and Giano Avenue (hereinafter referred to as easements) in, over, and across the real property as legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The easements are located in the unincorporated community of San Jose Hills, in the County of Los Angeles, State of California.
2. The easements have been determined to be excess and not required for public use.
3. The easements are hereby vacated pursuant to Section 5400 of the California Health and Safety Code and Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8300.
4. The Director of Public Works or his designee is authorized to record the certified original resolution with the office of the Registrar-Recorder/County Clerk, at which time the easements will be terminated.
5. From and after the date this resolution is recorded, the easements will no longer constitute a public service easement.

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The foregoing resolution was adopted on the 23rd day of April, 2024, 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.



JEFF LEVINSON  
Interim 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: Sewer Easements North of Valley Blvd  
between Alderton Ave and Giano Ave  
**VALLEY BOULEVARD 20-7VAC**  
A.I.N. 8728-022-018  
R.D. 117  
I.M. 114-297  
S.D. 1  
MPV0000248

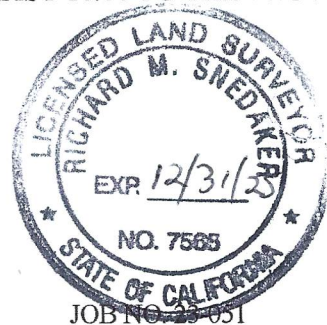
**PARCEL 20-7VAC (Vacation of sanitary Sewer Easements)**

THAT PORTION OF SANITARY SEWER EASEMENTS RECORDED ON NOVEMBER 2, 1967 AS INSTRUMENT NUMBER 2722 IN BOOK D3818 PAGE 755 AND ON NOVEMBER 2, 1967 AS INSTRUMENT NUMBER 2723 IN BOOK D3818 PAGE 757 IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER AS SHOWN ON PARCEL MAP NO. 14043, IN UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS PER MAP FIELD IN BOOK 153, PAGES 87 AND 88 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

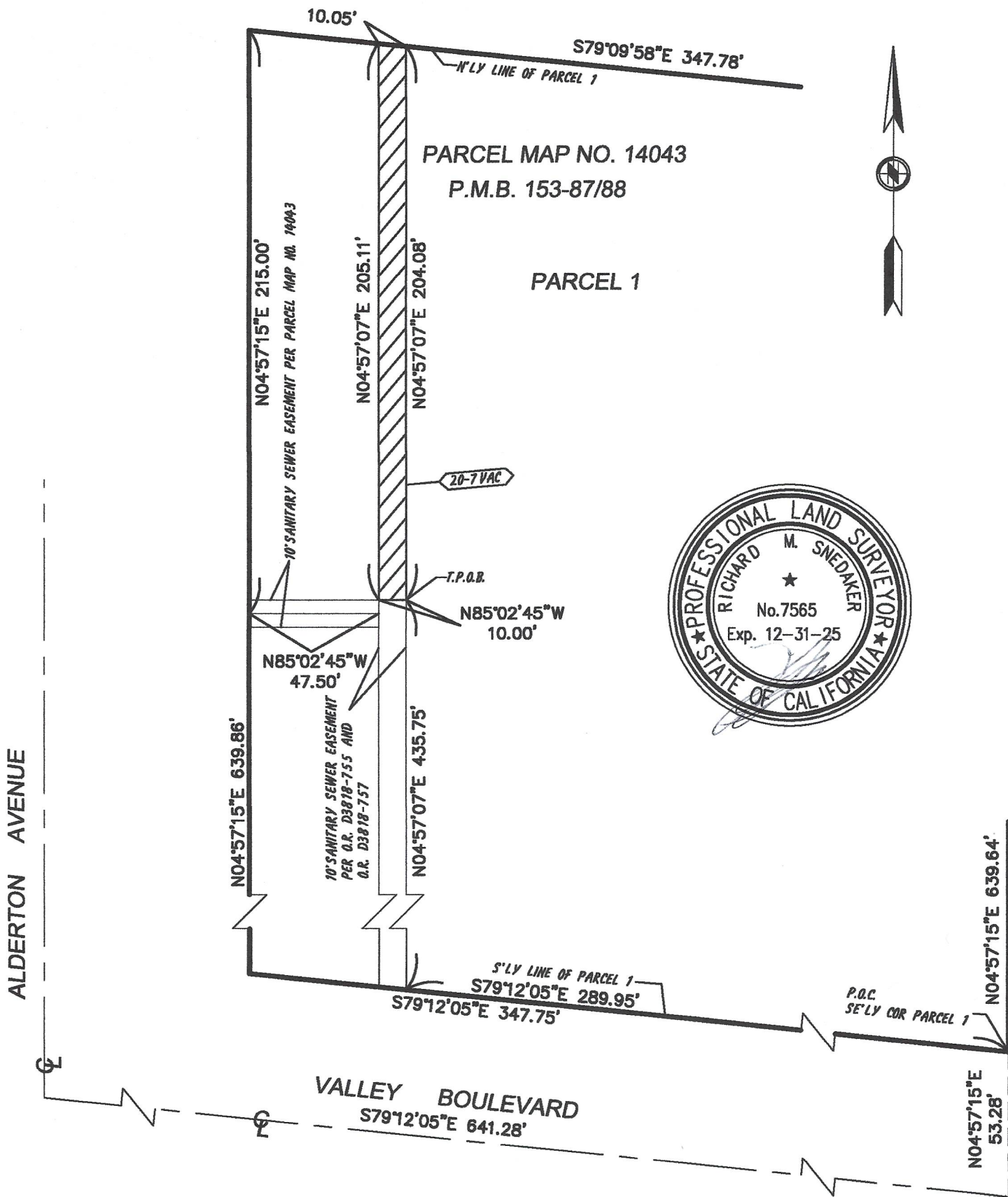
COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE NORTH 79°12'05" WEST 289.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 TO THE EASTERLY LINE OF THE ABOVE REFERENCED SANITARY SEWER EASEMENTS; THENCE NORTH 04°57'07" EAST 435.75 FEET TO A POINT ALONG THE EASTERLY LINE OF SAID EASEMENTS SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF A SANITARY EASEMENT TO LOS ANGELES COUNTY AS SHOWN ON SAID PARCEL MAP AND SAID EASTERLY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 04°57'07" EAST 204.08 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1; THENCE NORTH 79°09'58" WEST 10.05 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO THE WESTERLY LINE OF SAID SANITARY SEWER EASEMENTS; THENCE SOUTH 04°57'07" WEST 205.11 FEET TO A POINT ALONG SAID WESTERLY LINE OF SAID EASEMENTS TO SAID EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID SANITARY SEWER EASEMENT; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THE OF THE SANITARY SEWER EASEMENT TO LOS ANGELES COUNTY, SOUTH 85°02'45" EAST 10.00 TO THE TRUE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 2046 SQUARE FEET

  
RICHARD M. SNEDAKER, P.L.S. NO. 7565



# EXHIBIT B



**SNEDAKER  
LAND SURVEYING**  
P.O. BOX 2305  
IRVINDALE, CALIFORNIA 91706  
(626) 841-2403

**LEGEND**  
AREA TO BE VACATED   
PROJ NO. M2388102  
PROJ ID MPV0000248  
AIN 8728-022-018  
DATE 2-6-24

PREPARED FOR:  
**UHAUL**  
1285 E FT 66  
GLENORA, CA 91740

DATE:	2-6-24
JOB #	23-051
SCALE	1" = 50'
SHEET 1 OF 1	